

AFFORDABLE HOUSING ADVISORY COMMITTEE
Sumter County, FL

Meeting: July 10, 2008

Present: PJ Lewis-Lewis Brothers Construction; Gary Schick-Citizens First Bank; Virginia Watson-Watson/Moffitt; Matt Yoder-T&D Concrete; Diana Couillard-Dibarco; Brad Cornelius-Sumter County Planning and Development; Hilary Cook-USDA; Rich Cole-Zoning and Adjustment Board; Glenn Frazier Watson-Moffitt; Frank Topping-Zoning and Adjustment Board; and Lena Wasserman-Community State Mortgage. Copy of public notice of this meeting on file.

Meeting of the A.H.A.C. board is called to order by Gary Schick at 10:00am.

First order of business: A motion to approve the June 12, 2008 minutes was made by Diana Couillard and seconded by Rich Cole with a notation that today's agenda begins with item I not item J as reflected in the minutes. The motion carried unanimously.

Second order of business: *Item 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.* Brad Cornelius has provided a memo which has been distributed to each member of this board with a brief description of each item for discussion. After short discussion, it is agreed upon that this item is not viewed as any impediment to affordable housing. Diana Couillard made a motion to leave as is; no recommendation to the BOCC at this time. Matt Yoder provided a second. The motion carried unanimously.

Third order of business: *Item K – The support of development near transportation hubs and major employment centers and mixed use developments.* Brad Cornelius displayed a copy of the Sumter County future land use map and gave a brief overview of the different areas, annexations, urban areas and identified the most idealistic transportation hub area currently as Sumterville at the 470/I-75 corridor. Currently the only mixed use area is The Villages. Brad Cornelius indicated that mixed use developments are currently one of the goals of the Sumter 2030 visioning process and foresees the BOCC returning to this AHAC board in the future for recommendation on this concept. Rich Cole made a motion for this board to encourage affordable housing development in the vicinity of transportation hubs. Lena Wasserman seconded and the motion carried unanimously.

Fourth order of business: *Item B – The modification of impact-fee requirements, including the reduction or waiver of fees and alternative methods of fee payment, for affordable housing.* Brad Cornelius gave a brief overview of Sumter County's current impact fees citing the difference in fees for District 1 and District 2 and the methodology used in determining these fees. Brad stated that

Sumter County is currently preparing a revised road impact fee study with a consulting firm with the major change being from a project based road impact fee to a consumption based impact fee. Brad also noted that currently Sumter County's impact fees were much less than those of surrounding counties. Hilary Cook provided information on fees within Lake County as they applied to affordable housing, also noting that no real savings to the family were involved. Brad Cornelius stated that there is some new legislation in the works as of July 1st that could open up another "pot of money" for affordable housing and possibly provide a secondary funding source for impact fees for affordable housing. Rich Cole made a motion to recommend as a part of the impact fee review that the decision would consider affordable housing. Diana Couillard seconded and the motion carried unanimously.

Fifth order of business: *Item G – The allowance of flexible lot configurations, including zero-lot line configurations for affordable housing.* A discussion was held regarding possible variations for small scale land use and decreased fees, the ability to bypass the zoning and adjustment board and density bonuses. Brad Cornelius provided information of re-zoning fees and the application process. Diana Couillard made a motion to leave this item as it is currently established at this time, a second to the motion was provided by Rich Cole. The votes were as follows: Gary Schick - Aye, Hilary Cook - Aye, Glenn Frazier - Aye, PJ Lewis - Aye, Frank Topping - Aye, Virginia Watson - Nay, Lena Wasserman - Aye, Matt Yoder - Nay. The motion carried. Rich Cole requested that each nay vote give a brief response as to the basis of their vote. Virginia Watson stated that she felt with the current policy there was too much of a blanket and not enough individuality; the policy has been in place many years and has not been any help. Virginia also stated that she would like to see a provision for a small scale variation with reduced fees and possibly bypassing the zoning and adjustment board for affordable housing projects. Matt Yoder indicated that he is in similar agreement with Virginia and would like to see land made available first and zoning established without requiring so much legwork on the developers end. Matt also indicated the time and financial constraints that the developer must currently go through under the current policy are inhibitive as well.

Public Input:

- There was no public input

Items for next agenda: Affordable housing incentives

- A – expedited approvals for affordable housing projects
- F – reduction of parking and setback requirements
- H – modification of street requirements for affordable housing
- J – preparation of printed inventory of locally owned public lands
- 2030 Sumter Visioning Process

Motion made to adjourn by Diane Couillard at 11:15am. The motion was seconded by Richard Cole and carried unanimously.

Submitted by: _____
Virginia Watson, Secretary

Approved on the 14th day of August 2008

By: _____
Gary Schick, Chairperson