

AHAC Meeting

September 18th, 2015



Meeting Minutes

Attendees

👍	Richard Kovacsik	👍	Cynthia Smith	👍	Sherry Binkley
👍	Alton Williams	👍	Gloria Payne	👍	Joshua DeVinney
👍	Sheryl Stolzenberg (Staff)	👍	Carmen Hall (Staff)	👍	Steve Fussell (Staff)

Agenda

CALL TO ORDER: 10:00 A.M.

MINUTES

- Review & Approve 8/28/15 Minutes

ORDER OF BUSINESS

- Provide status on existing action items
- Continue discussion on previous AHAC recommendations
- Discuss comments on other jurisdictions AHAC recommendations:
 - Orange County
 - City of Orlando
 - Lake County
 - Volusia County

NEXT MEETING

- Confirm/Manage Meeting Schedule
 - Identify Documents to Review/Discuss

Minutes

- The Committee voted unanimously to accept the 8/28/15 Minutes
- Steve Fussell provided updates to action items assigned to him
 - Steve presented a proposed schedule for AHAC meetings to meet compliance deliverables. The Committee reached consensus on continuing to schedule the meetings every three weeks. The next meeting will be 10/9. The meeting for public input will be held on 10/20 and recommendations to the BCC will be made during the 12/8/15 scheduled BCC meeting.
 - Steve shared a 09/14 opinion by planning and Development Division Manager Rebecca Hammock on the process whereby a developer can fast track permits for affordable housing. Special housing district zoning appears to be only for new housing. Mr. Williams asked if anyone has ever applied for it. Ms. Stolzenberg was not aware that it has ever been applied.
 - Steve provided copies of the Seminole County Government Charter that elaborates on economic impact review requirements.
 - Steve verified that Seminole County municipalities have all been formally invited to the AHAC meetings. The committee expressed appreciation that Andrew Thomas, City of Sanford, as in attendance.
 - Steve passed out copies of the Seminole County's Consolidated Annual Performance and Evaluation Report (HUD requirement) and the Local Housing Action Plan (State Requirement). The documents are large and will be accessible with a link on the new AHAC Knowledge Repository site.
- Carmen Hall provided a datasheet that detailed affordable housing accomplishments of Seminole County Government's programs.

- Sheryl Stolzenberg passed out information and provided insight into planning and zoning for Seminole County. Specifically:
 - Special housing district zoning: Special housing district zoning appears to be only for new housing. Mr. Williams asked if anyone has ever applied for it. Ms. Stolzenberg was not aware that it has ever been applied for.
 - Ms. Stoltenberg elaborated on requirements for rental units that might suggest the committee could perhaps recommend changes to zoning districts.
 - Per Ms. Binkley, perhaps residents do not have to recertify. Perhaps the committee could look at residents not having to recertify.
 - Perhaps these renters could be educated on case management and that landlords could partner with other nonprofits. Mr. Williams suggested that this is done by Habitat.
 - One idea is to create a policy that is less restrictive for renters and homeowners that might be now require owners to resell to low income residents.
- Ms. Snead expressed concern about the lack of communication between city and county plans.
- Ms. Smith emphasized the importance of all residents to research and participate in publically notices meetings.
- Ms. Smith asked about repeat offenders and affordable housing. Steve Fussell will provide information on lowering barriers for renters via new federal guidelines and processes being developed though the Central Florida Commission on Homelessness.
- Ms. Smith moved for adjournment, Alton Williams seconded the motion. Unanimous, meeting adjourned at 11:35.

Action Items

Owner	Item/Notes	Due
Steve Fussell	Staff to recommend on how to improve existing zoning requirements, with changes to ease certain requirements that encourage affordable housing investment. (include education)	10/09/15
Steve Fussell	Research and report on the opportunity to use SHIP funding for case management on renting affordable housing units.	10/09/15
Andrew Thomas	Provide a copy of the City of Sanford's comprehensive plan housing section.	10/09/15
Steve Fussell	Investigate FLU 10.2 SHIP funds. (Sheryl Stolzenberg, SME)	10/09/15
Steve Fussell	Provide web links to the East Central Florida planning Council as well as other municipality reports on the new web site.	10/09/15
Steve Fussell	Ask someone to come in and discuss the "Look Back" program, per request from Ms. Smith. Perhaps Judge Lauten	10/09/15
Steve Fussell	Create an intuitive AHAC document repository that AHAC members and the public can access.	10/09/15
Steve Fussell	Verify if building permit fees be paid upfront for an affordable housing project before they can be released by the PJ (Andrew Thomas for City of Sanford)	10/09/15

Next Meeting

Tent. October 9, 2015 10 am at 534 West Lake Mary Blvd., Sanford, FL 32773