

Levy County
Affordable Housing Advisory Committee (AHAC)
2022 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. **Linda Cooper:** A citizen who resides within the jurisdiction of the local governing body making the appointments.
7. **Stephanie Seawright.:** A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
8. **Kurt Richardson:** A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
9. **John 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 January 12, 2022; March 9, 2022; April 6, 2022; May 4, 2022; June 8, 2022; August 10, 2022; September 14, 2022, November 9, 2022 and December 14, 2022. The AHAC also held an Affordable Housing Workshop on May 19, 2022. All meeting were held in the Commissioner's Meeting Room located in the Levy County Government Complex 310 School Street, Bronson, Florida 32621. The meeting held on December 14, 2022 was for the purpose of voting on the 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 advertisement)

Committee members in attendance at the December 14, 2022 meeting were:

1. Gussie Boatwright
2. Linda Cooper
3. Natalie Thomas
4. Philip Leitner
5. John Meeks
6. Stephanie Seawright

There were two members of the public in attendance.

1. Rustie Pendergrass
2. Briana Langford

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 four 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 was presented with this report at the December 20, 2022 BOCC meeting.

VI. Attachments:

Public Hearing Advertisement

Affidavit of Publication

STATE OF FLORIDA }
COUNTY OF CITRUS }

SS

1201 LC LC AFF HOUSING ADV COM PH 12/14

Before the undersigned authority personally appeared Erica Springer, who on oath says that she is a Legal Advertising Representative of the Levy Citizen, a weekly newspaper published at 17 NE 3rd Street, Chiefland, FL in Levy County, Florida; that the attached copy of advertisement, being a legal notice in the matter of 1201 LC LC AFF HOUSING ADV COM, was published in said newspaper by print in the issues of December 01, 2022 or by publication on the newspaper's website, if authorized, on December 01, 2022.

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

NOTICE OF LEVY COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE PUBLIC HEARING

The Levy County Affordable Housing Advisory Committee will be conducting a public hearing on Wednesday December 14, 2022 at 10:30 am at the Levy County Government Complex located at 310 School Street, Bronson Florida 32621. The Affordable Housing Advisory Committee will hold this public meeting for the purpose of recommending specific incentives to encourage and facilitate affordable housing. For further information please call the Levy County SHIP Program at (352) 486-5268.

NOTICE REGARDING THE AMERICANS WITH DISABILITIES ACT OF 1990. In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the OFFICE OF THE COUNTY COMMISSION no later than seven (7) days prior to the proceeding at (352) 486-5217, Bronson, Florida.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Published on December 01, 2022



Affiant

Sworn to and subscribed before me this 1st day of December 2022, by Erica Springer who is personally known to me.



Maria A. Parks, Notary Public 4/20/2025



MARIA A. PARKS
Commission # W1090773
Expires April 20, 2025
Banded thru Budget Notary Services