



Legislation Details (With Text)

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7/28/2003	0	City Commission	Adopted (Resolution), as amended	Pass

Amendment to City of Gainesville Affordable Housing Incentive Plan (B)

On April 22, 2002, the City Commission adopted the first amendment to the Affordable Housing Incentive Plan (AHIP). Effective July 1, 2003, for state fiscal year 2003-2004, all local governments participating in the State Housing Initiatives Partnership Program (SHIP) must be responsible for the implementation and certification of the regulatory reform activities to encourage or facilitate affordable housing production, in accordance with Chapter 420, Part VII, Florida Statutes, and specifically sections 420.9076(4) and 420.9071(16) contained therein. The City must provide assurance at a minimum that permits for affordable housing are expedited to a greater degree than other projects, and that there is an ongoing process for review of local policies, ordinances, regulations, and plan provisions that increase the cost of housing prior to their adoption.

Staff proposed amending the AHIP to comply with certification of regulatory requirements as follows: 1) The Building Department administers the Fast Track Program and will provide fast track service at no cost for housing projects/developments that are designated as affordable. Housing projects/developments are designated as affordable if funded by the City and/or County SHIP, CDBG, HOME programs, or other associated funded programs. Applicants in the City of Gainesville may apply to the Housing Division for a Certificate of Housing Affordability (CHA). The CHA will designate the project/development as affordable housing, which will entitle the applicant to receive expedited permitting at no cost. The housing project/development will be placed on the next available fast track review cycle; and 2) the City reviews and evaluates zoning and other regulations that pertain to housing to insure that the requirements are to be continued reasonably and do not unduly limit opportunities for lower income groups to secure housing throughout the City. All petitions regulating land use will include a fiscal impact statement regarding the impact any proposed new regulation will have on affordable housing.

None at this time.

The City Commission adopt a resolution approving the amended Affordable Housing Incentive Plan and incorporate it into the Local Housing Assistance Plan.

