

**Levy County Board of County Commissioners  
Affordable Housing Advisory Committee (AHAC)  
2024 Incentive Strategies Review and Recommendation Report**

**I. Background Information.**

The Levy County AHAC Committee consists of eight (8) 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 industry.
6. **Rustie Pendergrass:** A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
7. **Sue Beaudet:** A citizen who represents employers within the jurisdiction.
8. **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 the following dates in 2024, January 8, March 13, April 10, May 8, August 14, September 11 and November 13. The Levy County BOCC held a workshop on July 30 for the AHAC. The meetings were held either in the Commissioner’s Meeting Room or the cafeteria, located in the Levy County Government Complex at 310 School Street, Bronson. The meeting on November 13, 2024, specifically focused on finalizing and voting on the incentive strategies to be recommended to the BOCC. This meeting was duly noticed as required by established guidelines and Florida Statutes, Section 420.9076(5). Supporting advertisements are attached for reference. (See attached advertisements)

Committee members in attendance for this meeting were:

Gussie Boatwright, Chair  
Stewart Wasson, Vice Chair  
Rustie Pendergrass, Secretary  
Russell “Rock” Meeks  
Phil Leitner  
Sue Beaudet  
Natalie Thomas

There were three (3) members of the public and for four (4) county staff in attendance.

### **III. Incentives & Recommendations:**

The AHAC reviewed, considered, and evaluated the following strategies provided in the State Housing Incentives Partnership (SHIP) Program 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(5)(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 land 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 or adopted five of the eleven incentive strategies: (a, e, g, i, and j). The committee voted unanimously to recommend that the Levy County Board of County Commissioners continue the implementation of these strategies.

Additionally, the AHAC has committed to the continued review of these implemented strategies. The committee aims to identify ways to enhance their effectiveness through ongoing consultation with relevant County personnel and community partners.

### **IV. Additional Recommendations/Comments:**

The AHAC unanimously concluded that the County either already has policies in place that achieve the same impact as the remaining incentive strategies or that those strategies are not currently applicable to Levy County.

The committee agreed to continuously review the incentive strategies as Levy County grows, recognizing that these incentives may become relevant in the future.

### **V. Board/Council Consideration:**

Levy County Board of County Commissioners (BOCC) was presented with this report at the December 10, 2024 BOCC meeting.

**VI. Attachments:**  
Public Hearing Advertisement


**Affidavit of Publication**

STATE OF FLORIDA )           SS  
COUNTY OF CITRUS )

1031 LC PUBLIC NOTICE  
NOTICE OF LEVY COUNTY AFFORDABLE HOUSING  
ADVISORY COMMITTEE (AHAC) PUBLIC HEARING  
The Levy County Affordable Housing Advisory Committee will be conducting a public hearing on Wednesday November 13, 2024 at 10:00 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 or email Marlon Gayle, Housing Planner at [gayle-marlon@levycounty.org](mailto:gayle-marlon@levycounty.org).  
Published on October 31, 2024

Before the undersigned authority personally appeared Lucille Houston, 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 1031 LC PUBLIC NOTICE, was published in said newspaper by print in the issues of October 31, 2024 or by publication on the newspaper's website, if authorized, on October 31, 2024.

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

  
\_\_\_\_\_  
Affiant

Sworn to and subscribed before me this 31st day of October 2024, by Lucille Houston who is personally known to me.

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



MARIA A. PARKS  
Commission # HH 099773  
Expires April 20, 2025  
Bonded thru Budget Notary Services