

AMENDED
RESOLUTION 93- 103

A RESOLUTION PROVIDING FOR THE APPOINTMENT OF
MEMBERS TO THE NASSAU COUNTY LOCAL AFFORDABLE
HOUSING ADVISORY COMMITTEE

WHEREAS, the State of Florida legislature has enacted the "State Housing Initiatives Partnership (SHIP) Act", 420.9072 F.S.; and,

WHEREAS, the "SHIP" Act provides for the provision of funds to local governments as an incentive to create partnerships to produce and preserve affordable housing; and,

WHEREAS, Nassau County is desirous of using "SHIP" funds to finance the provision of affordable housing opportunities within the county; and,

WHEREAS, to fulfill certain requirements to receive "SHIP" funds nine members must be appointed to the positions on the "Local Affordable Housing Advisory Committee" in the activity categories and for the terms as enacted by Nassau County Ordinance 93- 10.

WHEREAS, to fulfill certain further requirements to receive "SHIP" funds affordable housing shall be defined as applicable to Nassau County and eligible municipalities in a manner that is consistent with the adopted local comprehensive plan.

NOW THEREFORE BE IT RESOLVED, that the appointment of individuals to the Local Affordable housing Advisory Committee, their terms of service, the Committee administrative structure, frequency of Committee meetings, and Committee purpose and duties shall be established as follows:

A. Appointment of Members

The following nine members are hereby designated and appointed, in accordance with the pertinent citizen activity criteria as stated in Rule 9I-37.009, to the Nassau County Local Affordable Housing Advisory Committee:

<u>Citizen Activity/Representative</u>	<u>Designated as Member</u>
Residential Home Builder	Lamar DuPree
Banker or Mortgage Banker	Roswitha Abels
Home Building Labor Repr.	Theron Brannan
Advocate, Low Income Persons	Carla Mancari
Provider Affordable Housing	J.C. Boatright
Banker or Mortgage Banker	Margaret Morrow

Real Estate Professional

Sherry Klein

At-large Representative (Chairman)

Honorable Tom Branan

At-large Representative

Johnell Preliou

At-large Representative

John Conner, Jr.

B. Terms of Service

Members shall serve for one year and may be reappointed for subsequent terms.

C. Administrative Structure

1. The Board of County Commissioners shall annually appoint a Chairman, Vice Chairman and such other offices as it deems necessary. The Chairman is charged with the duty of conducting the meetings in a manner consistent with law.

2. Staff, administrative and facility support for the Advisory Committee shall be provided by the Board of County Commissioners.

D. Frequency of Meetings

1. Meetings shall be held monthly for the first year of committee existence and quarterly, or more frequently as necessary thereafter.

2. The Committee shall comply with the Government in the Sunshine Law, the public records law and the special provisions regarding notice of Plan considerations found in Chapter 420, Florida Statutes. Minutes of the meeting will be kept by the Clerk to the Board.

E. Purpose and Duties

The Affordable Housing Advisory Committee shall have the purpose of preparing and recommending a Local Housing Incentive Plan to the County in accordance with Rule 9I-37.010. In discharging this mandate the Advisory Committee shall have the following duties:

1. The Advisory Committee is charged with reviewing established policies and procedures, ordinances, land development regulations, and the adopted local comprehensive plan of the Board of County Commissioners and shall recommend specific initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances; regulations or plan provisions; those creations of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances or plan provisions. At a minimum, the advisory committee shall make recommendations on affordable housing incentives in the following areas:

- (a) Affordable housing definition in the appointing resolution.
- (b) The expedited processing of permits for affordable housing projects.
- (c) The modification of impact fee requirements, including reduction of labor fees and alternative methods of fee payment for the allowance of increased density levels.
- (d) The reservation of infrastructure capacity for housing of very low-income and low-income persons.
- (e) The transfer of development rights as a financing mechanism for housing of very low income persons and low-income persons.
- (f) The reduction of parking and setback requirements.
- (g) The allowance of zero-lot-line configurations.
- (h) The modification of sidewalk and street requirements and the establishment of a process by which the local government considers before adoption, policies, procedures, ordinances, regulations, or planned provisions that have a significant impact on the cost of housing.

2. The Advisory Committee shall make recommendations approved by a majority of its membership at a public hearing. Notice of the time, date and place of the public hearing of the Advisory Committee to adopt a final affordable housing incentive recommendation shall be advertised in a newspaper of general circulation in the County before the scheduled hearing. The notice of the public meeting must contain a short, concise summary of the affordable housing initiative recommendations to be considered by the Advisory Committee. The notice shall also state the place where a copy of the tentative Advisory Committee recommendations can be obtained.

3. The Advisory Committee shall submit its approved recommendations by October 15, 1993 or other date as required by the Board of County commissioners so that the county, in accordance with s. 420.9072(2)(a)2, F.S., may in turn adopt an affordable housing incentive plan and submit it to the FHFA Review Committee within 12 months of the establishment of the Nassau County Local Housing Assistance Program.

BE IT FURTHER RESOLVED, that the following definitions of: affordable housing, low-income person, moderate-income person, very low-income person and persons who have special housing needs shall be considered as applicable to Nassau County and municipalities, and to be consistent with the adopted comprehensive plan.

Affordable Housing: means housing that is rented or purchased with monthly rents or monthly mortgage payments, including taxes and insurance, that do not exceed 30 percent of an amount representing the percentage of the median adjusted gross income for the household as indicated in the definitions for low-income, moderate-income and very low-income persons. However, it is not the intent to limit an individual's ability to devote more than 30 percent of his income for housing.

Low-Income Person: means one or more natural persons or a family, not including students, that has a total annual adjusted gross income for the household that does not exceed 80 percent of the median annual adjusted gross income for households within the Jacksonville Metropolitan Statistical Area. With respect to rental units, the low-income person's annual adjusted gross income at the time of initial occupancy may not exceed 80 percent of the state's median income adjusted for family size. While occupying the rental unit, a low-income person's annual adjusted gross income may increase to an amount not to exceed 140 percent of 80 percent of the state's median income adjusted for family size.

Moderate-Income Person: means one or more natural persons or a family, not including students, that has a total annual adjusted gross income for the household that is less than 120 percent of the median annual adjusted gross income for households within the Jacksonville Metropolitan Statistical Area. With respect to rental units, the Moderate-Income Person's annual Adjusted Gross Income at the time of initial occupancy may not exceed 120 percent of the state's median income adjusted for family size. While occupying the rental unit, a Moderate-Income Person's annual adjusted gross income may increase to an amount not to exceed 140 percent of 120 percent of the state's median income adjusted for family size.


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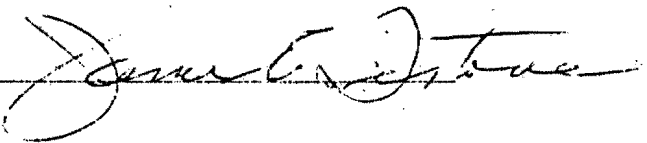
Persons Who Have Special Housing Needs: means individuals who have incomes not exceeding moderate income and, because of particular social, economic or health-related circumstances, may have greater difficulty acquiring or maintaining affordable housing. Such persons may include, but are not limited to, persons with developmental or physical disabilities; persons with mental illnesses or chemical dependency; persons with Acquired Immune Deficiency Syndrome ("AIDS") and Human Immunodeficiency Virus ("HIV") disease; runaway and abandoned youth; public assistance recipients; migrant and seasonal farmworkers; refugees and entrants; the elderly; and disabled adults.

DONE, ORDERED AND ADOPTED, this 14th day of September, A.D., 1993.

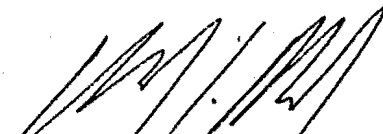
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

ATTEST:



by 

Approved as to form:



County Attorney

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Alternate Banker: Home Building Labor Repr.	<u>Elaine Bowen</u>
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DONE, ORDERED AND ADOPTED, this 26th day of April, A.D. 1993.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

ATTEST:



by 

Approved as to form:



County Attorney