

AHAC Meeting



October 30th, 2015, 534 West Lake Mary Blvd., Sanford FL.

Meeting Minutes

Members					
👍	Alton Williams	👍	Richard Kovacsik	👍	Sherry Binkley
Guests					
👍	Carmen Hall (Staff)	👍	Sheryl Stolzenberg (Staff)	👍	Cathleen Craft (City of Altamonte Springs)
👍	Kelly Pisciotta (Guest)	👍	Alisha Maraviglia (City of Altamonte Springs)	👍	Steve Fussell (Staff)

Agenda

CALL TO ORDER: 10:00 A.M.

MINUTES

- Review & Approve 10/09/15 Minutes

ORDER OF BUSINESS

- Provide status on existing action items
- Continue discussion on previous AHAC recommendations
- Reach Consensus on draft recommendations for the Public Hearing
- Review of the Upcoming Public Hearing
 - Thursday, November 20th
 - Time - Evening
 - Location - Seminole County BCC Chambers
- Quorum of Seven

ADJOURNMENT

10/09/15 Action Item Log

Owner	Item/Notes	Status
Steve Fussell	Staff to investigate and bring back a side by side comparison of impact fee structures for Affordable Housing Orlando and Seminole County.	Completed
Steve Fussell	Provide copies of Osceola County's local Housing Plan.	Completed
Steve Fussell	Provide the variables and formulas used to determine the definition of affordable housing.	Completed
Steve Fussell	Provide scenarios and information about any affordable housing requirements by Seminole County for "high end" developers.	Completed

Minutes:

- There were not enough attendees to approve the previous meeting's minutes. 10/09/15 minutes will be considered for approval on 11/20.
- **Action Items Due:**
 - Steve presented a representative comparison of impact fee structure of City of Orlando and Seminole County Government. The chart is located on the PowerPoint presentation that accompanies the minutes and is posted on the Seminole County AHAC Site at <http://www.seminolecountyfl.gov/departments-services/community-services/community-development/affordable-housing-advisory-committee.html> . Both organizations have a fee calculator that was provided via linked imbedded in the PowerPoint presentation referenced above, with links to the calculators on the AHAC Website.

- Steve provided copies of Osceola County’s local Housing Plan. The plan is also posted on the Seminole County AHAC Site.
- Steve provided an overview of federally provided language on the definition of affordable housing, along with commentary on some terminology disparities between State and Federal language when considering income levels. The basic terms and definitions are located on the PowerPoint presentation that accompanies the minutes and is posted on the Seminole County AHAC. The committee attendees agreed that the basic definitions underscored the need to have an online affordable housing income calculator available for Seminole County.
- Steve informed the committee that there aren’t any specific scenarios and information specific to affordable housing requirements by Seminole County for “high end” developers.
- **Steve informed the Committee about recent AHAC discussions with individual committee members. The committee discussed some of these issues including:**
 - The possibility of designating and platting specific parcels for affordable housing. This supports a rational approach (as opposed to political) for affordable housing determinations. This might require action at the State level. It is probably a discussion that should begin with the County Attorney’s office. Sheryl Stolzenberg is developing some verbiage that describes the discussion variables.
 - Extend the timeline requirements to supply affordable housing units for developer projects that leverage County Funding to obtain tax credits. The requirement is 20 years at the County level and 30 years at the State level. The County’s contribution usually only allows for two units max and so long term compliance monitoring might result in resource constraints.
 - Discuss “rural boundaries” and the recent committee proposal to reduce the minimum acreage size of 5 acres for R-AH zoning. Sheryl Stolzenberg led a discussion on this. Her comments are forthcoming.
- **The Committee attendees reviewed, commented and clarified potential AHCA recommendations. The recommendations will be further refined as new knowledge is received and prepped for presentation at the November 20th Public Hearing. Areas defined for consideration by State Statute and associated issues that have been discussed for recommendation at the AHAC meetings include:**
 - Area for Consideration: The processing of approvals of development orders or permits, as defined in Florida Statutes 163.3164(7) and (8), so that affordable housing projects can be expedited to a greater degree than other projects. (This is required to receive SHIP funds.)
 - *2015 Potential Recommendations:*
 - *Fully define the algorithm that determines affordable housing in Seminole County. Post the process and algorithm via a user friendly calculator located on the Community Services website.*
 - *Develop and implement a process, including performance management, for expediting permitting for affordable housing in Seminole County.*
 - *Research feasibility for utilizing SHIP funding for affordable housing permitting.*
 - Area for Consideration: The modification of impact-fee requirements, including, but not limited to the practicality of reduction, waivers or alternative methods of impact fee payment funding for affordable housing.
 - *2015 Potential Recommendations:*
 - *Update and fully define Seminole County Government’s existing [Affordable Housing Incentive Program](#). This program allows some developers of affordable housing to be reimbursed for some of the costs of impact fees. Develop a formal education/communication plan, including integrating the program into existing client contact processes.*
 - Area for Consideration: The allowance of flexibility in densities for affordable housing.
 - *2015 Potential Recommendation:*
 - *Reduce the minimum acreage size of 5 acres in order to rezone to R-AH. (Reference: Seminole County, FL Land Development Code, Part 16, Section 30.283)*
 - Area for Consideration: The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
 - *2015 Potential Recommendations:*
 - *Develop requirements for reconstruction on undersized lots in established communities that have had houses on them previously.*

- *Research and develop recommendations for zoning requirements for reduced footprint homes, including homes designed for specific subpopulations, including those individuals experiencing homelessness.*
 - Area for Consideration: The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinance, regulations, or plan provision that increase the cost of housing. (This is required to receive SHIP funds.)
 - *2015 Potential Recommendation:*
 - *Each Seminole County Department that will be effected by policies, procedures, ordinance, regulations or plan provisions establish a process that considers the increase in the cost of housing, before adoption. Take departmental inventory by and provide a performance plan for completion.*
 - Area for Consideration: The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
 - *2015 Potential Recommendations:*
 - *The inventory list of locally owned public lands has been made available to the public. Going forward, Develop and implement a formal communication plan to increase requests from clients.*
 - Additional Areas for Consideration: Potential 2015 Recommendations not Required by State Statute:
 - Area for Consideration: Mentoring and technical training for potential recipients of affordable housing.
 - *2015 Potential Recommendation: Integrate affordable housing education into programs for specific sub populations, including senior citizens, the homeless and re-entry citizens.*
 - Area for Consideration: The State and County Housing Tax Credit “set aside” requirements for eligible low or very low income residents.
 - *2015 Potential Recommendation: Consider increasing the County’s 20 year affordability period for recipients to set aside units for eligible low or very low income residents.*
- **Attendees suggested the Public Hearing be conducted at the Commission Chambers from 2PM until 330 PM**

New Action Item Log

Owner	Item/Notes	Due
Steve Fussell	Research the potential for a landlord summit with the Sheriff’s Office.	11/20
All	Schedule to attend the Public Hearing, as required by State of Florida Statutes.	11/20
Sheryl Stolzenberg	Summarize planning and zoning issues discussed in the meeting relative to platting specific parcels as affordable housing as well as the discussion on rural boundaries.	11/20

Next Meeting:

Public Hearing, November 20th, 2015, 2:00 PM – 3:30 PM at 534 West lake Mary Blvd., Sanford, FL 32773