

Sec. 21.256. - Affordable Housing Advisory Committee (AHAC).

21.256.A There is hereby established the Martin County AHAC, whose members shall be appointed by
· resolution of the Board of County Commissioners.

21.256.B The committee shall consist of at least eight but not more than eleven members. Five members
· shall constitute a quorum. The committee may not take formal action unless a quorum is present but may meet to hear presentations if duly noticed. The committee shall consist of one County Commissioner and one representative from at least six of the following categories:

1. A citizen who is actively engaged in the residential home building industry in connection with affordable housing;
2. A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing;
3. A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing;
4. A citizen who is actively engaged as an advocate for low income persons in connection with affordable housing;
5. A citizen who is actively engaged as a for-profit provider of affordable housing;
6. A citizen who is actively engaged as a not-for-profit provider of affordable housing;
7. A citizen who is actively engaged as a real estate professional in connection with affordable housing;
8. A citizen who actively serves on the local planning agency pursuant to Section 163.3174, Fla. Stat.;
9. A citizen who resides within Martin County;
10. A citizen who represents employers within Martin County;
11. A citizen who represents essential service personnel, as defined in the local housing assistance plan.

21.256.C As of the effective date of this ordinance, up to six members of the AHAC shall be appointed for a
· three-year term and up to five members of the AHAC shall be appointed for a two-year term. Thereafter, at the end of each member's term, the member may be reappointed for a two-year term or replaced with a member who shall be appointed for a two-year term. Appointments to fill a vacancy shall be for the remainder of the unexpired term.

21.256.D Meetings shall be held quarterly, or more frequently as necessary.

- 21.256.E. AHAC shall comply with the Government in the Sunshine Law, the public records law and the special provisions regarding notice of plan considerations found in F.S. ch. 420. The County Commissioner serving on the AHAC, or a locally elected designee, must attend biannual regional workshops convened and administered under the Affordable Housing Catalyst Program as provided in F.S. § 420.531(2). If the County Commissioner,

or locally elected designee, fails to attend three consecutive regional workshops, the Florida Housing Finance Corporation may withhold funds pending the person's attendance at the next regularly scheduled biannual meeting.

21.256.F. The AHAC shall annually elect a chairman, vice-chairman and such other officers as it deems necessary. The chairman is charged with the duty of conducting the meetings in a manner consistent with law.

21.256.G Staff, administrative and facility support for the AHAC shall be provided by the Board of County Commissioners with State Housing Initiatives Partnership Program (SHIP) administrative funds.

21.256.H The AHAC shall have the following on-going duties:

- 1. Recommending specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value;
 2. Evaluating the incentives contained in the Martin County local housing incentive plan and making recommendations for its amendment as needed to encourage or facilitate the creation or maintenance of affordable housing;
 3. Reviewing the Martin County Local Housing Assistance Plan (LHAP) before its submission for adoption or amendment to the Board of County Commissioners;
 4. Reviewing applications for SHIP funds by community-based organizations or eligible sponsors and providing recommendations for funding of these applications to the Board of County Commissioners;
 5. The AHAC will function as the review committee set forth in the local housing assistance plan to advise and monitor the SHIP program, evaluate requests for exceptions from the regulations, in accordance with the procedures set forth in the local housing assistance plan, and to hear appeals from decisions made by the SHIP program administrator;

21.256.I. Annually, the AHAC shall review the County's established policies and procedures, ordinances, land development regulations, and 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 modifications 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 County's comprehensive plan and corresponding regulations, ordinances, and other policies. At a minimum, the AHAC shall submit an annual report to the Board of County Commissioners and to the Florida Housing Finance Corporation which includes recommendations on the implementation of affordable housing incentives in the following areas:

1. The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects.
2. The support of development near transportation hubs and major employment centers and

mixed-use developments.

3. All allowable fee waivers provided for the development or construction of affordable housing.
4. The allowance of flexibility in densities for affordable housing.
5. The reservation of infrastructure capacity for housing of very low-income persons, low income persons, and moderate-income persons.
6. Affordable accessory residential units.
7. The reduction of parking and setback requirements for affordable housing.
8. The allowance of flexible lot configurations, including zero lot line configurations for affordable housing.
9. The modification of street requirements for affordable housing.
10. The establishment of a process by which the local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
11. The preparation of a printed inventory of locally owned public lands suitable for affordable housing. The AHAC may also make recommendations on other affordable housing incentives identified by the AHAC.

The AHAC recommendations may also include other affordable housing incentives identified by the AHAC. If the County receives the minimum allocation under the SHIP Program, it shall perform an initial review but may elect not to perform the annual review.

21.256.J. The approval by the AHAC of its local housing incentive strategies recommendations and its review of local government implementation of previously recommended strategies must be made by affirmative vote of a majority of the membership of the AHAC conducted at a public hearing. Notice of the time, date and place of the public hearing of the AHAC 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 AHAC. The notice shall also state the place where a copy of the tentative AHAC recommendations can be obtained by interested persons.

21.256.K The AHAC shall make available its recommendations to the public, those entities with whom it . has local housing partnerships and the Board of County Commissioners.

(Ord. No. 742, pt. 3, 2-6-2007; Ord. No. 805, pt. 1, 8-21-2008; Ord. No. 884, pt. 1, 10-5-2010; Ord. No. 1017, pt. 1, 3-28-2017; Ord. No. 1139, pt. 1, 8-25-2020)

Cross reference— Administration, ch. 1.

State Law reference— Affordable housing advisory committee, F.S. § 420.9076(2).