

AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
The Villages Sumter County Service Center, Room 102
7375 Powell Road, Wildwood, FL 34785

Any person requiring reasonable accommodation at this meeting because of disability, physical impairment, or interpretation needs should contact the County Administrator's Office, 7375 Powell Road, Wildwood, FL 34785 (352) 689-4400 at least two days before the meeting.

January 11, 2023
10:00 AM

1. **Meeting Called to Order**

2. **Pledge of Allegiance**

3. **Public Forum**

4. **Approval of Minutes**

a. **October 12, 2022 Meeting Minutes**

Documents:

[10.12.22 Meeting Minutes.pdf](#)

b. **November 14, 2022 Meeting Minutes**

Documents:

[11.14.22 Meeting Minutes.pdf](#)

5. **New Business**

a. **Welcome new committee member, Sumter County Board of County Commissioners, Andy Bilardello and introductions by members in attendance.**

b. **Community Partner Forum - Discussion on community programs.**

Guest attendees:

1. Amber Tucker, AHAC Member & Housing Locator for Mid-Florida Homeless Coalition

2. Daphne Simmons, The Salvation Army

3. Nishika Stafford, Family Stability Services Director for United Way of Lake and Sumter Counties

4. Lisa Melendez, Sumter County School District Homeless Liaison

c. **2023/2024 Meeting location, dates and time**

Location: 7375 Powell Road, Wildwood, FL 34785

Dates: April 12, 2023, July 12, 2023, October 11, 2023, and January 10, 2024

Time:: 10:00 a.m.

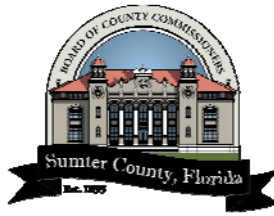
6. **Next Meeting**

April 12, 2023 at 10:00 a.m.at 7375 Powell Rd, Wildwood, FL 34785

ADJOURN

Contact Us:

administrative.services@sumtercountyfl.gov



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

Sumter County, FL
The Villages Sumter County Service Center
7375 Powell Road Wildwood, FL 34785

Meeting Minutes Date: October 12, 2022.

Members Present: Vice Chairman, Matthew Yoder–T & D Screen Enclosures, Inc; Secretary, Sandra Woodard Early Learning Coalition of the Nature Coast; Robert Hanson–Sumter County Fire & EMS; Gene Barton–Helping Hands Outreach; Amber Tucker–Mid-Florida Homeless Coalition; Danny Smith–Smith & Smith Realty; LuAnn Duncan–Sumter County Resident.

Members Absent: Chairman, Doug Gilpin–Board of Sumter County Commissioner; Sarah Gill, Sumter County Planner; PJ Lewis–Lewis Brothers Construction; Courtney Gage–VP Commercial Banker Citizens First Bank; Melanie Peavy–City of Wildwood Development Services Director.

Public Attendees: Denna Lafferty–Housing Coordinator; Frank Calascione, Economic Development Director; Marta Castellano, Housing Director with Homes In Partnership.

Location: 7375 Powell Road, Suite 102, Wildwood, FL 34785. A copy of the public notice for this meeting is on file.

Handouts to members: All meeting materials are sent to the committee electronically before the meeting. Housing staff display the agenda along with agenda items on a projector screen during the meeting.

Call to Order: Mr. Yoder called the meeting to order at 10:05 a.m.

Flag Salute: Mr. Yoder led the flag salute.

Public Forum: N/A

First order of business: *Approval of AHAC minutes dated July 13, 2022.*

Mrs. Woodard made a motion to approve the minutes, and Mrs. Tucker seconded the motion. The motion carried unanimously.

Second order of business: *2022 Affordable Housing Incentive Review and Recommendation Report for SHIP Affordable Housing Incentive Strategies.* Mrs. Lafferty discussed the process for reviewing each incentive and the required actions

needed for the final report. The committee was provided a review document with the agenda, which described each incentive, current policy, and staff review.

Incentive I: The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing

Incentive J: The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Incentive K: The support of development near transportation hubs and major employment centers and mixed-use developments.

Mr. Hanson made a motion not to make any recommendations regarding Incentives I-K, and Mr. Smith seconded the motion. The motion carried unanimously.

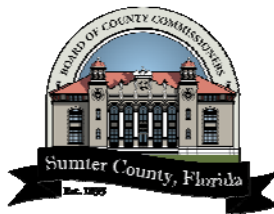
Mrs. Lafferty stated the final draft report will be presented to the AHAC at the Public Hearing scheduled for November 14, 2022. The AHAC must adopt the final report so it can be submitted to the Board of Sumter County Commissioners (BOCC) for review. The final report will be presented to the BOCC at their next regularly scheduled meeting following the public hearing. As required, the final report will be emailed to Florida Housing Finance Corporation before December 31, 2022.

Mr. Smith asked about Mr. Gilpin's departure from the committee. Mrs. Lafferty stated the Board of County Commissioners will appoint a new Commissioner their next regularly scheduled meeting and staff will inform the AHAC at their next meeting who will be replacing Mr. Gilpin as Chairman.

Next Meeting:

- Public Hearing–November 14, 2022, at 10:00 a.m. at 7375 Powell Road, Room 102, Wildwood, Florida 34785 (published for public notice).

Mrs. Woodard made a motion to adjourn at 10:09 a.m., and Mr. Hanson seconded the motion. The motion carried unanimously.



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

Sumter County, FL
The Villages Sumter County Service Center
7375 Powell Road Wildwood, FL 34785

Meeting Minutes Date: November 14, 2022

Public Hearing: The AHAC held a public hearing on November 14, 2022, at 10:00 a.m. in Room 102 of The Villages Sumter County Service Center located at 7375 Powell Road, Wildwood, FL 34785. A legal advertisement was published in The Villages Daily Sun newspaper on October 18, 2022, and public notices were posted at the building entrance.

Members Present: Vice Chairman, Matthew Yoder–T & D Screen Enclosures, Inc; Secretary; Sandra Woodard–Early Learning Coalition of the Nature Coast; Robert Hanson–Sumter County Fire & EMS; Courtney Gage–VP Commercial Banker Citizens First Bank; Danny Smith–Smith & Smith Realty; PJ Lewis–Lewis Brothers Construction Gene Barton–Helping Hands Outreach; Melanie Peavy–City of Wildwood Development Services Director; Asheley Raybon–Alternate- Real Estate; Liz Roberts–Romac Building Supplies.

Members Call-In: N/A

Members Absent: Chairman Doug Gilpin – Board of Sumter County Commissioner; Amber Tucker – Mid-Florida Homeless Coalition; Luann Duncan – Sumter County Resident.

Public Attendees: Denna Lafferty–Housing Coordinator; Frank Calascione, Economic Development Director.

Call to Order: Mr. Yoder called the meeting to order at 10:00 a.m.

Flag Salute: Mr. Yoder led the flag salute.

Public Forum: N/A

Public Hearing for AHAC to Adopt the Final 2022 Affordable Housing Incentive Review and Recommendation Report

Mr. Smith made a motion to adopt the Final 2022 Affordable Housing Incentive Review and Recommendation Report, and Mrs. Gage seconded the motion. The motion carried unanimously.

Committee Members: Ms. Peavy asked staff if they could invite community agencies to the next meeting to share information on available services and assistance for citizens. Ms. Peavy stated her office receives many calls from citizens in need of assistance and they do not know where to direct the callers. Mrs. Lafferty stated she would contact the community partners and ask if they would attend a future meeting.

Next Meeting:

- January 11, 2023, at 10:00 a.m. at 7375 Powell Road, Room 102, Wildwood, Florida 34785 (published for public notice).

Mrs. Woodard made a motion to adjourn at 10:05 a.m., and Mrs. Gage seconded the motion. The motion carried unanimously.