AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

APRIL 8, 2019

SEMINOLE COUNTY COMMUNITY SERVICES
WELCOME, COMMITTEE!

Agenda

• Introductions

• Purpose- Melody Frederick

• Overview of 2015-2016 Incentive Strategies and Status-Melody Frederick

• 2019-2022 Local Housing Assistance Plan- Melody Frederick

• Next Steps
WHAT IS THE AHAC?

• A committee of up to 11 community representatives and professionals
• The committee is required for State Housing Initiatives Partnership (SHIP) funds
• They provide feedback regarding incentives to increase the creation of housing units that low and moderate household can attain.
• Their feedback is used for state reports and the Local Housing Assistance Plan (LHAP) that is prepared every 3 years.
WHAT IS THE SHIP PROGRAM?

- The State Housing Initiatives Partnership Program- Chapter 420 Florida Statutes
- Created in 1992 by the William S. Sadowski Act
- A trust fund to provide funding for affordable housing
- Funds are generated through real estate transactions- doc stamp taxes
- Seminole County receives approximately $1.9 million annually
SHIP PROGRAM SET ASIDE REQUIREMENTS

• 75% of SHIP funds must be used for construction
• 65% of SHIP funds must be used for homeownership strategies

In Addition……

• 30% of the funds must assist very low income households
• 30% of funds must assist low income households
• 20% must be used for persons with special housing needs
SEMINOLE COUNTY SHIP STRATEGIES

HOMEOWNERSHIP

• Purchase Assistance
• Acquisition/Rehabilitation/ New Construction
• Emergency Repair
• Rehabilitation/ Reconstruction

RENTAL

• Rental Housing Development
• Rapid Re-Housing
• Rental Deposit Assistance
• Homeless Prevention Assistance
*(proposed new strategy for 2019)
AFFORDABLE HOUSING INCENTIVE STRATEGIES 2015

REQUIRED INCENTIVES

• Expedited Permitting
• Review of Policies, Procedures, Ordinances that impact Affordable Housing

OPTIONAL INCENTIVES

• Modification of Impact Fees
• Flexible Density for Affordable Housing
• Flexible Lot Configurations for Affordable Housing
• Inventory of County Owned Land for Affordable Housing
AFFORDABLE HOUSING INCENTIVE STRATEGIES 2019

REQUIRED INCENTIVES

• Expedited Permitting
• Review of Policies, Procedures, Ordinances that impact affordable housing

OPTIONAL INCENTIVES

Propose to submit 2019-2022 LHAP with required incentives only and amend with additional incentives after later committee meetings and in-depth discussions
NEXT STEPS

• AHAC meeting April 8th to review and recommend approval of proposed LHAP strategies and status report

• Committee has option to recommend approval of 2015 incentive strategies or approve required strategies and follow up with additional incentives after later meetings
THANK YOU FOR ATTENDING!