

1 regulations, and plan provisions that increase the cost of housing prior to their adoption; and a
2 schedule for implementing the incentive strategies. Local housing incentive strategies may also
3 include other regulatory reforms adopted by the city commission.
4

5 **Section 2.** Section 14-6 of the Code of Ordinances is amended in its entirety to read as follows:

6 **Sec. 14-6. Affordable housing advisory committee.**
7

8 (a) The affordable housing advisory committee is created and established to recommend
9 monetary and nonmonetary local housing incentive strategies to be included in the local housing
10 assistance plan as provided in Sec. 14-7. and such other duties as may be established by the city
11 commission. The city commission shall appoint the members to the committee by resolution.
12

13 (b) The affordable housing advisory committee shall consist of eleven members. The
14 composition of the committee shall include the following individuals as required by state law:
15

16 (1) One citizen who is actively engaged in the residential home building industry in
17 connection with affordable housing.

18 (2) One citizen who is actively engaged in the banking or mortgage banking industry
19 in connection with affordable housing.

20 (3) One citizen who is a representative of those areas of labor actively engaged in
21 home building in connection with affordable housing.

22 (4) One citizen who is actively engaged as an advocate for low-income persons in
23 connection with affordable housing.

24 (5) One citizen who is actively engaged as a for-profit provider of affordable housing.

25 (6) One citizen who is actively engaged as a not-for-profit provider of affordable
26 housing.

27 (7) One citizen who is actively engaged as a real estate professional in connection
28 with affordable housing.

29 (8) One citizen who actively serves on the city plan board

30 (9) One citizen who represents employers within the jurisdiction.

31 (10) One citizen who represents essential services personnel, as defined in the local
32 housing assistance plan.

33 (11) One other citizen

34 (c) If the city commission, whether due to the presence of a conflict of interest by
35 prospective appointees, or other reasonable factor(s), is unable to appoint a citizen actively
36 engaged in the above activities “in connection with affordable housing”, a citizen engaged in the
37 activity without regard to affordable housing may be appointed.

1 (d) The members of the committee shall be and remain bona fide residents of the city. If at
2 any time any member of the committee fails to be and remain a resident of the city that member
3 shall be automatically disqualified and removed from the committee.

4 (e) Members shall be appointed for a term of two years. Members may be reappointed for
5 consecutive terms, but no member shall serve more than three successive terms. Reappointment
6 may then occur after at least one year of absence from the committee. If a vacancy occurs, a new
7 appointment shall be made by resolution of the city commission for the remainder of the
8 unexpired term.

9 (f) Six members of the committee shall constitute a quorum sufficient to permit the
10 committee to take any formal action. Formal action of the committee must be approved by an
11 affirmative vote of a majority of its entire membership (i.e., 6 members). The committee may
12 meet to hear presentations with less than a quorum in attendance, provided the meeting is duly
13 noticed and formal action is not taken at the meeting. The committee may elect a chairperson or
14 presiding officer and may adopt rules of procedures to carry out its duties. All rules of procedure
15 must conform to this article, the Code of Ordinances, Rules of the City Commission and state
16 law.

17
18 (g) All meetings of the committee are public meetings and all committee records are public
19 records. Staff, administrative and facility support for the affordable housing advisory committee
20 shall be provided by the city housing division, and by the city planning and development services
21 department to the extent necessary to ensure an integrated approach to the work of the
22 committee.

23
24 (h) Except as otherwise provided herein, the general regulation of committees as set forth in
25 Chapter 2, Article V, Division 1 shall apply to this committee.

26
27 ~~(a) The affordable housing advisory committee is hereby created and established. The~~
28 ~~members of the advisory committee shall be appointed by resolution of the city commission.~~
29

30 ~~(b) The resolution appointing the members of the affordable housing advisory committee~~
31 ~~shall define affordable housing as applicable to the city in a way that is consistent with the~~
32 ~~adopted local comprehensive plan.~~
33

34 ~~(c) The affordable housing advisory committee shall be in effect for a period of two (2) years~~
35 ~~and then shall sunset. The committee shall consist of nine (9) members. Five (5) members shall~~
36 ~~constitute a quorum. The committee may not take formal actions unless a quorum is present, but~~
37 ~~may meet to hear presentations if duly noticed. The affordable housing advisory committee shall~~
38 ~~include the following:~~
39

40 ~~(1) One city resident who is actively engaged in the residential building industry.~~

41
42 ~~(2) One city resident who is actively engaged in the banking or mortgage industry.~~

43
44 ~~(3) One city resident who is a representative of those areas of labor engaged in home~~
45 ~~building.~~
46

1 (4) ~~One city resident who is designated as an advocate for low income persons.~~

2
3 (5) ~~One city resident who is a provider of affordable housing.~~

4
5 (6) ~~One city resident who is a real estate professional.~~

6
7 (7) ~~Three other city residents.~~

8
9 (d) ~~Members shall serve for one term only.~~

10
11 (e) ~~Frequency of meetings shall be established by the committee.~~

12
13 (f) ~~The affordable housing advisory committee shall comply with the Government in the~~
14 ~~Sunshine Law, the public records law, and the special provisions regarding notice of affordable~~
15 ~~housing incentive plan considerations provided in F.S. § 420.9076.~~

16
17 (g) ~~The affordable housing advisory committee shall annually elect a chairperson, vice-~~
18 ~~chairperson and such other officers as it deems necessary. The chairperson is charged with the~~
19 ~~duty of conducting meetings in a manner consistent with law.~~

20
21 (h) ~~Staff, administrative and facility support for the affordable housing advisory committee~~
22 ~~shall be provided by the city manager.~~

23
24 (i) ~~The affordable housing advisory committee shall review the established policies and~~
25 ~~procedures, ordinances, land development regulations, and adopted local comprehensive plan of~~
26 ~~the city and shall recommend specific initiatives and other incentives to encourage or facilitate~~
27 ~~affordable housing.~~

28
29 (j) ~~Within nine (9) months from the appointment of the affordable housing advisory~~
30 ~~committee the committee shall make recommendations approved by a majority of its~~
31 ~~membership at a public hearing. Notice of the time, date and place of the public hearing of the~~
32 ~~affordable housing advisory committee to adopt final affordable housing incentive~~
33 ~~recommendations shall be published in a newspaper of general paid circulation in the city. Such~~
34 ~~notice shall contain a short and concise summary of the affordable housing incentive~~
35 ~~recommendations to be considered by the affordable housing advisory committee. The notice~~
36 ~~shall also state the public place where a copy of the tentative affordable housing advisory~~
37 ~~committee recommendation can be obtained by interested persons.~~

38
39 (k) ~~To the maximum extent feasible, the approved affordable housing incentive~~
40 ~~recommendations submitted must quantify the affordable housing cost reduction anticipated~~
41 ~~from implementing the specific recommendation.~~

42
43 **Section 3.** Section 14-7 of the Code of Ordinances is amended in its entirety to read as follows:

44 **Sec. 14-7. Adoption of local affordable housing incentive strategies plan.**

1 (a) The affordable housing advisory committee shall review the established policies and
2 procedures, ordinances, land development regulations, and adopted comprehensive plan of the
3 city and shall recommend specific actions or initiatives to encourage or facilitate affordable
4 housing while protecting the ability of the property to appreciate in value. The recommendations
5 may include the modification or repeal of existing policies, procedures, ordinances, regulations,
6 or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of
7 new policies, procedures, regulations, ordinances, or plan provisions, including
8 recommendations to amend the local government comprehensive plan and corresponding
9 regulations, ordinances, and other policies. At a minimum, the committee shall submit a report
10 for local housing incentive strategies to the mayor and city commission that includes
11 recommendations on, and every three years thereafter evaluates the implementation of, local
12 housing incentive strategies in the following areas:

13 (1) Expedited processing of approvals of development orders or development permits
14 issued by the city for affordable housing projects, including without limitation,
15 building permits, zoning permits, subdivision approval, rezoning, certification,
16 special exceptions, variances, or any other official action of local government
17 having the effect of permitting the development of land for affordable housing
18 projects.

19 (2) Modification of impact-fee requirements, including reduction or waiver of fees
20 and alternative methods of fee payment.

21 (3) Allowance of flexibility in densities for affordable housing.

22 (4) Reservation of infrastructure capacity for housing for very-low-income persons,
23 low-income persons and moderate-income persons.

24 (5) Allowance of affordable accessory residential units in residential zoning districts.

25 (6) Reduction of parking and setback requirements for affordable housing.

26 (7) Allowance of flexible lot configurations, including zero-lot-line configurations,
27 for affordable housing.

28 (8) Modification of street requirements for affordable housing.

29 (9) Establishment of a process by which the city considers, before adoption, policies,
30 procedures, ordinances, regulations, or plan provisions that increase the cost of
31 housing.

32 (10) Preparation of a printed inventory of locally owned public lands suitable for
33 affordable housing.

34
35 (11) Support of affordable housing development near transportation hubs and major
36 employment centers and mixed-use developments.

37
38 (12) Other affordable housing incentives identified by the advisory committee.
39

1 (b) To the maximum extent feasible, the report of recommendations for local housing
2 incentive strategies submitted to the mayor and city commission shall quantify the affordable
3 housing cost reduction anticipated from implementing the specific recommendations.

4
5 (c) The report shall be approved by formal action of the committee at a public hearing.
6 Public notice of the hearing shall include the time, date and place and shall be published in a
7 newspaper of general paid circulation. The notice shall provide a short and concise summary of
8 the local housing incentive strategy recommendations to be considered by the committee. The
9 notice shall state the public place where a copy of the committee recommendations can be
10 obtained by interested persons.

11
12 (d) Within 90 days after receipt of the report from the committee, the city commission shall
13 adopt an amendment to the local housing assistance plan to incorporate the local housing
14 incentive strategies it will implement within the city. The city commission must consider the
15 strategies specified in Sec. 14-7.(a) as recommended by the committee. The city commission
16 may also consider other regulatory reforms and incentives that encourage or facilitate affordable
17 housing. The amendment shall include specific initiatives to encourage or facilitate affordable
18 housing and a schedule for implementation. At a minimum, the amendment shall include the
19 following:

20 (1) A schedule for implementation of expedited permit processing for affordable
21 housing projects; and

22
23 (2) A process for review of local policies, ordinances, regulations, and incentive plan
24 provisions that significantly impact the cost of housing prior to their adoption.

25
26 ~~(a) Within ninety (90) days after the date of the receipt of the affordable housing incentive~~
27 ~~recommendations from the affordable housing advisory committee, the city commission shall~~
28 ~~adopt the affordable housing incentive plan as submitted or as amended. The affordable housing~~
29 ~~incentive plan shall consist of the adoption of specific initiatives to encourage or facilitate~~
30 ~~affordable housing and a schedule for implementation and must include, at a minimum:~~

31
32 ~~(1) A schedule for implementation of expedited permit processing for affordable~~
33 ~~housing projects; and~~

34
35 ~~(2) An ongoing process for review of local policies, ordinances, regulations and~~
36 ~~comprehensive plan provisions that significantly impact the cost of housing.~~

37
38 ~~(b) Upon adoption of the affordable housing incentive plan the city manager shall notify the~~
39 ~~state housing finance agency by certified mail. The notice shall include a copy of the~~
40 ~~approved affordable housing incentive plan.~~

41
42 **Section 4.** It is the intention of the City Commission that the provisions of Sections 1, 2 and 3
43 shall become and be made a part of the Code of Ordinances of the City of Gainesville, Florida,

1 and that the sections and paragraphs of this Ordinance may be renumbered or relettered in order
2 to accomplish such intentions.

3 **Section 5.** If any word, phrase, clause, paragraph, section or provision of this ordinance or the
4 application hereof to any person or circumstance is held invalid or unconstitutional, such finding
5 shall not affect the other provisions or applications of the ordinance which can be given effect
6 without the invalid or unconstitutional provisions or application, and to this end the provisions of
7 this ordinance are declared severable.

8 **Section 6.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of such
9 conflict hereby repealed.

10 **Section 7.** This ordinance shall take effect on May 15, 2008 at 11:59 p.m.

11

12 **PASSED AND ADOPTED** this 14th day of April, 2008.

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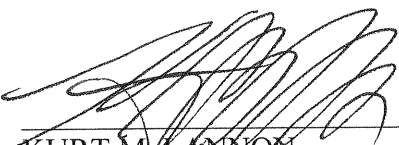


PEGEEN HANRAHAN
MAYOR

Approved as to form and legality


MARION J. RADSON
CITY ATTORNEY

ATTEST:



KURT McLANNON
CLERK OF THE COMMISSION

This Ordinance passed on first reading this 24th day of March, 2008.

This Ordinance passed on second reading this 14th day of April, 2008.