

**SEMINOLE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
MEETING MINUTES
April 1, 2021**

1. Call to Order

Stacey Smithwick called the meeting to order at 2:30 pm

- **Committee Members Present:**

Comm. Jay Zembower, Scott Culp, Kenneth Bentley, Kelly Pisciotta (for Penny Seater), Kim Fogle, Silvia McClain, , Robin Roklowski, William Jackson

- **Committee Members Absent:**

Shannon Seiple, Yvette Hernandez

- **Staff Members Present:**

Allison Thall, Community Services Director, Stacey Smithwick, Community Development Division Manager, Bonnye Deese, Community Development Specialist, Jessica Rodriguez, Program Specialist

- **Guest Present:**

Ryan Von Weller, Larry Williams

2. Introductions

Stacey Smithwick welcomed the committee and introduce herself and requested that the members introduce themselves since this was her first meeting as Community Development Division Manager.

3. Approval of Minutes - January 30, 2020

Ms. Smithwick presented the January 30, 2020 meeting Minutes for committee approval. Motion to table the January 30, 2020 Meeting Minutes approval to the July 2021 meeting was made by Scott Culp and Seconded by Kenneth Bentley. **Unanimously approved.**

Discussion Items

4. Ordinance Number 2021-1 amending Part 12 Affordable Housing Assistance Program of Chapter 40 (Building and Construction) of the Seminole County Administrative Code, amending Section 40.267.

Ms. Smithwick explained the State requested to amend the Seminole County Administrative Code Section 40.267 to include one (1) locally elected official from Seminole County or municipality participating in the State Housing Initiatives Partnership Program. This will increase the number of members up to 11 committee members.

5. FY2019-2020 Accomplishments

Allison Thall, Community Services Director and Ms. Smithwick presented the accomplishments for activities during the funding year beginning October 1, 2019 through September 30, 2020. Ms. Smithwick stated the COVID-19 pandemic presented several challenges. However, the

division staff worked to accomplish projects with SHIP funds: fifteen (15) Purchase Assistance Awards (First Homebuyers), twenty-four (24) Minor Home Repairs grants; thirteen (13) Reconstructions (demolish and rebuild); five (5) Owner-Occupied Rehabilitation and, Habitat for Humanity received Federal funds to do three (3) New Constructions Projects and one (1) Rehab Project.

- **COVID-19 Activities:** Community Development staff alternated between normal programs such as SHIP (State) and Federals (CDBG and HOME) and funding COVID-19 relief activities. In addition to the \$20 Million in CARES Act funds, the Department received an additional \$3 Million from the Corona Relief Fund (CRF), which was expended within (8) weeks to assist with eviction prevention for individuals with lost incomes or hardship and were unable to pay their rent. This program ended on December 31, 2020. Ms. Smithwick emphasized how the CD staff continued working the regular programs, while administering the COVID relief funds.

- **2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan:** The 5 Year Consolidated Plan and One Year Action Plan were completed and approved by the Board of County Commissioners in February 2021.

6. **FY2020-2021 Activities**

In March 2021, Community Development confirmed projects for CDBG, ESG, and HOME. In addition to any unspent funds from previous years to possibly fund FY2020-21 approved projects.

- **HOME Funded Projects:** Seminole County received \$798,876 in HOME funds. The funds were distributed as follows: \$213,884 for TBRA for the elderly, disable, or homeless; \$230,000 for Affordable Rental Housing Development – SCHA; \$100,000 for affordable housing development to the Habitat for Humanity homeownership project; \$75,000 for affordable housing development to Harvest Time International; \$100,000 Purchase Assistance and \$79,876 for HOME program administration and planning.

- **CDBG Funded Projects:** Ms. Smithwick discussed the CDBG 2020-2021 allocation, which focused on supporting larger projects within the community. A portion of CDBG funding was allocated to support affordable housing projects such as \$203,084 for the Minor Home Repair program and \$50,000 for contingency set-aside. Additionally, \$410,480 was allocated to Public Services and \$420,933 for CDBG program planning and administration.

- **CDBG 2021-2022 Allocation**

Ms. Smithwick discussed Seminole County's CDBG 2021-2022 funding approval of \$2,165,802. The funding will be distributed in different categories: \$324,870 for Public Services, \$100,000 for Dental Program, \$350,000 for Public Facilities, \$50,000 for Contingency, \$707,772 for Housing Rehabilitation/Reconstruction, \$200,000 for Minor Home Repair and \$433,160 for Administration. Seminole County allocates 44% of its CDBG award to affordable housing activities.

- **2021-2022 HOME ACTIVITIES**

For 2021-2022, HOME has been allocated \$840,553 for various affordable housing activities, such as \$315,00 homeownership development, \$211,498 for Purchase Assistance, and \$84,055 for HOME program administration and planning. The remaining \$230,000 is the final set aside for the Seminole County Housing Authority local jurisdiction contribution for its tax credit rental development. Ms. Smithwick explained the Board County Commissioners decided to develop affordable rental housing as one of their priorities for 2020-2021 and 2021-2022 and thus will allocate a total of \$460,000 to the Seminole County Housing Authority, spread out over two funding periods.

- **2021-2022 Sadowski Trust Fund Update (SHIP)**

Ms. Smithwick provided the details of the Florida Governor's plan and the State legislators' varying proposed plans to fund the State Housing Initiatives Partnership (SHIP) program, which provides funds to local governments to develop affordable housing and the distributes these funds to Florida counties. She provided details on how these various plans recommend setting a standard annual allocation for each participating jurisdiction. Ms. Smithwick provided an overview of how the 2019-2020 year funding had been approved and not disbursed due to COVID-19 pandemic. For 2020-2021, Seminole County didn't receive any SHIP funds. However, it was determined the 2020-2021 funds will be added to the 2021-2022 funding year and the department is waiting for direction from the Governor as to how it will be distributed. Initially, this funding was allocated 100%, but in March 2021, the Governor proposed a budget of \$6,695,218 and the House and Senate recommended a decrease, suggesting to allocate \$2,021,013.

Kelly Pisciotta recommended all the committee members to contact the legislators to urge them to continue funding the SHIP and not permanently sweep the funds. Ms. Smithwick also recommended contacting Jamie Ross, of the Florida Housing Coalition who is fighting for the SHIP funds.

7. NOFA Application Review Committee

Ms. Smithwick announced that the Federal Notice of Funding Availability (NOFA) is open and requested AHAC members to volunteer to participate on the application reviewing committee. Kenneth Bentley and Robin Roskowski volunteered to participate as reviewers.

8. Committee Officers Slate

Bonnye Deese discussed the need to fill the open Committee Chairman and Vice-Chairman positions, as they are required by Florida Statute. Ms. Smithwick proceeded to ask members to nominate committee members for position of Chairman. Comm. Jay Zembower and William Jackson suggested Scott Culp as Chairman. Comm. Zembower also recommended Kenneth Bentley for Vice-Chairman. The Committee voted and unanimously approved Scott Culp as Chairman and Kenneth Bentley as the Vice-Chairman for 2021.

9. Announcements

Scott Culp mentioned the funding from the American Rescue Plan and suggested discussing Seminole County's plan for how it will set aside a portion of its \$92.5 million for affordable housing at the next committee meeting. Comm. Zembower added that the BoCC had already discussed this item and how the funds will be distributed in the County.

Ms. Smithwick announced that the new position, Attainable Housing Program Manager will be filled and will be working with Seminole County to develop, land banking of County-owned lots and work with developers and non-profits to develop affordable housing.

Ms. Deese reminded the committee that there is a vacancy on the committee and that she has reached out to our active lenders working with the SHIP program to participate on the committee. Staff will present its recommendation to fill the seat to the BoCC for approval before the next AHAC meeting.

Ms. Smithwick noted that the AHAC meetings are quarterly and the next meeting will be in July.

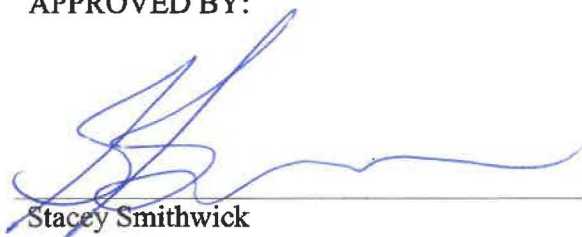
Kenneth Bentley expressed to Commissioner Zembower that he is very grateful to receive the COVID vaccine.

Ms. Smithwick acknowledged the hard work from the County pushing the campaign for vaccination and recommended everyone make an appointment to get the vaccine and continue to practice social distancing. She stated the AHAC meetings will continue to be virtual until further notice.

10. Adjourn

Meeting adjourned at 3:40pm

APPROVED BY:



Stacey Smithwick

TRANSCRIBED BY:



Jessica Rodriguez Garcia