

2023 Affordable Housing Incentives Review and Recommendation Report

October 11, 2023 AHAC Meeting - Incentives I-K Review

Incentive I: The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Incentive Description: The purpose of this incentive is to provide oversight of proposed new regulations to reduce regulatory requirements and minimize additional development costs. The incentive can create an awareness of the potential impact of a proposed regulation on affordable housing development.

Current Policy: This is an ongoing task of housing staff. We established the process in 2007.

Staff Review: Housing staff actively reviews policies, procedures, BOCC & Planning and Zoning Special Master meeting agendas, amendments regarding affordable housing and residential housing developments. Staff gives any recommendations to the Division Director for the County Administrator and BOCC consideration and review.

Housing staff tracks any potential effects for the submission of the SHIP annual report. The BOCC Chairman is required to execute a certification confirming that there is an ongoing process for a review of local policies, regulations, and plan provisions that increase the cost of housing before their adoption.

Incentive J: The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Incentive Description: The formation of a surplus list and inventory of affordable housing is a statutory requirement. Beginning in July 2007 and every three years thereafter, each county and municipality in Florida must prepare an inventory list of all the real property it owns that is appropriate for use as affordable housing as outlined in Sections 125.379 and 166.0451, Florida Statutes. The inventory list must go to a public hearing, and the governing body must adopt a resolution that includes the inventory list.

Current Policy: The County adopted the policies on October 9, 2007, and September 26, 2017. The incentive is also included in the Local Housing Assistance Plan. Resolution 2019-46 adopted the last inventory list on November 26, 2019.

Staff Review: The Office of Management and Budget (OMB) maintains a list of surplus county-owned properties that may be suitable for affordable housing or for sale. Sumter County adopted the first list on October 9, 2007, and continues to maintain the list of surplus properties within OMB. OMB performs a reconciliation of county expenditures and proceeds following the closing of each sale of surplus property. In the event any positive balance for all properties within the fiscal year can support additional funding for affordable housing. The transfer of funds to the Affordable Housing account is the total net profit from sales of these properties, if any. The funding, when available, will assist with various housing projects consistent with the Affordable Housing Plan.

The BOCC approved a new policy to donate county-owned property for affordable housing purposes on September 26, 2017. The policy outlines how BOCC will offer eligible properties for affordable housing opportunities to community housing partners to meet the objective of Florida Statutes § 125.379. When the BOCC gains property through an escheatment tax deed, code enforcement foreclosure, or tax deed sale when associated with a code enforcement case, these properties may not be marketable due to title defects or because they have not sold after a year of being on the market with the BOCC's contracted broker. When any of the conditions above render the property not marketable, then the BOCC may offer the property to its community housing partners with conditions for sole use in providing a new single-family site-built home or renovation of the existing site-built home on the transferred property.

Incentive K: The support of development near transportation hubs and major employment centers and mixed-use developments.

Incentive Description: Land use requirements that support development, near transportation hubs and major employment centers, help low-to-moderate-income citizens use public transportation, walk or cycle around the community, which can reduce their household expenses.

Current Policy: Sumter County has Joint Planning Agreements with all the municipalities within its boundary.

Staff Review: The county and cities promote compact growth with a variety of land use within the Municipal Overlay Areas and Joint Planning Areas around each city as a means to promote walkable communities and support downtown corridors. Sumter County uses the Joint Planning Areas to encourage development within areas that have municipal services. The county encourages economic development and identifies a mix of future land use districts to promote high-value growth consistent with the community.

Sumter County has many walkable communities, including The Villages Community District, the City of Bushnell, and the City of Wildwood. These communities consist of mixed-use development and offer a wide variety of different employment opportunities. Sumter County Transit provides public transportation for the citizens of the county.