



2025 Affordable Housing Advisory Committee (AHAC) Incentive Report

Affordable Housing Advisory Committee

Report to Board of Wellington Council

SHIP Affordable Housing Incentive Strategies

SUBMITTED TO: 12/09/25
WELLINGTON COUNCIL

SUBMITTED TO: _____
FLORIDA HOUSING FINANCE CORPORATION

DATE SUBMITTED: _____

PREPARED BY: Andrew Stoops

BACKGROUND

As a recipient of State Housing Initiative Partnership (SHIP) funds, the Wellington Council established an Affordable Housing Advisory Committee (AHAC) on March 22, 2022, as required by the Florida Statutes, Sec. 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of Wellington's housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed to consider and evaluate the implementation of the incentives set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on the evaluation, the AHAC may recommend to the local government that it make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles which would encourage production of affordable housing.

As approved by the Wellington Council, the recommendations are used to amend the Local Housing Assistance Plan (LHAP), and support amendments to the local

Comprehensive Plan, land development regulations, and other policies affecting affordable housing.

COMMITTEE COMPOSITION

The Wellington Council established the Committee on March 22, 2022. Florida Statutes, Sec. 420.9076(2), lists the categories from which committee members must be selected. Each AHAC must have a locally elected official from the municipality participating in the SHIP program. The elected official will count as a member of the AHAC for purposes of meeting the number of members requirements. There must be at least eight committee members, but not more than 11, with representation from at least six of the following categories:

- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

The appointed AHAC members are included here, along with their category affiliation.

Name	Category Represented	Date Appointed
1. Tanya Siskind	Elected Official	10/14/2025
2. Heather Moree	Advocate for low-income	10/14/2025

3. John Greene	Real estate professional	10/14/2025
4. Juan Pagan	Represents employers	10/14/2025
5. Kesnel Theus. Jr.	Advocate for low-income	10/14/2025
6. Satyanarayana Polineni	Not-for profit provider	10/14/2025
7. Diana Stevens	Mortgage professional	10/14/2025
8. John Bowers	Local planning agency	10/14/2025

AFFORDABLE HOUSING RECOMMENDATIONS

The Wellington AHAC has reviewed local government plans, policies, and procedures; ordinances; regulations; statutes; and the comprehensive plan, among other documents applicable to affordable housing, for evaluation of their impacts on affordable housing. Further, the AHAC has specifically considered and evaluated the strategies set out in Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on this review and evaluation, the AHAC has formulated the following recommendations for the Wellington Council to incorporate into Wellington's housing strategy that are designed to encourage and facilitate the production of affordable housing.

The Wellington AHAC, from its review, consideration, evaluation, and recommendations, submits this report, which details the scope of its work and the resulting recommendations, to the Wellington Council, to the Florida Housing Finance Corporation, and the Florida Housing Coalition.

From the review and evaluation of the local government documents listed here, the AHAC recommends the Wellington Council incorporate the following incentive strategies into Wellington's housing strategy. The AHAC has reviewed, considered, and evaluated the following the strategies provided in Florida Statutes, Sec. 420.9076 (4):

- (a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- (b) All allowable fee waivers provided for the development or construction of affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) Affordable accessory residential units.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.

- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

EXPEDITED PERMITTING

Existing Strategy: Planning, Zoning and Building Director will assign a project coordinator to handle permitting through the review process. The project coordinator will be the point of contact for all questions concerning the review process. The Building Official will be responsible for expediting the building permitting process for strategies involving construction. Such applicants will be given priority of all other permit applications.

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation: This strategy has been adopted in accordance to the Local Housing Assistance Plan (LHAP).

FEE WAIVERS FOR AFFORDABLE HOUSING

Existing Strategy: N/A. The Planning and Zoning Division has previously made a presentation referencing the applicable Land Development Regulations with summary and recommendations pertaining to this incentive strategy.

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation: N/A

FLEXIBLE DENSITIES

Existing Strategy: N/A. The Planning and Zoning Division has previously made a presentation referencing the applicable Land Development Regulations with summary and recommendations pertaining to this incentive strategy.

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation: N/A

RESERVATION OF INFRASTRUCTURE CAPACITY

Existing Strategy: N/A. The Planning and Zoning Division has previously made a presentation referencing the applicable Land Development Regulations with summary and recommendations pertaining to this incentive strategy.

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation: N/A

PARKING AND SETBACK REQUIREMENTS

Existing Strategy: N/A. The Planning and Zoning Division has previously made a presentation referencing the applicable Land Development Regulations with summary and recommendations pertaining to this incentive strategy.

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation: N/A

AFFORDABLE ACCESSORY RESIDENTIAL UNITS

Existing Strategy: N/A. The Planning and Zoning Division has previously made a presentation referencing the applicable Land Development Regulations with summary and recommendations pertaining to this incentive strategy.

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation: N/A

FLEXIBLE LOT CONFIGURATIONS

Existing Strategy: N/A. The Planning and Zoning Division has previously made a presentation referencing the applicable Land Development Regulations with summary and recommendations pertaining to this incentive strategy.

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation: N/A

MODIFICATION OF STREET REQUIREMENTS

Existing Strategy: N/A. The Planning and Zoning Division has previously made a presentation referencing the applicable Land Development Regulations with summary and recommendations pertaining to this incentive strategy.

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation: N/A

PROCESS OF ONGOING REVIEW

Existing Strategy: The Village of Wellington Planning, Zoning and Building Department staff through the Village Council maintains an ongoing review of all factors that may affect the cost of housing.

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation: This strategy has been adopted in accordance to the Local Housing Assistance Plan (LHAP).

PUBLIC LAND INVENTORY

Existing Strategy: N/A. The Planning and Zoning Division has previously made a presentation referencing the applicable Land Development Regulations with summary and recommendations pertaining to this incentive strategy.

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation: N/A

SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

Existing Strategy: N/A. The Planning and Zoning Division has previously made a presentation referencing the applicable Land Development Regulations with summary and recommendations pertaining to this incentive strategy.

AHAC Recommendation: No recommendation at this time.

Schedule for Implementation: N/A