

080229

SHIP AFFORDABLE HOUSING ADVISORY COMMITTEE SUMMARY

Purpose

In 2007, the Florida Legislature passed House Bill 1375 requiring cities and counties receiving SHIP funds to appoint an affordable housing advisory committee. Pursuant to s. 420.9072 and s. 420.9076, Florida Statutes, municipalities seeking approval to receive their share of State Housing Initiative Partnership Program (SHIP) funds must adopt an ordinance creating an affordable housing assistance committee ("AHAC"), establishing the terms of the AHAC members, defining the duties of the AHAC and providing for the adoption of local housing initiative strategies. Pursuant to state law, the AHAC must consist of 11 members with specific qualifications as set forth in the proposed ordinance. The AHAC must be established and appointed by June 30, 2008. The AHAC may recommend specific actions or initiatives to encourage affordable housing including, but not limited to:

- Identifying ways to improve affordable housing opportunities in our community.
- Improving the quality of life in our neighborhoods for the benefit of all residents.
- Improving affordable housing opportunities for City residents.
- Increasing the amount of affordable and low-cost housing throughout the City.
- Providing public input for the development of the City's affordable housing incentive strategies.
- Guiding the City regarding its comprehensive plan and policies and procedures to encourage and facilitate affordable housing.

Duties

- Review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan.
- Recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.
- Must have a housing plan in place by December 31, 2008.
- Submit the initial AHAC plan that includes recommendations on the items set forth in the proposed ordinance to the City Commission by December 31, 2008 and every 3 years thereafter.
- The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies.
- The housing plan must be approved by the City Commission and then submitted to the State by May 2, 2009.
- The AHAC may perform other duties related to affordable housing at the request at the discretion of the City.

The Housing Division and the Planning and Development Services Department will provide primary staff support to the AHAC as necessary to ensure City Departments implement integrated strategies involving the work of the AHAC.

Housing Plan

At a minimum, the AHAC shall submit a report to the City Commission that includes recommendations on incentive strategies required in 420.9071(16)*, F.S. Additional incentives specified in 420.9076 (4) (a)-(k) must have been considered by the AHAC and the City Commission as follows:

- (a) The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
- (b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for 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) The allowance of affordable accessory residential units in residential zoning districts.
- (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.

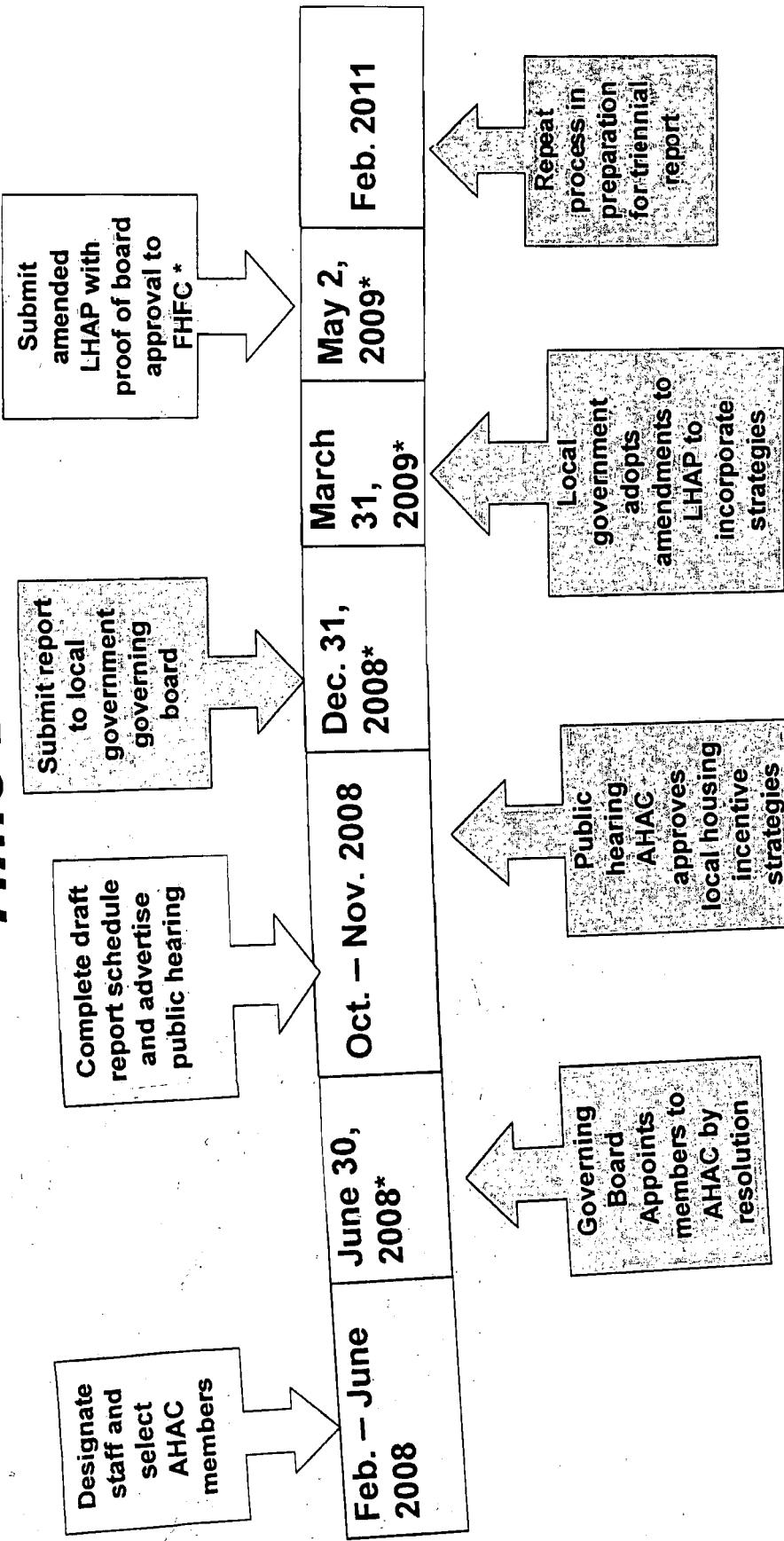
Sections (a) and (i) must be adopted by the AHAC and the City Commission. The AHAC recommendations may also include other affordable housing incentives identified by the advisory committee.

*420.9071(16), F.S. : "Local housing incentive strategies" means local regulatory reform or incentive programs to encourage or facilitate affordable housing production, which include at a minimum, assurance that permits as defined in s. 163.3164(7) and (8) for affordable housing projects are expedited to a greater degree than other projects; an ongoing process for review of local policies, ordinances, regulations, and plan provisions that increase the cost of housing prior to their adoption; and a schedule for implementing the incentive strategies. Local housing incentive strategies may also include other regulatory reforms, such as those enumerated in s. 420.9076 and adopted by the local governing body.

SHIP Affordable Housing Advisory Committee

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Time Line



1) * = Dates are statute or rule deadlines.
2) Other dates are recommended timeline to meet deadlines