

**Levy County**  
**Affordable Housing Advisory Committee (AHAC)**  
**2023 Incentive Strategies Review and Recommendation Report**

**I. Background Information:**

The Levy County AHAC Committee consists of nine (9) members representing various sectors. They represent at least six categories as identified in the Florida statute 420.9076. They are as follows:

1. **Gussie Boatwright:** A citizen who resides within the jurisdiction of the local governing body making the appointments.
2. **Stewart Wasson:** A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
3. **Natalie Thomas:** A citizen who is actively engaged as a real estate professional in connection with affordable housing.
4. **Christy Holland:** A citizen who is actively engaged as a not-for-profit provider of affordable housing.
5. **Philip Leitner:** A citizen who is actively engaged in the banking or mortgage banking industry.
6. **Billy Williams:** A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
7. **Kurt Richardson:** A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
8. **Sue Beaudet:** A citizen who represents employers within the jurisdiction.
9. **Russell “Rock” Meeks** A locally elected official from each county or municipality.

Gussie Boatwright serves as the AHAC Chair with Stewart Wasson as Vice-Chair. The committee meets frequently generally monthly.

**II. Public Hearing/Meeting:**

The committee met on February 8, 2023; March 8, 2023; April 12, 2023; June 14, 2023; July 19, 2023; August 9, 2023; September 13, 2023; November 8, 2023 and January 10, 2024. The AHAC also held an Affordable Housing Workshop on October 12, 2023. The meetings were held in the Commissioner’s Meeting Room located in the Levy County Government Complex 310 School Street, Bronson, UF Nature Coast Biological Station in Cedar Key and City Hall in Williston and Chiefland. The meeting held on January 10, 2024 was for the purpose of voting on the final incentive strategies to be recommended to the Levy County Board of County Commissioners was duly noticed as per established guideline/ Florida Statutes, Sec. 420.9076 (5). (See-attached advertisements)

Committee members in attendance at the January 10, 2024 meeting were:

1. Gussie Boatwright
2. Christy Holland
3. Stewart Wasson
4. Philip Leitner
5. Sue Beaudet

There was one members of the public in attendance.

1. Johnette Ross

**III. Incentives & Recommendations:**

The AHAC has reviewed, considered, and evaluated the following the strategies provided in the SHIP Statute at Florida Statutes, Sec. 420.9076 (4):

- (a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- (b) All allowable fee waivers provided for the development or construction of affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) Affordable accessory residential units.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (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.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

The AHAC acknowledged that Levy County has implemented/adopted five of the eleven incentive strategies (a, e, g, i, and j) and voted unanimously to recommend that the Levy County Board of County Commissioners continue the implementation of these strategies. The AHAC also voted on continued review of these implement strategies and to devise ways to enhance the effectiveness of these strategies through continued consultation with relevant County personnel.

**IV. Additional Recommendations/Comments:**

The AHAC unanimously agreed that County either had policies in place that provided the same impact as the other Incentive Strategies or that those strategies were not applicable to Levy County. The AHAC agreed to continuously review the Incentive Strategies as Levy County grows as these incentives may become relevant.

**V. Board/Council Consideration:**

Levy County Board of County Commissioners (BOCC) was presented with this report at the January 16, 2024 BOCC meeting.

**VI. Attachments:**

Public Hearing Advertisement