
MINUTES ARE NOT VERBATIM

**OKALOOSA COUNTY/CITY OF FORT WALTON BEACH
AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES**

**December 2, 2021 11:00 A.M.
1250 N. Eglin Pkwy, Shalimar, FL 32579
BCC Conference Room**

I. WELCOME

II. ROLL CALL

Board members in attendance; Randy Wise, Felicia Scaife, Felix Beukenkamp, Mike Kent, and Nitsi Bennett, Anita Williams, Ken Wolfe, Jeremy Stewart

Staff in attendance; Elliot Kampert, Abra McGill, Abigail Ramirez, Nathan Boyles

Guest in attendance; CareySue Beasley

III. Approval of minutes from November 7, 2019

Recommendation: Motion to Approve

1st: Nitsi Bennett

2nd: Felix Beukenkamp

VOTE: Approved Unanimously

IV. OPEN TO THE PUBLIC

Chair asked if anyone from the public would speak. There were no speakers.

V. NEW BUSINESS

A. 2022-2023, 2023-2024, 2024-2025 Local Housing Assistance Plan (LHAP) Incentive Strategy Review

67-37.010 *"...must approve the local affordable housing incentive strategy recommendations at a public hearing by affirmative vote of a majority..."*

Abra McGill advised the committee that the Incentive Strategy will be reviewed by this committee annually. Each section should be gone through and will requires a recommendation from this committee according to the FL Administrative Code 67-37.010 Current Incentive strategy was viewed. Discussion was had on each. Committee decided as a group that none of the strategies require any changes and should be left as is.

LHAP strategies were discussed. Committee recommends keeping all strategies currently in the LHAP and to add strategies for new construction and demo for home ownership. Additionally, the committee discussed changing the County policy to allow for 50% of 125% of the property value.

- B. Public hearing** – Discussed possible days in January that may work for committee members. Staff will send an email with dates once documents are prepared.
- C. SHIP policies** – Ms. McGill informed committee that the BCC adopted SHIP Policies on May 5, 2020, amended September 15, 2020. Copies were available for those that needed one.
- D. 2022 Meeting Schedule** – Ms. McGill presented the following dates if the committee would like to keep the regular meets on the first Thursday. Discussion of time ensued. Committee agreed to change meeting time to 1 o'clock.

Thursday, February 3, 2022
Thursday, May 5, 2022
Thursday, August 4, 2022
Thursday, November 3, 2022

VI. OLD BUSINESS

A. SHIP Update

- i. Annual Report 17/18 funds closeout** – Approved by Florida Housing Finance Corporation on January 13, 2020
- ii. 18/19 funds closeout (\$374,419)** – in process, Extension till December 15, 2021. Staff will be requesting an additional extension. Extension is needed due to still having an estimated \$130,000 remaining. Projects were delayed for various reasons. COVID 19, illness, product delays.
- iii. 19/20 funds (\$381,688)** – working to encumber/expend all funds, accepting applications
- iv. 20/21 funds – (\$0.00)**
- v. 21/22 – projected funds (\$ 1,359,020)** Will not receive until 18/19 closeout is complete.

B. NSP Update

- i.** Ms. McGill informed committee that 74 of the 75 rental properties are occupied. There are a couple of income certifications being worked for the available unit by staff. Realty House keeps a waiting list of potential applicants.

C. AHAC By-Laws

- i.** Ms. McGill informed committee that the BCC ratified AHAC by-laws on November 19, 2019. Copies were available for those that needed one.

VII. OTHER BUSINESS

NONE discussed

VIII. ADJOURN

Prepared by: Abra McGill
Abra McGill