



Legislation Details (With Text)

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Discuss Draft 2022 Incentives and Recommendations Report (B)

Section 402.9072 of the Florida Statutes provides that qualifying local governments (Cities and Counties) can participate in the State Housing Initiatives Partnership (SHIP) Program and receive SHIP Program funds for affordable housing activities. Those activities include Down Payment Assistance, Homeowner Repair, Home Replacement, Mortgage Foreclosure Intervention, Home Buyer Training, Home Ownership Training and others. Over the last five fiscal years (FY2016/17 to FY2020/21) the City has received approximately \$3,000,000 in SHIP Funds.

To be eligible for SHIP Funds, the State requires local governments to take several steps, including appointing an Affordable Housing Advisory Committee (AHAC). Section 420.9076(4) of the Florida Statutes requires the AHAC to produce an annual Incentives and Recommendations Report (IRR), which reviews all local government plans, policies, procedures, rules, and regulations that impact affordable housing. The statute specifically requires the AHAC to review 11 listed types of strategies (incentives and regulations), plus any other affordable housing incentives identified by the committee.

Prior to 2020, the AHACs were required to produce an IRR every three years. In 2020, the Legislature changed the Statute to require the AHACs to produce an IRR every year. The City's current IRR was adopted by the AHAC on October 12, 2021, only ten months ago.

Given the relatively short time period since the adoption of the 2021 IRR, the AHAC has not expressed interest in major changes to that IRR.

There are, however, two new recommendations that the AHAC has added to the IRR. Those recommendations are: 1) Enhance Community Engagement and Education, and 2) Study Anti-Displacement and Anti-Gentrification Plans.

The Committee developed the new recommendation to Enhance Community Engagement and Education after several AHAC meetings. At those meetings, the Committee emphasized the importance of meaningful community engagement early in the land development process, including during the development of the

Comprehensive Plan, the Zoning Map, and Land Development Regulations.

The Committee felt that, in addition to a better development product for the community, this type of community engagement could result in more certainty for developers, as well as faster reviews and approvals. In other words, this could be a relatively inexpensive way to provide a meaningful incentive for affordable housing developers.

Another recurring theme at AHAC meetings was concern about Gentrification and new development (especially student-oriented developments) displacing existing residents, particularly residents with low-incomes. To address that problem, the Committee added a new recommendation that the City consider researching and developing Anti-Displacement and Anti-Gentrification Policies and Plans.

The Affordable Housing Advisory Committee Members: 1) review the attached Draft 2022 IRR; and 2) discuss any specific changes needed to the 2022 IRR