

LEON COUNTY RESOLUTION NO. R20- 34

AN AMENDED AND RESTATED RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, RATIFYING AND CONFIRMING THE ESTABLISHMENT OF AN ADVISORY COMMITTEE KNOWN AS THE AFFORDABLE HOUSING ADVISORY COMMITTEE, WHICH SHALL OPERATE AND FUNCTION AS A DECISION MAKING COMMITTEE; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in 2008, the Board of County Commissioners adopted Resolution No. 08-12 to establish the Affordable Housing Advisory Committee (“AHAC”) as an advisory committee pursuant to section 8-156 of the Code of Laws of Leon County, and section 420.9076, Florida Statutes; and

WHEREAS, in 2016, the Board of County Commissioners adopted Resolution No. 16-26 relating to the AHAC, which superseded Resolution No. 08-12; and

WHEREAS, during the 2020 Legislative Session, the Florida Legislature adopted House Bill 1339, which was signed into law by the Governor, which amended section 420.9076, Florida Statutes with regard to membership on the Affordable Housing Advisory Committee, reporting requirements, and other member obligations; and

WHEREAS, the Board desires to adopt an amended and restated resolution to comport with section 420.9076, Florida Statutes, as amended; and

WHEREAS, upon adoption, this Resolution shall supersede Resolution No. 16-26;

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

Section 1. Affordable Housing Advisory Committee.

1. The Leon County Board of County Commissioners (the “Board”) hereby ratifies and confirms the establishment of an advisory committee known as the Leon County Affordable Housing Advisory Committee (the “AHAC”), as set forth in section 8-156 of the Code of Laws of Leon County, and as provided for in section 420.9076, Florida Statutes. The purpose of AHAC is to promote affordable housing incentives and to make recommendations concerning same to the Board and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program.

2. The AHAC shall function and operate as a Decision Making Committee in accordance with Board Policy No. 03-15, Board-Appointed Citizen Committees, section 9, Board-Established Decision Making Committees Function and Operation, as may be amended from time to time.

3. The AHAC shall have as its goal the identification of incentives that are pertinent to affordable housing and to serve as an information resource to help improve affordable housing feasibility.

4. The AHAC shall be charged with the duties and responsibilities as provided in section 420.9076, Florida Statutes, and as that section may hereafter be amended from time to time. Annually, the AHAC shall review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan, and shall recommend specific actions or 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; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to

amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. At a minimum, the AHAC shall submit an annual report to the Board and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program which includes recommendations on the implementation of affordable housing incentives in the following areas:

- (a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- (b) All allowable fee waivers provided for the development or construction of affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) Affordable accessory residential units.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) 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.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing

- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

The AHAC's recommendations may also include other affordable housing incentives identified by the AHAC.

5. The AHAC membership shall be composed of at least 8 members but not more than 11 members. The AHAC shall consist of one duly appointed County Commissioner and one representative from at least six of the categories below:

- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) A citizen who actively serves on the local planning agency pursuant to F.S. § 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.

- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

6. The duly appointed County Commissioner shall serve a term on the AHAC beginning on September 29, 2020 and expiring on December 31, 2022. Thereafter, the duly appointed County Commissioner shall be appointed to a two-year term on the AHAC. The terms of the AHAC membership presently appointed shall continue upon the effective date of this Resolution until the designated expiration dates of membership of March 31, 2023. Thereafter, the remaining AHAC membership shall be appointed to three-year staggered terms. In order to achieve staggered terms, beginning April 1, 2023, between 4 and 5 members shall be appointed to a term of 3 years and between 4 and 5 members shall be appointed to a term of 2 years. Vacancies may be filled at any time by the Board for the unexpired term of a member.

7. The duly appointed County Commissioner, or a locally elected designee, must attend biannual regional workshops convened and administered under the Affordable Housing Catalyst Program as provided in section 420.531(2), Florida Statutes.

7. With the exception of the duly appointed County Commissioner, the members of the AHAC shall not be subject to full and public disclosure of financial interests.


8. The AHAC shall be assisted by staff from the Division of Housing Services.

Section 2. Effective Date.

This Resolution shall supersede Resolution No. 16-26 and shall have effect upon adoption.

PASSED AND ADOPTED by the Board of County Commissioners of Leon County,
Florida, this 29th day of September, 2020.

LEON COUNTY, FLORIDA

By: 
Bryan Desloge, Chair
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall, Clerk of Court
& Comptroller, Leon County, Florida

By: 



APPROVED AS TO FORM:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By: Chasity H.
O'Steen

Digitally signed by Chasity H. O'Steen
DN: cn=Chasity H. O'Steen, o=Leon County
Board of County Commissioners, ou=County
Attorney's Office,
email=osteenc@leoncountyfl.gov, c=US
Date: 2020.10.05 17:12:34 -04'00'