

ORDINANCE NO. 2008-06

AN ORDINANCE AMENDING ORDINANCE 97-10 TO INCLUDE THE REQUIREMENTS OF THE STATE HOUSING INITIATIVES PARTNERSHIP ACT; SPECIFICALLY RE-ESTABLISHING THE NASSAU COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE; PROVIDING FOR THE IN HOUSE ADMINISTRATION OF THE SHIP PROGRAM; PROVIDING FOR THE LOCAL AFFORDABLE HOUSING FUND; AND OTHER REQUIREMENTS PURSUANT TO THE STATE HOUSING INITIATIVES PARTNERSHIP ACT.

WHEREAS, the Board of County Commissioners of Nassau County, Florida, and its citizenry recognizes the necessity for provision of the opportunity for all persons to have access to safe, decent, and affordable housing; and

WHEREAS, in 1992 the Florida State Legislature approved the William E. Sadowski Affordable Housing Act, creating the State Housing Initiatives Partnership (SHIP) for the specific purpose of supporting and expanding the availability of affordable housing resources within the state; and

WHEREAS, the Board of County Commissioners of Nassau County, Florida, and its citizenry recognizes that the SHIP program provides a continuing financial resource for the support of affordable housing activities; and

WHEREAS, the estimated average cost per unit and maximum awards schedule for home ownership may not exceed the Florida Housing Finance Agency rules and guidelines for affordable housing as set forth in the Florida Administrative Code; and

WHEREAS, the Board of County Commissioners of Nassau County, Florida, recognizes that no more than ten (10) percent of the SHIP funds received by Nassau County may be used for administrative expenses; and

WHEREAS, the Board of County Commissioners recognizing recent amendments to Florida Statutes Sec. 420.907 et. seq., known as the State Housing Initiatives Partnership, and desiring to comply with those amendments, hereby revises its current ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County, Florida this 23rd day of June, 2008:

SECTION I. DECLARATION POLICY

It is hereby declared to be the policy of Nassau County, in the exercise of its policy power for the public safety, public health, and general welfare, to support and

encourage the initiatives which enhance the availability of and accessibility to affordable housing for all citizens of Nassau County, Florida.

SECTION II. PURPOSE

This Ordinance specifies the provisions statutorily required for the planning, implementation, and receipt of funds under the State Housing Initiatives Partnership (SHIP) Program as governed by Chapter 9I-37 of the Florida Administrative Code.

SECTION III. DEFINITIONS

The definitions enumerated in s. 420.9071, Florida Statutes, and in Rule 9I-37.002, Florida Administrative Code of the State Housing Initiatives Partnership Program Rules shall apply to the terms used in this Ordinance.

SECTION IV. SHIP PROGRAM ADMINISTRATION

Nassau County SHIP program shall be administered by the County Coordinator, or his designee.

This Ordinance ~~continues the existence of~~ re-establishes and expands the membership of the ~~Nassau County Housing Partnership (also the Nassau County Affordable Housing Advisory Committee), consisting of six (6)~~ which will consist of eleven (11) members serving a term of two (2) years and meeting the approval and being appointed by resolution of the Board of County Commissioners.

Pursuant to Florida Statute §420.9076(2), the Nassau County Affordable Housing Committee shall include members having the following criteria: (1) one citizen who is actively engaged in the residential home building industry in connection with affordable housing; (2) one citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing; (3) one citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing; (4) one citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing; (5) one citizen who is actively engaged as a for-profit provider of affordable housing; (6) one citizen who is actively engaged as a not-for-profit provider of affordable housing; (7) one citizen who is actively engaged as a real estate professional in connection with affordable housing; (8) one citizen who actively serves on the local planning agency pursuant to Section 163.3174, Florida Statutes; (9) one citizen who resides within the jurisdiction of the local governing body making the appointments; (10) one citizen who represents employers within the jurisdiction; and (11) one citizen who represents essential public services personnel, as defined in the local housing assistance plan. As allowed by the applicable statute, if the Board is unable to appoint persons actively engaged in the above-stated activities in

connection with affordable housing, a person involved in those activities without regard to affordable housing may be appointed.

A majority of the membership of said Partnership shall be required for the conduct of official business, and a majority of those present must cast an affirmative vote in order for an action to pass. All Partnership Advisory Committee meetings shall be publicly advertised or noticed in the local print media having the largest community-wide circulation. The Partnership shall serve in an advisory capacity to the Board of County Commissioners on matters of Affordable Housing and shall present SHIP expenditure recommendations directly to the Board for final approval. The Advisory Committee shall conduct the business as described in Florida Statutes §420.9076 (4) and (8).

~~The Northeast Florida Regional Planning Council (NEFRPC) shall provide SHIP administrative support to the Housing Partnership through fiscal years 1997-98, 1998-99, and 1999-2000, as stipulated in executed contract between the Board of County Commissioners and the NEFRPC.~~

SECTION V. AVERAGE FUNDING SCHEDULE

~~The estimated average SHIP second mortgage support loan for newly constructed homeowner units shall be \$15,000. The estimated second mortgage support loan for purchase of an existing home with required rehabilitation shall be \$12,500.~~

SECTION V. THE LOCAL AFFORDABLE HOUSING FUND

There shall be a Local Affordable Housing Fund for all monies received from the state local housing distribution, program income, recaptured funds, and other funds received or budgeted to implement the local housing assistance plan shall be deposited and disbursed in accordance with Fla. Stat. §420.9075 and applicable rules of the Florida Administrative Code.

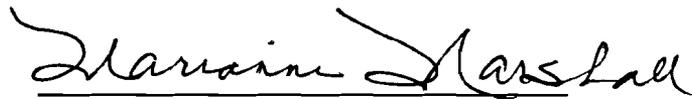
SECTION VI. ADMINISTRATIVE FUNDING

The Board of County Commissioners recognizes that SHIP client evaluation, documentation, monitoring and other administrative responsibilities related to the SHIP program are anticipated to incur costs greater than five (5) percent of the grant funding.

Therefore, be it resolved that funds amounting to ten (10) percent of those received from annual SHIP grant allocations may be used for the administration of the County SHIP program. However, in no event may funds exceeding ten (10) percent of the grant be allowed to be expended for administrative expenses.

EFFECTIVE DATE: This ordinance shall become effective upon its being filed in the Office of the Secretary of State.

Board of County Commissioners
Nassau County, Florida



MARIANNE MARSHALL
Its: Chair

Attest as to Chair's
Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:


DAVID A. HALLMAN