

Orientation for New AHACs in 2022

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www.flhousing.org

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AFFORDABLE HOUSING CATALYST PROGRAM

Sponsored by the Florida Housing
Finance Corporation



Overview of the Training

- New SHIP Communities Assembling AHACs
- Housing Incentives, a type of Regulatory Reform
- AHAC Responsibilities
- AHAC Report Timeline
- Step by Step Guide to 2022 Activities



New AHAC Communities

Rob Dearduff's email notes "several counties that were previously receiving the minimum allocation of \$350,000 per year are now set to receive more than that minimum amount."

Deadline: produce an AHAC Report by
December 31, 2022

- DeSoto
- Gadsden
- Hendry
- Jackson
- Levy
- Okeechobee
- Suwannee
- Wakulla



New AHAC Communities

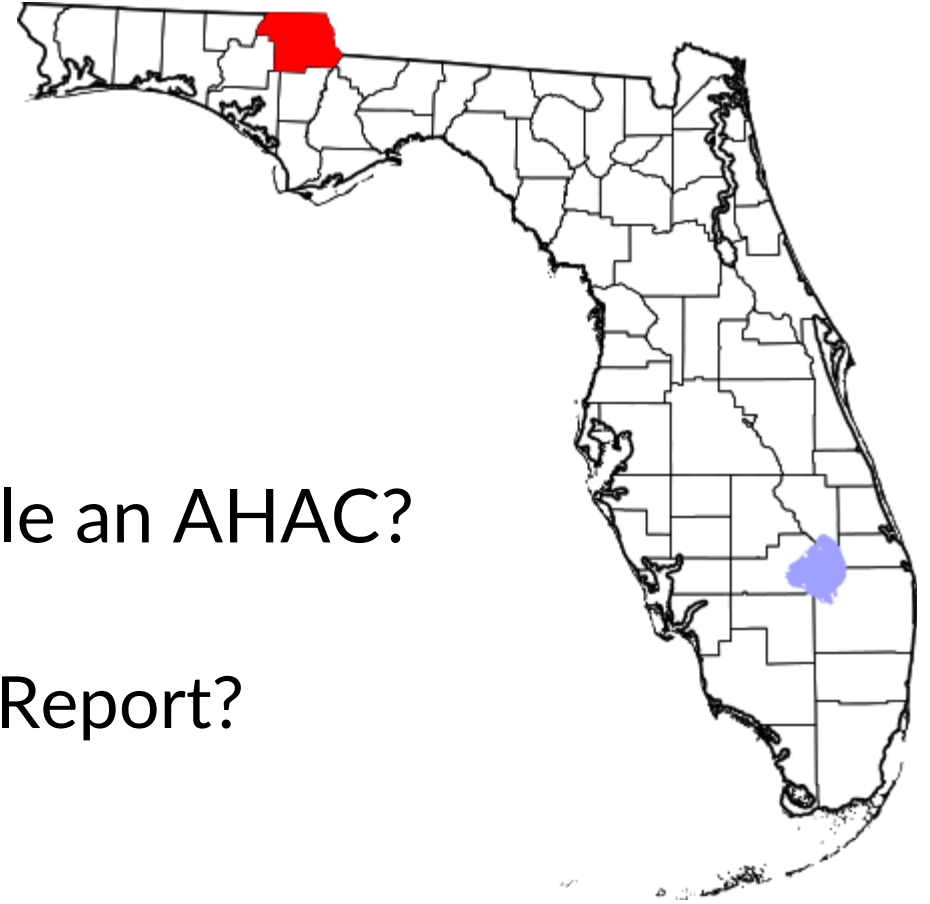
- You may have an AHAC to oversee SHIP
 - But you have not produced an AHAC Report
- Your community may not have had an AHAC since 2008

POLL: Do you have an AHAC that meets at least twice a year?



Jackson County AHAC Experience

- When did the County recently assemble an AHAC?
- Has the committee produced an AHAC Report?
- What topics does AHAC discuss?



10% Admin Budget Stays the Same but 'Admin from Program Income' changes

5% of Program Income for: Counties that are not a 'small county' with an unincarcerated population of 75,000 or less.

10% of Program Income for: Small counties and eligible municipalities receiving up to \$350,000, according to section 67-37.007 (5)(f) of the SHIP Rule.



The AHAC can be a Catalyst for Regulatory Reform

- An average of 32.1% of multifamily development costs are due to government regulation
- About 24.3% of the price of a single-family home is due to regulation
- The AHAC is designed to help the local government consider how its local policies, rules, and regulations affect the cost of housing development and in turn, housing affordability, and how the local government can improve its policies to encourage affordable housing.



Affordable Housing Advisory Committee (AHAC)

- Main responsibility: to produce an annual report with recommendations on local affordable housing incentives.
- 420.9076(4): “Annually, the [AHAC] shall review the established **policies and procedures**, **ordinances**, **land development regulations**, and adopted local government **comprehensive plan** . . . and **shall recommend specific actions** or **initiatives** to **encourage or facilitate affordable housing** while protecting the ability of the property to appreciate in value.”



Recommended Incentives for Affordable Housing

- Recommend the **modification or repeal** of existing policies, procedures, ordinances, regulations, or plan provisions;
- Recommend the **creation of exceptions** applicable to affordable housing; or
- Recommend to **amend** the local government comprehensive plan and corresponding regulations, ordinances, and other policies



Making Housing Affordable



- Increase the income of the household needing assistance
- Decrease interest rate on money you borrow to make affordable housing.
- Decrease housing-related debt
- Reduce the cost of building – **AHAC Regulatory Reform makes a difference here**

SHIP Statute: AHAC Responsibilities

- Review existing **plans, policies, procedures**, and laws that impact affordable housing development.
- **Recommend improvements** to existing policies or create new incentives that encourage/facilitate affordable housing.
- Produce a **report** that recommends and evaluates, at minimum, the 11 incentives required by s. 420.9076(4).
- Approve the final report by “affirmative vote of a majority of the membership of the [AHAC] taken at a **public hearing**.”



SHIP Funding is Contingent on AHAC Activity



If the AHAC does not produce an annual report, the SHIP Jurisdiction is out of compliance and cannot receive new funding

AHAC Updates

2020 legislative session: HB 1339
AHAC Statutory changes:

- Appoint an Elected Official
- Complete an AHAC Incentive Strategies report annually
- Must submit AHAC Report to FHC



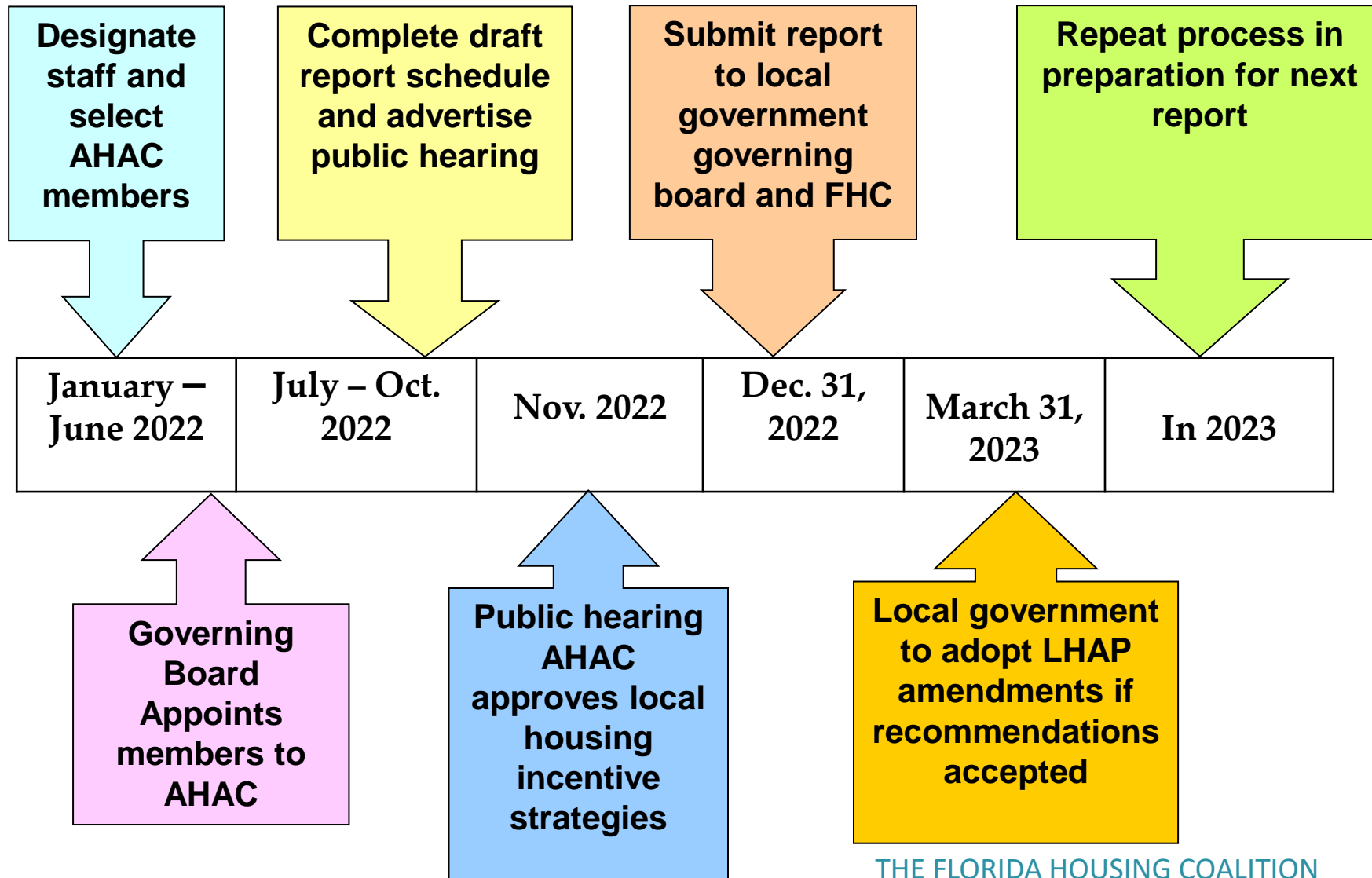
An Elected Official on the AHAC

- An official with the Commission that oversees the city/county's Local Housing Assistance Plan (LHAP)
- Elected official counts as one of the 8--11 members but does not count under a statutorily defined category
- Elected official must participate in AHAC meetings as committee works to produce an AHAC report for 2021

Role of the Elected Official?

- The elected official is a regular voting member of the AHAC
- Does not have any special authority on the committee
- Goals:
 - To engage the elected body on the AHAC's work
 - Elevate the status of the AHAC

AHAC Report Timeline

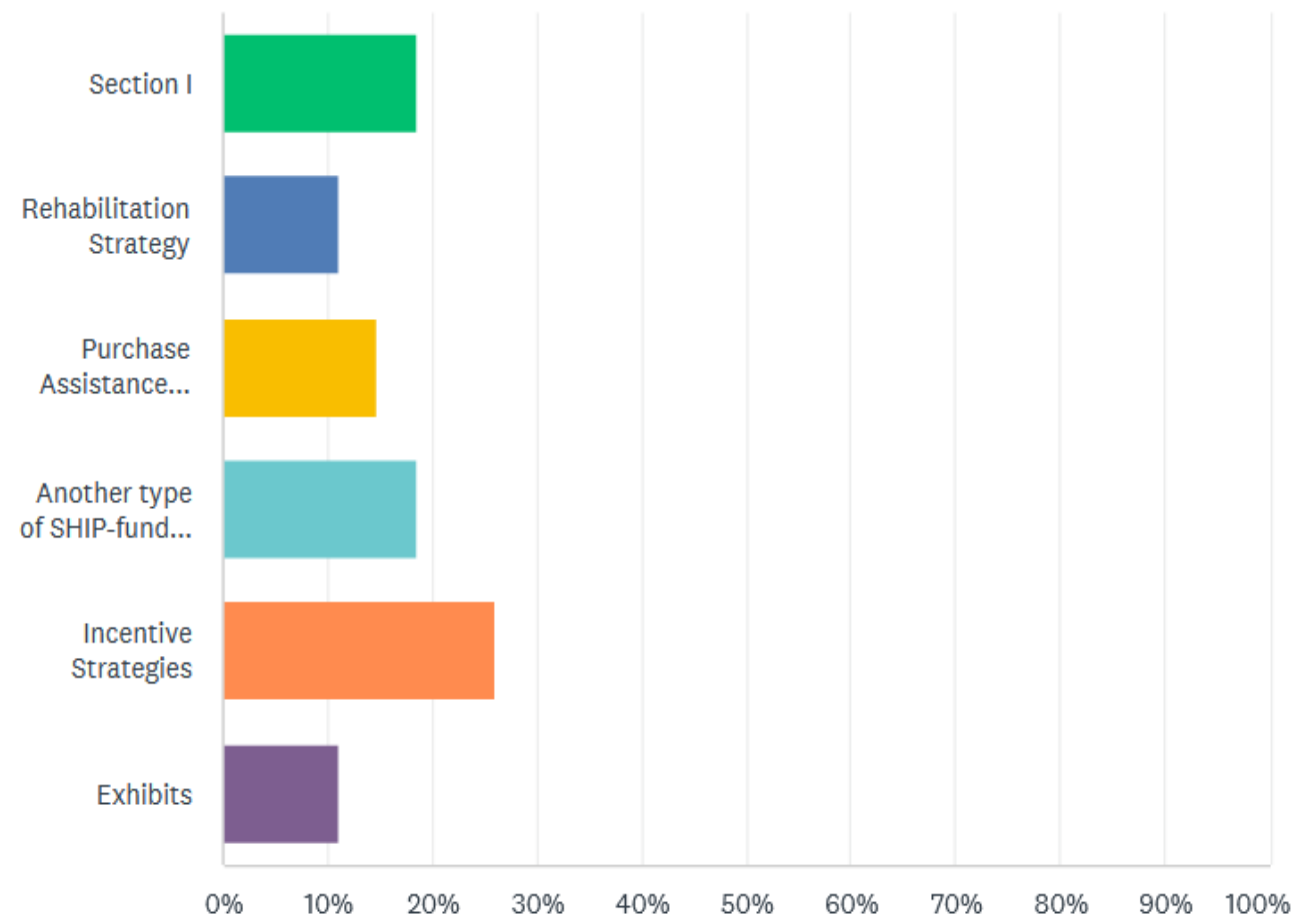


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December 2021 Survey

For which
section of the
LHAP do you
have the most
questions?

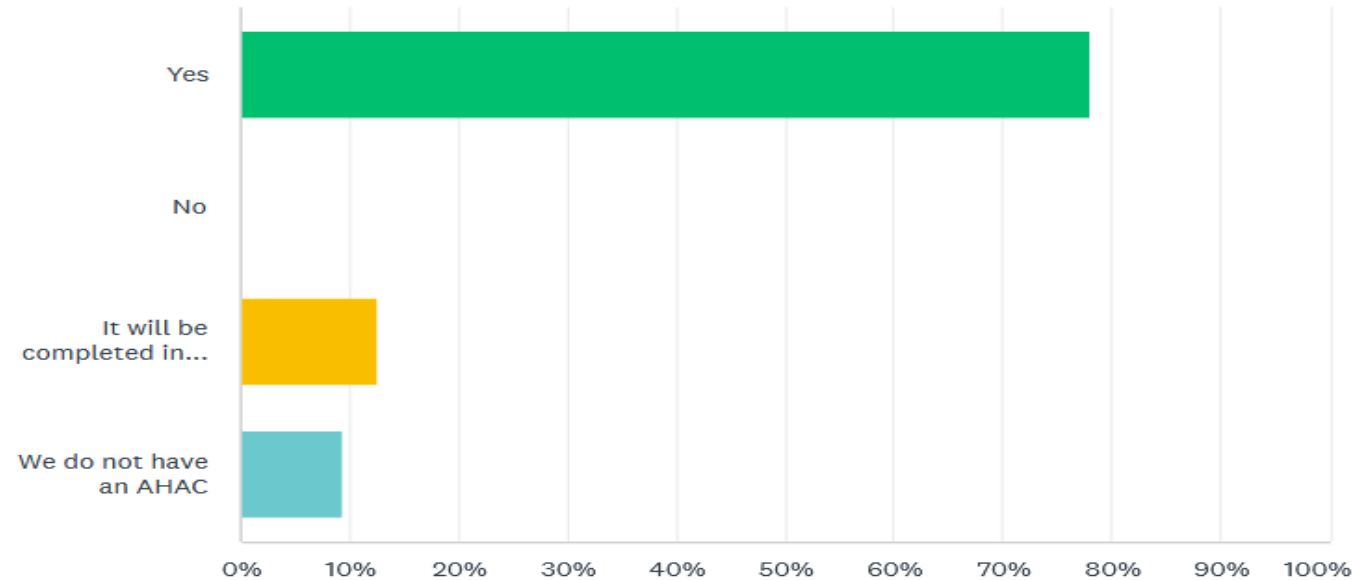


▼ Section I	18.52%	5
▼ Rehabilitation Strategy	11.11%	3
▼ Purchase Assistance Strategy	14.81%	4
▼ Another type of SHIP-funded strategy	18.52%	5
▼ Incentive Strategies	25.93%	7
▼ Exhibits	11.11%	3
TOTAL		27

Survey of Communities with 2022 LHAPs Due

Has your Affordable Housing Advisory Committee (AHAC) submitted its 2021 report on incentive strategies?

Answered: 32 Skipped: 0



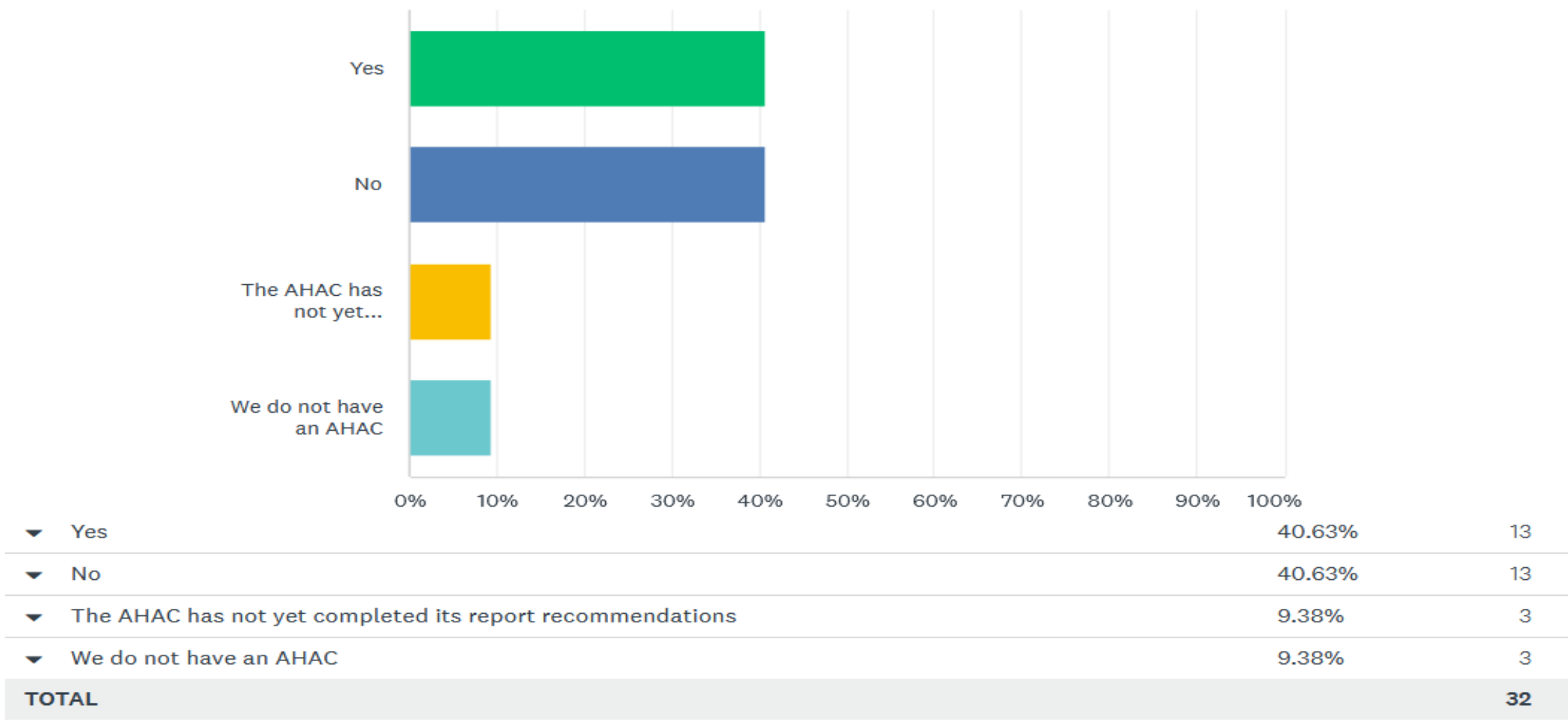
ANSWER CHOICES	RESPONSES	
Yes	78.13%	25
No	0.00%	0
It will be completed in the next few months	12.50%	4
We do not have an AHAC	9.38%	3
TOTAL		32



Survey: Recommendations Adopted

Are you adding new text to the incentive strategies section of the LHAP because AHAC recommendations were adopted by your elected officials?

Answered: 32 Skipped: 0



STEP 1: Read the Guidebook

Presenter:
Tamara West,
Technical Advisor



AHAC Guidebook

<http://www.flhousing.org/wp-content/uploads/2021/08/8-4-21-AHAC-Guide-UPDATE.pdf>

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STEP 2: Recruit AHAC Members

- At least 8 members but not more than 11 members
- Must consist of 1 representative from at least 6 of the 11 categories
- AHAC members do not have to be Low Income
- Members no longer required to be appointed by resolution



1. Citizen engaged in the residential home building industry in connection with affordable housing
2. Mortgage banking industry
3. Labor actively engaged in home building
4. Advocate for low-income persons
5. For-profit provider of affordable housing

AHAC Membership Categories



AHAC Membership Categories



6. Not-for-profit provider of affordable housing
7. Real estate professional
8. Local planning agency member per 163.3174
9. Citizen who resides within the jurisdiction
10. Representative of employers in jurisdiction
11. Representative of Essential Services Personnel

STEP 3: Recruit a Planner to Staff the AHAC



- Prepare the Planner before the AHAC Meeting
- Provide context and history related to incentive strategies

STEP 4: Discuss Incentives at Public Meetings

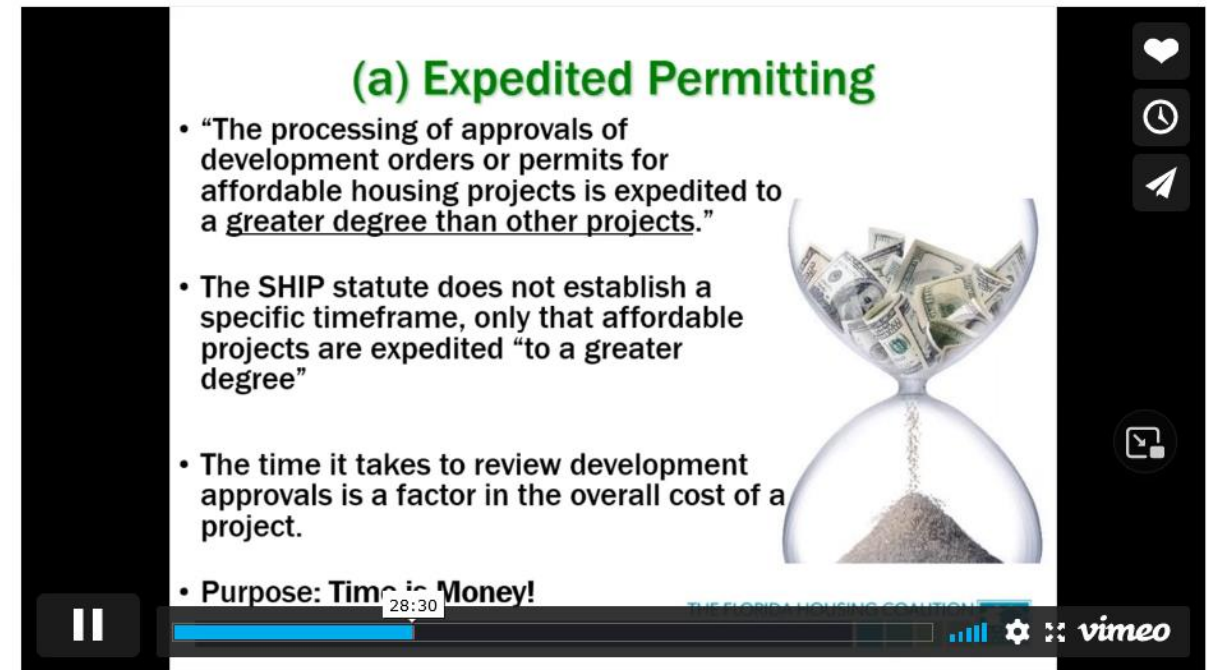


- At least two meetings
- First priority: Discuss 11 incentive strategies
 - AHAC staff support from SHIP and Planners
 - Take notes of Comments, Questions and Recommendations
- Wait for Later: SHIP funding discussions and more

Discuss Incentives at Public Meetings

Review Presentations about 11 Incentive Strategies

- “Implementing a Successful AHAC” Recording:
<https://vimeo.com/583548142>
- “Elected Officials Orientation to the AHAC” Recording:
<https://vimeo.com/463357569>
- Both PowerPoints attached as Handouts



Incentive Strategies Report Template

Step 5: Write AHAC Report

Affordable Housing Advisory Committee
Report to Board of City / County Commissioners
SHIP Affordable Housing Incentive Strategies

SUBMITTED TO: _____
BOARD OF CITY/COUNTY COMMISSION

SUBMITTED TO: _____
FLORIDA HOUSING FINANCE CORPORATION

DATE SUBMITTED: _____

PREPARED BY: _____

BACKGROUND

As a recipient of State Housing Initiative Partnership funds, the City/County established an Affordable Housing Advisory Committee on DATE as required by the Florida Statutes, Sec. 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies.

- AHAC Report Template



Step 6: Public Hearing

- Complete AHAC Report edits BEFORE the public hearing
- Properly advertised public hearing
- Vote to send AHAC Report to City or County Commission
- Many communities require an in-person quorum, since there is a vote

Step 7: Present to Elected Officials, Florida Housing and FHC

Possible AHAC Outcomes

- Recommend adding new incentive strategies
- Recommend changing existing incentive strategies
- No recommendations for anything new
- Commission accepts recommendations
- Commission takes no action

Questions?



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