

Bill No. CS for SB 780

Barcode 443062

CHAMBER ACTION

Senate

House

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The Committee on Finance and Tax (Geller) recommended the following amendment:

Senate Amendment

On page 34, lines 15 through page 38, line 27, delete those lines

and insert:

Section 14. Subsections (2), (4), (5), and (6) of section 420.9076, Florida Statutes, are amended, and subsections (8) and (9) are added to that section to read:

420.9076 Adoption of affordable housing incentive strategies; committees.--

(2) The governing board of a county or municipality shall appoint the members of the affordable housing advisory committee by resolution. Pursuant to the terms of any interlocal agreement, a county and municipality may create and jointly appoint an advisory committee to prepare a joint plan. The ordinance adopted pursuant to s. 420.9072 which creates the advisory committee or the resolution appointing the advisory committee members must provide for eleven ~~nine~~

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1 committee members and their terms. The committee must include:

2 (a) One citizen who is actively engaged in the
3 residential home building industry in connection with
4 affordable housing.

5 (b) One citizen who is actively engaged in the banking
6 or mortgage banking industry in connection with affordable
7 housing.

8 (c) One citizen who is a representative of those areas
9 of labor actively engaged in home building in connection with
10 affordable housing.

11 (d) One citizen who is actively engaged as an advocate
12 for low-income persons in connection with affordable housing.

13 (e) One citizen who is actively engaged as a
14 for-profit provider of affordable housing.

15 (f) One citizen who is actively engaged as a
16 not-for-profit provider of affordable housing.

17 (g) One citizen who is actively engaged as a real
18 estate professional in connection with affordable housing.

19 (h) One citizen who actively serves on the local
20 planning agency pursuant to s. 163.3174.

21 (i) One citizen who resides within the jurisdiction of
22 the local governing body making the appointments.

23 (j) One citizen who represents employers within the
24 jurisdiction.

25 (k) One citizen who represents essential services
26 personnel, as defined in the local housing assistance plan.

27
28 If a county or eligible municipality whether due to its small
29 size, the presence of a conflict of interest by prospective
30 appointees, or other reasonable factor, is unable to appoint a
31 citizen actively engaged in these activities in connection

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1 with affordable housing, a citizen engaged in the activity
 2 without regard to affordable housing may be appointed. Local
 3 governments that receive the minimum allocation under the
 4 State Housing Initiatives Partnership Program may elect to
 5 appoint an affordable housing advisory committee with fewer
 6 than eleven representatives if they are unable to find
 7 representatives that meet the criteria of paragraphs (a)-(k).

8 (4) Triennially, the advisory committee shall review
 9 the established policies and procedures, ordinances, land
 10 development regulations, and adopted local government
 11 comprehensive plan of the appointing local government and
 12 shall recommend specific actions or initiatives to encourage
 13 or facilitate affordable housing while protecting the ability
 14 of the property to appreciate in value. The ~~Such~~
 15 recommendations may include the modification or repeal of
 16 existing policies, procedures, ordinances, regulations, or
 17 plan provisions; the creation of exceptions applicable to
 18 affordable housing; or the adoption of new policies,
 19 procedures, regulations, ordinances, or plan provisions,
 20 including recommendations to amend the local government
 21 comprehensive plan and corresponding regulations, ordinances,
 22 and other policies. At a minimum, each advisory committee
 23 shall submit a report to the local governing body that
 24 includes ~~make~~ recommendations on, and triennially thereafter
 25 evaluates the implementation of, affordable housing incentives
 26 in the following areas:

27 (a) The processing of approvals of development orders
 28 or permits, as defined in s. 163.3164(7) and (8), for
 29 affordable housing projects is expedited to a greater degree
 30 than other projects.

31 (b) The modification of impact-fee requirements,

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1 including reduction or waiver of fees and alternative methods
2 of fee payment for affordable housing.

3 (c) The allowance of flexibility in densities
4 ~~increased density levels~~ for affordable housing.

5 (d) The reservation of infrastructure capacity for
6 housing for very-low-income persons, ~~and~~ low-income persons,
7 and moderate-income persons.

8 (e) The allowance of affordable accessory residential
9 units in residential zoning districts.

10 (f) The reduction of parking and setback requirements
11 for affordable housing.

12 (g) The allowance of flexible lot configurations,
13 including zero-lot-line configurations for affordable housing.

14 (h) The modification of street requirements for
15 affordable housing.

16 (i) The establishment of a process by which a local
17 government considers, before adoption, policies, procedures,
18 ordinances, regulations, or plan provisions that increase the
19 cost of housing.

20 (j) The preparation of a printed inventory of locally
21 owned public lands suitable for affordable housing.

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

24
25 The advisory committee recommendations ~~may~~ must also include
26 other affordable housing incentives identified by the advisory
27 committee. Local governments that receive the minimum
28 allocation under the State Housing Initiatives Partnership
29 Program shall perform the initial review, but may elect to not
30 perform the triennial review.

31 (5) The approval by the advisory committee of its

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1 local housing incentive strategies recommendations and its
 2 review of local government implementation of previously
 3 recommended strategies must be made by affirmative vote of a
 4 majority of the membership of the advisory committee taken at
 5 a public hearing. Notice of the time, date, and place of the
 6 public hearing of the advisory committee to adopt final local
 7 housing incentive strategies recommendations must be published
 8 in a newspaper of general paid circulation in the county. The
 9 ~~Such~~ notice must contain a short and concise summary of the
 10 local housing incentives strategies recommendations to be
 11 considered by the advisory committee. The notice must state
 12 the public place where a copy of the tentative advisory
 13 committee recommendations can be obtained by interested
 14 persons.

15 (6) Within 90 days after the date of receipt of the
 16 local housing incentive strategies recommendations from the
 17 advisory committee, the governing body of the appointing local
 18 government shall adopt an amendment to its local housing
 19 assistance plan to incorporate the local housing incentive
 20 strategies it will implement within its jurisdiction. The
 21 amendment must include, at a minimum, the local housing
 22 incentive strategies required under s. 420.9071(16). The local
 23 government must consider the strategies specified in
 24 paragraphs (4)(a)-(k) as recommended by the advisory committee
 25 ~~(4)(a)-(j)~~.

26 (8) The advisory committee may perform other duties at
 27 the request of the local government, including:

28 (a) The provision of mentoring services to affordable
 29 housing partners including developers, banking institutions,
 30 employers, and others to identify available incentives, assist
 31 with applications for funding requests, and develop

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1 partnerships between various parties.

2 (b) The creation of best practices for the development
3 of affordable housing in the community.

4 (9) The advisory committee shall be cooperatively
5 staffed by the local government department or division with
6 authority to administer local planning or housing programs to
7 ensure an integrated approach to the work of the advisory
8 committee.

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