

# AFFORDABLE HOUSING ADVISORY COMMITTEE

## Regular Meeting - Minutes

May 2, 2024 1:00 P.M.

1250 N. Eglin Pkwy, Shalimar, FL 32579

First Floor, BCC Training Room

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### I. WELCOME

### II. ROLL CALL *(5 members needed for a quorum)*

**Board members in attendance;** Mel Ponder, Randy Wise, Felix Beukenkamp, Mike Kent, Bonnie Barlow

**Staff in attendance;** Abra McGill, Elliot Kampert, and Shelia Fitzgerald.

**Visitors in attendance;** None

### III. OPEN TO THE PUBLIC *statement by Chair (this meeting is open to the Public for comment)*

### IV. Approval of minutes from Special Meeting April 6, 2023 & Regular Meeting February 2, 2024

**Recommendation:** Motion to Approve minutes from February 2, 2024 AHAC meeting

1st: Bonnie Barlow

2nd: Randy Wise

VOTE: Approved Unanimously

**Recommendation:** Motion to Approve minutes from April 6, 2023 AHAC meeting.

1st: Felix Beukenkamp

2nd: Bonnie Barlow

VOTE: Approved Unanimously

### V. NEW BUSINESS

#### A. Low Income Housing Tax Credit and SAIL applications

Elliot explained that Florida Housing Finance Corporation (FHFC) will be releasing an RFP sometime in the fall. In recent years the county has been approached by a number of projects competing for those dollars. The Board of County Commissioners would like something in place to assist in determining who the County should provide support to, as they can only support one. Based on this information the County plans to develop their own RFP applications that would precede the State's. A selection committee, possibly the AHAC, would then use a scoring mechanism that will be determine and submit their recommendation to the BCC. Shelia added that this process has been successfully implemented in other counties which is why Okaloosa is considering doing the same.

Elliot is asking for the AHAC input on the selection criteria that should be used.

### VI. OLD BUSINESS

#### A. Attainable Workforce Housing Strategic Plan Update and Discussion of the AHAC's role in implementation of strategies

Elliot went through the Implementation Matrix included in the Attainable Workforce Housing Strategic Plan starting with the strategies the BCC doesn't want to entertain, status "No further action to be taken".

1.4 This strategy has more moral support than actual. Okaloosa has permit fees but there are no impact fees not a lot to be able to waive. Permit fees currently average 0.4% - 0.2% of the project costs. By allowing this waiver it will add points and make Okaloosa county applications more competitive. Elliot will bring a draft fee resolution to the AHAC. Water and Sewer fees are separate and we can't speak for them. AHAC will need to decide what applies, for housing programs that meet specific standard of that specific application program, or any affordable housing project?

1.6 Outreach that the Board is doing.

1.8 Shelia is working on

2.1 Mostly up to the Department of Defense. Currently they are looking at using at the enhanced use lease process.

2.2 Enhanced use lease may be used as it is similar to a community land trust. Non-County entity with County involvement

2.3 Hearing from public in north county to determine what growth the citizens want.

3.2 Ability to do in North County but waiting for study results. South County typically gets push back from citizens when zoning is changed.

Mike added that he is seeing a lot of issues with what people moved here for and the changes that are happening. People are having to move out of the area because the model has and is changing. People are leaving because insurance and other cost. Every 3 people that are coming into Florida 2 are leaving.

3.3 Density bonus that has been offered has not been enough of an incentive to build affordable housing. How much density would it take to be enough?

3.4 Not currently clear in the Land Development Code. Are working at updating that. Will provide opportunity the opportunity to allow more than one ADU on a piece of property. Looking at allowing non-family to live in ACU. Felix believes this is a good idea. Mike said we will fight the NIMBYism but it is needed.

3.5 Need to define what a smaller unit is. Is it square footage based or number of bedrooms? Will start to look at for south county, North county will wait until after the north planning study.

3.6 Will look at LDC. A recent change stated a 2-car driveway was a need and there is now talk of removing that. What would that look like?

3.7 Done in other places usually in the form of CRA's. State regulation want a certain amount of nonresidential use to support the district. There are areas that will logically work, the difficulty will be creating more density has previously not been supported by the public

4.2 Currently working on by hiring housing program manager

4.3 BCC doesn't have many choices. They have the general fund, and SHIP and maybe NSP program income once affordability period has expired. AHAC will hopefully come up with some ideas for local funding.

4.5 Shelia is researching. Change recently made to allow affordable housing.

4.6 Sadowski act is 30 years old and some of the restrictions on funding that went into the matrix when creating the act possibly no longer apply. Legislative changes would be needed.

Shelia added that staff will go through and prioritize the strategies that the AHAC will need to be involved in. Then bring a 1 or 2 to the AHAC at a time to work on. May need special meetings.

## **B. Update on Purchase Assistance Program**

Abra McGill advised the committee that she met with Felica Scaife couple weeks back they reviewed the Purchase Assistance procedures. The only substantial change from last meeting in the process is that instead of the Lender completing their entire process then the County completing the income certification The County will accept pre-approval letter from the Lender, then the County will preform the income certification with paperwork provided by Lender. The Lender and buyer will then start to process of finding the home and providing the rest of the documents to County Housing Staff.

Next steps are completing the in-house agreements and forms and having approved by the appropriate parties. Development of lender training that will lead to an approved lender list.

## **C. Update on Affordable Housing Program staffing**

Shelia stated that the Housing Program Manager job description was approved today. Will be open through at least May 22<sup>nd</sup>, can extend if we do not have ample applicants, Job posted on the County website today. Abra will forward job link to AHAC members. Shelia asked for AHAC members to forward to individuals that they think may be interested. The County is hoping to have the position filled no later than July 2024. Housing Specialist position was vacated the end of March, interviews are scheduled to replace this position. Should have position filled within a couple weeks.

## **VII. OTHER BUSINESS**

### **A. Set meeting date for review of proposed changes to Land Development**

Elliot explained any increase in housing requires the AHAC to look at and make a recommendation to the BCC. Clear cutting will be one item that will need to be looked at to determine cost effectiveness. Special meeting may be needed in July.

TMPA study has been posted on the County housing website.

Shelia reminded the group that the Housing Summit is scheduled for May 13, 2024. Some of these conversations will be had there as well. She encourages those who received an invite to attend.

## **VIII. ADJOURN**

Prepared by: Abra McGill

Abra McGill