

**SEMINOLE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
MEETING MINUTES
November 18, 2021**

Call to Order: Scott Culp, Chairman called the meeting to order at 2:07 p.m.

- **Committee Members Present:**

Scott Culp, Chairman, Kenneth Bentley, Vice-Chairman, Gloria Payne, Kim Fogle, Penny Seater, Shannon Seiple, William Jackson,

- **Committee Members Absent:**

Silvia McClain, Robin Roklowski, and Comm. Jay Zembower

- **Staff Members Present:**

Stacey Smithwick, Community Development Division Manager; Bonnye Deese, Community Development Specialist; Tadine Diaz, Project Manager II.

- **Guest Present:**

Andrew Thomas, City of Sanford, Brett Green, Archway Partners, Ryan Thompson, Archway Partners, Kelly Pisciotta, Habitat for Humanity

I. Confirm Quorum – Roll Call

Bonnye Deese confirmed a quorum for the meeting through roll call.

II. Review of minutes – September 16, 2021,

Chairman Culp called for a motion to accept the September 16, 2021 meeting Minutes. Motion made by Kim Fogle, Seconded by Kenneth Bentley. **Unanimously approved.**

Discussion Items

- III. Meeting with City of Sanford and Archway Partners Update** – Stacey Smithwick provided an update on the meeting held at the request of Commissioner Zembower with Archway Partners and Andrew Thomas, Community Relations & Neighborhood Engagement Director for the City of Sanford. The meeting was coordinated by Community Development staff to facilitate a discussion with the City and Archway Partners to provide support for the Monroe Place, 80-unit senior rental 9% tax credit development project prior to a recommendation of funding from the AHAC. Mr. Thomas stated the city does not have any general funds set aside for this type of project. However, he is working to put the funding or impact fee waiver request on the City’s agenda for discussion. Mr. Culp asked if Archway or the City has approached the CRA for any financial incentives for Monroe Place, due it being within the CRA. Mr. Thomas stated the site was originally within the CRA boundaries. However, the CRA map was modified and the development no longer falls within the CRA map. Brett Green from Archway Partners stated discussion is ongoing with the CRA’s legal team to confirm the CRA’s boundaries.

IV. **2020-2021 Affordable Housing Incentives Report Presentation** – **Bonnye Deese** presented the report, which discusses the County’s efforts with implementing the affordable housing incentive strategies identified in the current Local Housing Assistance Plan (LHAP). Prior to 2020, the Incentives Report was required to be submitted every three years to the Florida Housing Finance Corporation (FHFC). However, in 2020, the rule changed requiring an annual submittal. The previous report was submitted in 2019. The report includes the Attainable Housing Strategic Plan that includes the short and long terms incentive strategies recommended by the AHAC to the Board of Commissioners. The Incentives Report provides and update on the plan’s implementation and accomplishment of many of the stated short-term goals. Specific accomplishments included the changes to the Land Development Code allowing accessible dwelling units (ADU’s) for single and/or aging parents on a single property, the creation of the Affordable Housing Local General Trust Fund in Seminole County for expressed purpose of creating a permanent and renewable source of revenue to assist in the production of long-term affordable housing, and the Community Land Trust ordinance that provides for the creation of procedures allowing the County to partners with CLT’s to develop affordable housing on surplus County property. The Board of County Commissioners is working to get additional resources to this fund.

Stacey Smithwick mentioned that \$500,000 was contributed by the Attainable Housing Strategies to start the General Housing Trust Fund. Staff also requested through the annual budget an additional \$500,000 out the FY2021-22 General Fund to go into the General Housing Trust as well, which was approved totaling one million dollars. The Board approved two million of the ARPA dollars to go into the General Land Trust Fund as well. It is a plan for the Seminole County Community Development Division to continue to request General Fund dollars to fund future projects. Ms. Smithwick also mentioned regarding the CLT ordinance, that an RFA seeking proposals from CLT’s to build single-family units on the 3500 S. Sanford Avenue site had been issued. One bid was received, but the applicant was not a certified CLT. We anticipate having to solicit bids, however, this time from regular non-profit developers.

Chairman Culp requested a timeline for the accessible dwelling units along with the Attainable Housing Development plan. Mr. Culp also mentioned that in several counties the accessory dwelling units are only permitted on a single-family home that is owner occupied and homesteaded. This limits the ability to provide affordable housing through accessory dwelling units, because there are a number of developer and groups that would have a community of single-family homes with attached accessory dwelling units. Currently under the County’s code, you would not be able to comply with the code for an accessory dwelling unit, because the primary single-family dwelling is not owner occupied and homestead. Mr. Culp asked staff to look at the ability to remove the restriction of the primary single family dwelling being owner occupied and being homestead so there will be more opportunities both for individuals who may be investors owning rental homes and/or developers.

Ms. Smithwick agreed with Mr. Culp and asked if each city would have to incorporate this into their policy. Mr. Culp confirmed each jurisdiction would have to implement this

new policy. He added in some communities the accessibly dwelling unit is counted with relations to the density and the zoning. Also, the infrastructure needs would be another thing to think about with planning the necessary dwelling units.

Ms. Deese stated she it would be good idea to have further discussion on this when planning for adding incentives to the new LHAP that's due in May of 2022. Ms. Deese stated she would invite a staff member from Development Services to be a part of the next discussion.

Chairman Culp called for a motion to accept the 2020-2021 Affordable Housing Incentives Report as presented. Motion made by Penny Seater, Seconded by Kim Fogle. Unanimously approved.

V. Reports & Plans – Bonnye Deese

Local Housing Assistance Plan (LHAP) (due May 2022)

Ms. Deese informed the committee that the current LHAP expires in 2022 and the AHAC will need to determine whether it wishes to present additional incentives for inclusion in the 2022-2025 LHAP. Ms. Deese stated that in the February meeting, she would like to start working on the incentives. She will be sending information out around the beginning of January to get an idea on some of the incentives they may want to work on.

VI. Announcements

- SHIP Rental Development RFA Open – RFA Closes November 30, 2021 at noon

VII. Adjourn

Meeting adjourned at 3:00pm

APPROVED BY:

TRANSCRIBED BY:

Stacey Smithwick

Dominique McCloud