

RESOLUTION NO. 2009-71

A RESOLUTION REVISING THE INCENTIVE STRATEGIES CONTAINED IN THE LOCAL HOUSING ASSISTANCE PLANS FOR FY 06/07 THROUGH FY 08/09 PURSUANT TO THE 2008 INCENTIVE REVIEW AND RECOMMENDATION REPORT

WHEREAS, Florida Statute §420.9076 requires the Affordable Housing Advisory Committee (AHAC) to review the County's policies, procedures, Code of Ordinances and Comprehensive Plans to determine whether said policies provide adequate incentives for affordable housing in the County; and

WHEREAS, pursuant to the statutory requirement and subsequent to a public hearing on December 9, 2008, on the proposed report, the AHAC has submitted to the Board of County Commissioners the "2008 Incentive Review and Report" which contains the findings of the AHAC's review of the County's policies and its recommendations on the particular affordable housing incentive strategies addressed in the statute;

WHEREAS, the Board of County Commissioners after reviewing the Report, has adopted the recommendations of the AHAC and has authorized the AHAC to recommend a resolution which would amend the Local Housing Assistance Plan (LHAP) in order for the Board of County Commissioners to take a vote on said amending resolution prior to the March 30, 2009, statutory deadline.

NOW THEREFORE, this the 23rd day of March, be it resolved by the Board of County Commissioners of Nassau County, Florida to amend the Local Housing Assistance Plans For FY 06/07 through FY 08/09 by replacing the Section III. LHAP INCENTIVE STRATEGIES with the following:

1. “III. LHAP INCENTIVE STRATEGIES

A. Incentive: *Processing approvals of development orders or permits, as defined in Fla. Stat. §163.3164(7) and (8), for affordable housing projects in expedited manner to a greater degree than other projects.*

The Building Department and Growth Management Department shall expedite permits applications to receive higher priority when the application is for a development that is receiving or has qualified for state or federal affordable housing assistance. When referred to herein, permits shall have the same meaning as defined in s. 163.3164(7) and (8). The procedure for expedited permitting will be for the organization to request expedited permitting from the Growth Management Department. The Growth Management Department will request the SHIP Office to verify compliance with eligibility requirements. Upon affordability verification, the Growth Management Department will affix a form in substantially the same format as set forth in Exhibit "A" hereto to the front of the application denoting Expedited Status. All departments and staff will ensure that applications with this Expedited Status will be processed first in each step of the development review and permit processes.

B. Incentive: *The reduction of parking and setback requirements for affordable housing.*

Subject to development review and site plan approval, as necessary, the County shall allow a reduction in the parking and setback requirements for affordable housing so long as said reductions are otherwise consistent with the Land Development Regulations and comply with the Comprehensive Plan.

C. Incentive: *The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.*

Subject to development review and site plan approval, as necessary, the County shall allow flexible lot configurations, including zero-lot-line configurations for affordable housing so long as said reductions are otherwise consistent with the Land Development Regulations and comply with the Comprehensive Plan.

D. Incentive: *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.*

The Nassau County 2010 Comprehensive Plan (Housing Policy) addresses ongoing review of policies, procedures, ordinances, regulations or plan provisions in Objective 3.08 titled HOUSING AFFORDABILITY.

3.08.01 All codes, ordinances, regulations, policies and procedures regarding residential development review and construction shall be reviewed by the Growth Management

Department Staff to determine their impact on housing development costs. Those components which unnecessarily increase the cost of housing without impairing the health, sanitation, fire safety, structural integrity and maintenance requirements shall be eliminated.

Growth Management will notify the Affordable Housing Advisory Committee of policy proposals or procedures that impact the cost of housing and quantify the impact of such proposals and procedures to the best extent possible. The quantitative analysis determined by Growth Management shall be reported to the Office of Management and Budget in order to complete the required report for Florida Housing Finance Corporation. The Affordable Housing Advisory Committee may make a recommendation on these proposals and procedures to the Board of County Commissioners.

E. Incentive: *The preparation of a printed inventory of locally owned public lands suitable for affordable housing.*

The County Coordinator shall cause to be generated annually a printed inventory of locally owned public lands reasonably suitable for affordable housing which list shall be made available to the SHIP Coordinator and the Affordable Housing Advisory Committee.”

F. Incentive: *Modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.*

The Nassau County 2010 Comprehensive Plan (Housing Policy); and the Code of Ordinances provide for impact fee modification (waiver/credits/deferrals).

The County shall continue its current policy related to modification of impact-fee requirements in order to provide an incentive to affordable housing.

G. Incentive: *The allowance of flexibility in densities for affordable housing.*

The Nassau County 2010 Comprehensive Plan (Housing Policy) 3.01.01 provides density bonuses. Land Development Regulations shall provide a process including incentives which encourage the use of Planned Unit Developments (PUDs) and mixed use developments, and which will offer a variety of housing types. The LDRs shall include an affordable housing density bonus provision for planned development projects, allowing eligible affordable housing projects to receive a density bonus based on the following table.

Density Bonuses for Affordable Housing

The County will allow an increase in a proposed development's density if the development provides affordable housing, as per the following:

<u>% units in a proposed development that are priced or otherwise made available to low and very low income households</u>	<u>% density bonus in the overall density of the proposed development</u>
<u>If the development provides 0% affordable housing, the County will allow:</u>	<u>0% density bonus</u>
<u>If the development provides between 10% and 15% affordable housing, the County will allow:</u>	<u>3% density bonus</u>
<u>If the development provides over 15%, but less Than 20% affordable housing, the County will allow:</u>	<u>5% density bonus</u>
<u>If the development provides over 20% affordable Housing, the County will allow:</u>	<u>10% density bonus</u>

2. The County will review on individual basis, including as amendments are made to the Comprehensive Plan and Land Development Regulations, implementation of the following additional incentive strategies:

- (1) Incentive: The reservation of infrastructure capacity for housing for very-low-income, low-income persons, and moderate-income persons.
- (2) Incentive: The allowance of affordable accessory residential units in residential zoning districts.
- (3) Incentive: The support of development near transportation hubs and major employment centers and mixed-use developments.

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTESTATION: ONLY TO
AUTHENTICITY AS TO
CHAIRMAN'S SIGNATURE:
ATTEST:

By: 
BARRY V. HOLLOWAY
Its: Chairman


John A. Crawford
Its: Ex-Officio Clerk *ea/c 3/23/09*

APPROVED AS TO FORM
BY THE NASSAU COUNTY ATTORNEY:


David A. Hallman

ATTACHMENT "A"

Nassau County
Building Department

REQUEST FOR EXPEDITED PERMIT PROCESSING
AFFORDABLE HOUSING ACTIVITY

Client Name: _____

Site Address: _____

Parcel ID#: _____

Type of Activity: Rehabilitation or New Construction (*Circle one*)

Contractor/Builder: _____

Eligibility Verified By _____

As the Contractor/Builder on the above project I am requesting that the Permit application associated with the above client be expedited as per the statutory requirements (*Section 420.9076(4)(a) Florida Statutes*) of the State of Florida – State Housing Initiatives Partnership (SHIP) Program. All affordable housing permit applications received by the Nassau County Building Department, must be expedited to a greater degree than other projects.

Signature of Contractor/Builder

Date

Print Name

To Be Completed by Building Department

Permit#: _____

Date Application Received: _____

Received By (Name): _____

Date Application Approved: _____