

**Seminole County Affordable Housing Advisory Committee: 2015 List of Strategy
Recommendations to the Seminole County Government Board of County Commissioners**

Legislation requires that Seminole County assemble a committee to make recommendations to the Board of County Commissioners regarding ways, methods, and cost-saving measures in the production of affordable housing. The Affordable Housing Advisory Committee (AHAC) was formed on June 24, 2008, and is required to develop recommendations tri-annually. The following topics were discussed and the recommendations for furthering the development and preservation of affordable housing in Seminole County are in italics.

1. 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 for low and very low income families.*

2. 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.*

3. 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)*

4. The reservation of infrastructure capacity for housing for very-low-income persons, low-income, and moderate-income households.

- *No Action*

5. The allowance of affordable accessory residential units in residential zoning districts.

- *No Action*

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6. The reduction of parking and setback requirements for affordable housing.

- *No Action*

7. 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.*

8. The modification of street requirements for affordable housing.

- *No Action*

9. 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.*

10. 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. Develop and implement a formal communication plan to increase requests from clients.*

11. The support of development near transportation hubs and major employment centers as mixed-use developments.

- *No Action*

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12. 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.*

13. 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.*