

AFFORDABLE HOUSING ADVISORY COMMITTEE
Sumter County, FL

Meeting: June 12, 2008

Present: Kathy Young-Sumter County Housing Department; PJ Lewis-Lewis Brothers Construction; Gary Schick-Citizens First Bank; Larry Lawrence-Homes in Partnership; Virginia Watson-Watson/Moffitt; Annette McCullough-Community Bank & Trust of Florida; Matt Yoder-T&D Concrete; Diana Couillard-Dibarco; Brad Cornelius-Sumter County Planning and Development; Brad Burris-Sumter County Fire & Rescue; Hilary Cook-USDA; Jacquelyn Smith-Homes in Partnership; Rich Cole-Zoning and Adjustment Board. Copy of public notice of this meeting on file.

Motion to call this meeting to order by Diana Couillard at 10:00am and was seconded by Rich Cole. The motion carried unanimously.

First order of business: A motion to approve the May 22, 2008 minutes was made by Diana Couillard and seconded by Rich Cole. The motion carried unanimously.

Second order of business: *Bylaws.* The Bylaws were distributed to each AHAC board member via e-mail transmission from Kathy Young prior to this meeting for review. **Discussion:** Diana Couillard indicated that she had some concern that the bylaws did not contain an element to keep the meetings on track or from being swayed from the topics at hand by public input. Rich Cole stated that the Chairperson is capable of an interjection to get the meeting back on track. Gary Schick agreed with Mr. Cole's statement, indicating that he would prefer not to use Roberts Rule of Order, due mainly to unfamiliarity.

Richard Cole made a motion to approve the bylaws as presented. Motion seconded by Virginia Watson. The motion carried unanimously.

Third order of business: *Affordable Housing Incentives.* The list of incentives was compiled by Brad Cornelius and distributed via e-mail transmission from Kathy Young prior to this meeting for review. **Discussion:** A brief discussion was held regarding some of the incentives; however, they were not viewed as impediments to affordable housing. The issue of the allowance of zero-lot-line configurations drew further discussion as Brad Burris recalled an incident in Webster in 2007 where six structures were lost due to fire. Mr. Cole confers with the opinion and suggests this board relay the opinion on this matter to the Sumter BOCC suggesting that they refer these items to the Zoning and Adjustment Board. Gary Schick suggests staying on track and suggests a motion to look at the bottom items and, if time allows, include the zero lot lines for future discussion.

Virginia Watson made a motion to look at the items requiring significant discussion and if time allows discuss the lesser ones. Rich Cole seconded the motion. The motion carried unanimously.

Fourth order of business: *Impact fees.* Item “b” of the affordable housing incentives. Virginia Watson stated that it is her personal opinion that there should not be an impact fee for affordable housing, but she noted this is not the consensus and not what the Sumter BOCC agreed upon. She does not feel that this is an item that the Sumter BOCC will likely approve and feels this AHAC board should concentrate on putting items before the commissioners that are likely to gain approval and should not attempt to address changing the impact fee structure for affordable housing. **Discussion:** Diane Couillard suggests dropping the impact fee item to number 6 in priority and Ms. Watson agrees. Brad Cornelius indicated that Florida Statute is not the primary governing factor for impact fees. There is recent statute language with regard to waiting periods and implementing new impact fees; it is primarily governed by case law in Florida. Mr. Cornelius indicated that impact fees really can not be waived because there is substantial impact to roads; however the fees can be paid from another source or reimbursed from another funding area. Mr. Cornelius also indicated that a study could show that there is reduced impact on the transportation network based on the characteristics of the housing unit(s). Rich Cole stated that sometime in the future, some monies allotted to affordable housing could be spent for impact fees. Kathy Young indicated that impact fees are waived when using SHIP funds as this is part of the local housing assistance plan that was approved by the commissioners. Kathy noted that even though the fees are being waived, the permit fees are actually being paid from the general revenue account to reimburse the building department which is actually tax payer’s dollars.

Motion made by Virginia Watson to begin with incentive “c” and continue alphabetically; “b” will be last for priority of issues requiring significant discussion. The motion was seconded by Rich Cole. The motion carried unanimously.

Fifth order of business: *Density flexibility (item “c”).* Virginia Watson discussed density bonus options. **Discussion:** Brad Cornelius stated Sumter’s plan currently addresses affordable housing in only one area allowing 8 units per acre as a maximum for master planned development and is based on a point system. Rich Cole suggested recommending to the commissioners that they allow for flexibility and density for affordable housing. Brad Cornelius will assist by providing information on hurdles that are frequently encountered and processes that must be gone through and possible amendments to the current comprehensive plan. The availability of tax credits, inclusionary housing and density bonuses were discussed, there are some limitations which would require significant research.

A motion was made by Diana Couillard to have Brad Cornelius provide general parts of Sumter County's Plan that would need to be updated or changed. Rich Cole made a motion to present a recommendation to the commissioners to refer the decision to the planning department to consider the feasibility of more flexible densities for affordable housing. Two motions are now on the floor. Rich Cole repeated his motion above and added at present the Sumter County land development code and comprehensive plan allow a maximum density of 8 units per acre. The AHAC recommends that the commissioners ask the planning department to consider more flexible densities for affordable housing. All members present agree that a density of more units per acre is needed. Diana Couillard removed her motion from the table. Virginia Watson made a second on the motion made by Rich Cole. The motion carried unanimously.

Sixth order of business: *Reservation of infrastructure capacity.* Gary Schick asked for guidance and clarification from Brad Cornelius. **Discussion:** Mr. Cornelius indicated that this issue is primarily in regard to water and sewer. Sumter County is not a water or sewer provider. The developer must acquire from city or other private provider. Rich Cole noted that it is not feasible for developers to build without annexing into cities in order to acquire utilities. Brad noted that current inter-local service discussions include an item that cities and the county will work together to identify a joint plan and procedure to identify workforce housing needs. This language is floating, but nothing has been approved.

Motion made by Virginia Watson that the AHAC committee supports the current work being done on current inter-local agreements by county staff. The second was provided by Matt Yoder. The motion carried unanimously.

Seventh order of business: *Allowance of affordable accessory residential units in residential zoning districts.* Gary Schick requested comments from Brad Cornelius for clarification. **Discussion:** Mr. Cornelius explained this is adding an additional unit that is exempt from density requirements for affordable housing units. There is a provision for a Temporary Use Permit (TUP) for a caregiver that can only be a mobile home or RV and must be removed once the caregiver is no longer necessary. There is also the lineal transfer division allowing the occupant to qualify for homestead exemption, but the requirements for land splitting are restrictive. Current code does have design criteria for accessory structures which must be met; the unit must be similar to the primary structure, a minimum of 600 square feet and maximum of 40% of the main residence. It can not be a townhouse or multi-family unit and once the temporary use is over, the unit must be occupied by a family member only or used as guest housing; it can not be rented. The question being, should these restrictions be removed from these units?

Motion made by Diana Couillard that no changes be made to the affordable accessory units. Second provided by Matt Yoder, motion carried as follows:

Matt Yoder - Aye, Virginia Watson - Nay, Larry Lawrence - Aye, Diana Couillard - Aye, Gary Schick - Aye, Rich Cole - Aye, Brad Burris - Aye, Hilary Cook - Aye, Annette McCullough - Aye, Jacquelyn Smith - Aye, P.J. Lewis - Aye.

Diana Couillard excused herself from the meeting at 11:23am.

Gary Schick discussed continuing the meeting and possible time constraints for other board members. Rich Cole made a motion to halt the AHAC meetings at an hour and a half to enable members planning time. Motion seconded by Matt Yoder. The motion carried unanimously.

Public Input:

- There was no public input

Items for next agenda:

- Item "I"
- Item "K"
- Item "B"
- Item "G"

Kathy Young will provide information on these items via e-mail for review prior to the next meeting.

Matt Yoder asked if any incentives were currently in place for items such as renovation of an old church for use as efficiency apartments or other existing structures that could be used. Brad Cornelius indicates credits may be available.

Motion made to adjourn by Virginia Watson at 11:30am. The motion was seconded by Richard Cole and carried unanimously.

Submitted by: _____
Virginia Watson, Secretary

Approved on the 10th day of July 2008

By: _____
Gary Schick, Chairperson