



2023-2024 AFFORDABLE HOUSING INCENTIVES REPORT

Presented by the Seminole County Affordable Housing Advisory Committee

In accordance with Florida Statute 420.9076, Seminole County Community Development Division staff and the Affordable Housing Advisory Committee (AHAC) are charged with preparing the annual Affordable Housing Incentives Report, which provides a list of incentives and recommendations to the Florida Housing Finance Corporation and local governing board that can be used to foster increased development of affordable housing throughout Seminole County.

On May 24, 2022, the Seminole County Board of County Commissioners approved and adopted the 2022-2025 Local Housing Assistance Plan (LHAP). The LHAP included the following affordable housing incentives to be achieved during the plan period:

1. Expedited Permitting (Required Incentive)
2. Ongoing Review of Policies, Procedures, Ordinances, and Regulations (Required)
3. Impact Fee Waivers or modifications

Additionally, the Board of County Commissioners approved the Attainable Housing Strategic Plan that recommends specific action steps to incentivize affordable and attainable housing development. During program year 2023-2024, Seminole County Community Services staff has continued to implement the recommended strategies identified the Attainable Housing Strategic Plan. These strategies include:

- Establish incentive program to reduce or subsidize impact fees, provide tax incentives, expedited permitting
- Leverage County Development Rights
- Preserve existing units
- Pilot Projects: Construction Loans and Purchase Assistance Programs
- Fund the Affordable Housing Trust Fund

Affordable Housing Incentives Implemented

The AHAC recommended activities to effectively manage the required incentives:

- Develop a certification process for expediting approval for permitting and rezoning
- Create a process for developers to apply for impact fee reduction or waivers

Affordable Housing Project Certification: During Program Year 2023-2024, Seminole County's Attainable Housing team continued to implement the preapplication review process to confirm and certify affordable housing projects seeking any form of local subsidy. The Attainable Housing Program Manager works in conjunction with the Development Services Department to identify potential affordable housing developments. Specifically, when developers contact Development Services (in person or

online) for a preapplication meeting to discuss their potential affordable housing project, the Development Services staff will connect the developer with the Attainable Housing Program to conduct a pre-application reviewed of the project. In this session, the Affordable Housing Program Manager:

- Reviews the project utilizing the Affordable Housing Checklist, to determine whether the project meets HUD’s development and affordability standards.
- Informs developers of the requirements for developments to be certified as an affordable housing project.
- Acts as the liaison between the developer and the County’s Planning and Development staff, by attending Predevelopment meetings to assist with resolving issues that could impede the project’s approval.

Currently, Seminole County provides a 14-day permitting process for affordable projects. This can be severely impacted if the developer does not respond to comments from the Building Department in a timely manner. As the liaison between the Developer and the Development Services Department, the Attainable Housing Program Manager is listed as a consultant to the Developer on its permit application, which allows the staff to receive notification during the permitting process. This will ensure developers respond to comments in a timely manner and decreases delays in plan approvals.

[Affordable Housing Development Projects Receiving Incentives](#)

Production Activities: During Program Year 2023-2024, Seminole County donated a total of 10 escheated lots to qualified non-profit developers as an incentive to produce single-family homeownership units for low- to moderate-income first-time homebuyers. Seminole County further incentivized development by utilizing the General Affordable Housing Trust Fund to pay administrative cost, such as title searches and recording fees for the donated parcels. Additionally, Attainable Housing staff used the Trust fund to reimburse reduced or waived impact fees on 5 single-family homes being developed through the American Rescue Plan Act Homeownership Program.

Pilot Projects:

1. **Construction Loans** - Seminole County allocated \$2 million to provide zero percent interest construction loans to two approved non-profit developers to fully-funded the hard construction cost for 10 single-family homes developed through the American Rescue Plan Act Homeownership Program. The loans are repaid to the County upon the sale of each home. It is anticipated roughly 75 percent of the initial loan amount will be returned as Program Income and deposited in the General Affordable Housing Trust Fund for future development. During Program Year 2023-2024, construction

was completed on 6 homes, and they have been sold to low to moderate income first-time homebuyers.



2. Purchase Assistance Funding: For buyers purchasing homes funded through the American Rescue Plan Act Homeownership Program, Seminole County provides 20 percent of the purchase price as an interest-free, deferred, forgivable loan to be applied towards down payment, closing costs, pre-paid costs, reserves, and principal reductions (if needed). Buyers also receive up to 3.5 percent to be applied to closing costs. The purchase assistance is funded by the County reducing the construction loans amount to be repaid upon the sale of each home by the amount of purchase assistance provided to the buyer and securing it as a zero percent interest deferred, forgivable loan.
3. Fund the Affordable Housing Trust Fund: In addition to the \$500,000 allocated annually by the Board of County Commissioners from the General Fund (Ordinance #2021-14) to assist in underwriting the cost of developing affordable housing, Program Income earned from the repayment of the construction loans will be deposited in the General Affordable Housing Trust Fund to fund future affordable/attainable housing development.

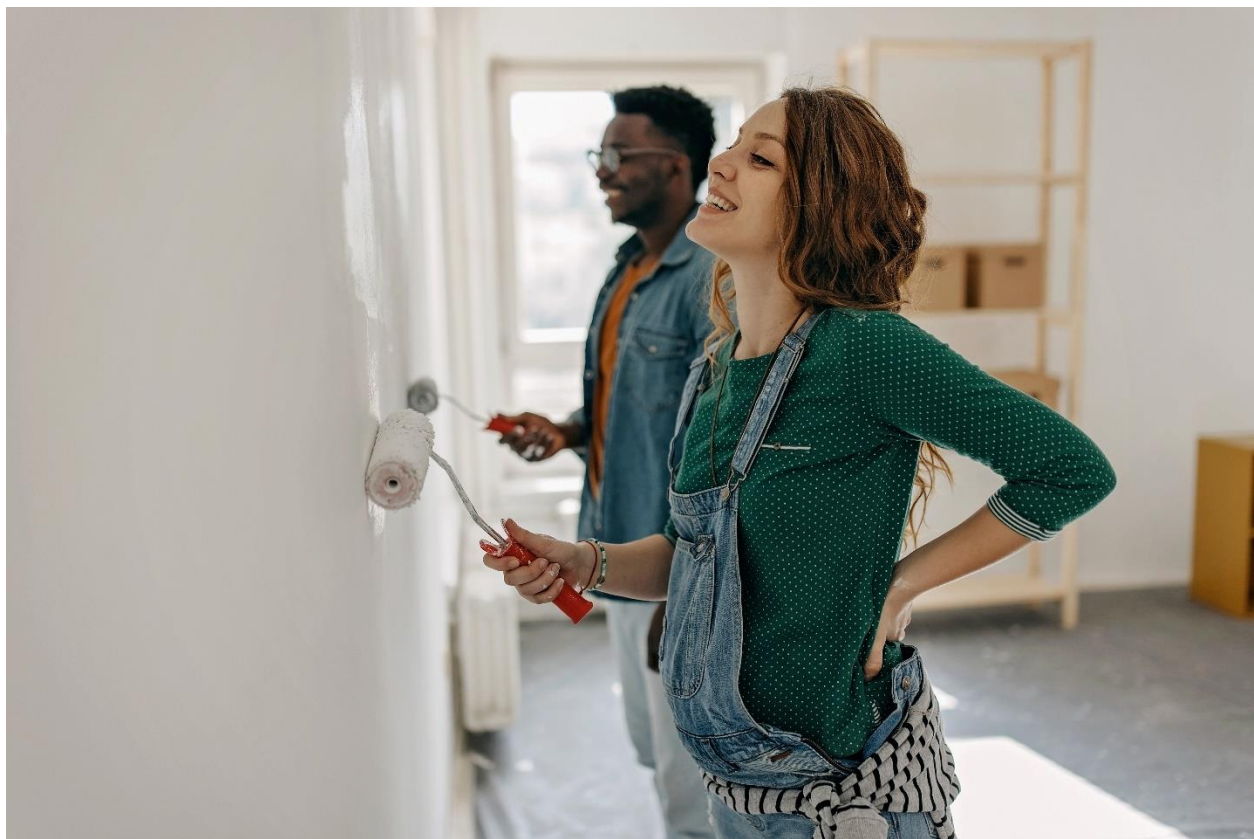
Preservation Activities: The Board of County Commissioners approved the Affordable Housing Advisory Committee’s (AHAC) proposed revisions to the Local Housing Assistance Plan (LHAP), that extended the required affordability periods to 30 years for affordable housing preservation activities receiving over \$50,000 County funds. The revisions also increased financial assistance allocations for approved affordable housing preservation activities.

Activity	Previous Max. Award	Current Max. Award
Rehabilitation	\$100,000.00	\$150,000.00
Reconstruction	\$200,000.00	\$250,000.00

During program year 2023-2024, Seminole County Community Development staff provided financial assistance to fund home preservation services to 36 low to moderate income homeowners. Those services provided:

Activity	Maximum Award	No. Homeowners Assisted
Minor Home Repairs	\$20,000.00	32
Rehabilitation	\$100,000.00	1
Reconstruction	\$200,000.00	3

Homes Preserved 10/01/2023 through 09/30/2024



Future Actions

The Board of County Commissioners has approved amendments to the Land Development Code (LDC) to implement Missing Middle Housing and Mixed-Use Corridor District zoning, in an effort to remove regulatory barriers in order to promote the development of Missing Middle Housing types. In adopting these land development strategies, Development Services anticipates it will support and incentivize the production of workforce and affordable housing. The Attainable Housing staff will monitor any progress being made utilizing these incentives and provide updates to the AHAC.

The Attainable Housing team also seeks to leverage Trust Fund dollars with other sources to acquire existing commercial properties or large vacant parcels to be land banked for future affordable/attainable housing development. The Attainable Housing team wishes to take advantage of the benefits offered through the Live Local Act, and with input from the AHAC and other community stakeholders, master plan a mixed-use, workforce housing development.



Seminole County will continue to donate surplus lots to qualified non-profit developers as an incentive to produce affordable housing units for low- to moderate-income first-time homebuyers. The Seminole County further incentivized the development by utilizing the Trust Fund to acquire parcels to land bank for future development, pay administrative cost, provide funds to reimburse reduced or waived impact fees.

