

SHIP Affordable Housing Advisory Committee (AHAC) Meeting

March 6, 2024 – 4:00 P.M.

Pinellas County Communications – Palm Room

333 Chestnut Street

Clearwater, FL 33756

- I. CALL TO ORDER
- II. Approval of the Minutes (October 11, 2023)
- III. NEW BUSINESS
 - The Local Option Tax Exemption under Live Local – Scott MacDonald
 - The Shelter Mitigation Fee for development in the Coastal High Hazard Zone
 - Multi-Modal Impact Fee Waiver Discussion
- IV. Down Payment Assistance Program Comparison Discussion
- V. Other Business
- VI. Adjourn

**Affordable Housing Advisory Committee
Pinellas County
October 11, 2023 Meeting Minutes**

The Affordable Housing Advisory Committee (AHAC) (as created by the Florida Statutes 420.9076(2) and Pinellas County Ordinance 93-30, as amended) met in regular session at 4:01 PM on this date in the Palm Room at the Pinellas County Communications Building, 333 Chestnut Street, Clearwater, Florida.

Present

Robyn Fiel, Chairman, Housing Finance Authority (HFA) Member, Mortgage/Real Estate Professional
Steve Baumann, HFA Member, Resident of Jurisdiction
Sean King, Not-for-Profit Developer of Affordable Housing
Shannon L. Love, Resident of Jurisdiction
Frances M. Pheeny, Not-for-Profit Provider of Affordable Housing
Brian Scott, County Commissioner, Elected Official
Kim Wagner, HFA Member, For-Profit Provider of Affordable Housing

Not Present

Paul Burroughs, HFA Member, Banking Industry
Denise M. Deja, Low-Income Advocate
Tammy Hicks, Provider of Affordable Housing

Others Present

Sheri Harris, Pinellas County Housing Section Manager
Derrill McAteer, Pinellas County Senior Assistant County Attorney
Krista Johnson, Board Reporter, Deputy Clerk
Other interested individuals

All documents provided to the Clerk's Office have been filed and made a part of the record.

CALL TO ORDER

Chairman Fiel called the meeting to order at 4:01 PM. At her request, those attending in person introduced themselves.

APPROVAL OF MINUTES

A motion was made by Commissioner Scott to approve the meeting minutes of August 2, 2023. The motion was seconded by Mr. King and carried unanimously.

NEW BUSINESS

Approval of 2023 AHAC Report

Referring to a draft of the *AHAC Report to the Board of County Commissioners (BCC) State Housing Initiative Partnership (SHIP) Affordable Housing Incentive Strategies* included in the agenda packet, Ms. Harris indicated that the item is a public hearing and has been advertised as such and requested comments from the Committee regarding the report.

Following a query by Mr. Baumann, brief discussion ensued regarding short-term rental accessory dwelling units potentially being used as vacation rentals. Attorney McAteer, with input from Ms. Harris, discussed the state's handling of the issue which limits the County's flexibility to act, relating that he would consult with staff to determine if anything can be done; whereupon, Commissioner Scott made a motion to approve the report. The motion was seconded by Ms. Love and carried unanimously.

Ms. Harris noted that the report will be presented to the BCC for final approval at its December meeting and will subsequently be submitted to the Florida Housing Finance Corporation.

Approval of 2024 Committee Dates

Ms. Harris referred to a document titled *AHAC 2024 Meeting Dates* included in the agenda packet and requested the Committee's approval; whereupon, Ms. Pheeny made a motion to approve the meeting dates as presented. The motion was seconded by Commissioner Scott and carried unanimously.

OTHER BUSINESS

Ms. Harris provided an update regarding the County's surplus property program, indicating that surplus publicly-owned property within Pinellas County has been posted on the County's Real Estate Management website; and that an electronic form is available for completion by interested individuals, which will be reviewed by staff in November.

Additionally, she noted that applications are being received for several Committee seats which are expiring at the end of October; and that the applications will be voted on at the October 17 BCC meeting.

Following a request by Mr. King for the Committee to consider supporting an increase to the maximum sale price allowable to qualify for down payment assistance, lengthy discussion ensued; whereupon, Ms. Harris suggested that staff could present an analysis

at the next Committee meeting, which will focus on affordable housing purchase prices, comparisons to other jurisdictions within Pinellas County, and affordability for households between 80% and 120% of area median income; whereupon, the members provided consensus that staff should complete and provide that analysis.

ADJOURNMENT

Chairman Fiel adjourned the meeting at 4:26 PM.