



Affordable Housing Advisory Committee
Report to Martin County Board of County Commissioners
SHIP Affordable Housing Incentive Strategies

12/17/2019

SUBMITTED TO:
FLORIDA HOUSING FINANCE CORPORATION

BACKGROUND

As a recipient of State Housing Initiative Partnership funds the County established an affordable housing advisory committee in April 6, 1993 as required by Florida Statute, Section 420.9076. The Affordable Housing Advisory Committee (AHAC) is responsible for reviewing policies, land development regulations, the Comprehensive Plan Policy, and other aspects of the County's policies and procedures that affect the cost of housing. In addition, the AHAC is responsible for making recommendations to encourage affordable housing in Martin County.

The AHAC is required to submit an incentive strategy report every three years. The report includes recommendations by the committee as well as comments on the implementation of incentives for at least the following eleven distinct areas:

- The processing of approvals of development orders or permits, as defined in s.163.3164 (7) and (8), for affordable housing projects are expedited to a greater degree than other projects.
- The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- The allowance of flexibility in densities for affordable housing.
- The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.
- The allowance of affordable accessory residential units in residential zoning districts.
- The reduction of parking and setback requirements for affordable housing.
- The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- The modification of street requirements for affordable housing.
- 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.
- The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- The support of development near transportation hubs and major employment centers and mixed-use developments.

Committee Composition

The County Commission (re-appointed) appointed members to the Committee on December 18, 2018. The updated F.S 420.9076 allows the AHAC representatives to be at least eight (8) and no more than eleven (11) members, the committee must consist of one representative from at least six (6) of the eleven (11) categories.

- Citizen actively engaged in the residential home building industry in connection with affordable housing.
- Citizen actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Citizen Representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Citizen actively engaged as an advocate for low-income persons in connection with affordable housing.
- Citizen actively engaged as a for-profit provider of affordable housing.
- Citizen actively engaged as a not-for-profit provider of affordable housing.
- Citizen actively engaged as a real estate professional in connection with affordable housing.
- Citizen actively serving on the local planning agency pursuant to s.163.3174.

- Citizen residing within the jurisdiction of the local governing body making the appointments.
- Citizen who represents employers within the jurisdiction.
- Citizen who represents essential services personnel, as defined in the local housing assistance plan

The appointed AHAC Committee members are included here, along with their category affiliation.

Name	Category Represented	Date Appointed
Chester Edwards	Citizen actively engaged in the residential home building industry in connection with affordable housing	10/14/2008
Christopher Lundstrom	Citizen actively engaged as a real estate professional in connection with affordable housing	3/29/2016
James Moir	Local Planning Agency Member	12/18/2018
Stephen Walker	Citizen actively engaged as a for-profit provider of affordable housing	11/18/2018
Marcy Pitkin	Citizen actively engaged as a not-for-profit provider of affordable housing	01/09/2018
Michael Dooley	Citizen actively engaged as a real estate professional in connection with affordable housing	10/14/2019
Jeremey Wood	Citizen who represents employers within Martin County	11/18/2018
Teena White	Citizen who represents essential services personnel with Martin County	4/23/2013
Craig Bauzenberger	Citizen who resides within Martin County	5/22/2018
Jennifer Davis	Citizen who resides within Martin County	5/22/2018
Jesse Nasianceno	Citizen who resides within Martin County	01/09/2018

AFFORDABLE HOUSING INCENTIVES

Staff presented the latest affordable housing practices and recommendations on incentives. Each of

the eleven affordable housing incentives recommended by the State were thoroughly examined and discussed with AHAC members. This plan is a result of the recommendations from the AHAC and meetings held with internal staff members to determine the feasibility of the recommendations. If approved by County Commissioners, the recommendations will be used to amend the Local Housing Assistance Plan (LHAP) and the local Comprehensive Plan-Housing Element.

EXPEDITED PERMITTING

Meeting Synopsis: The AHAC was advised that this strategy is required by Florida Statute 420.9071(16). Martin County realizes that developments are time sensitive. An expedited permitting process may provide an incentive for developers to provide more affordable housing projects.

Existing Strategy: yes

AHAC Recommendation: Recommended to continue with the strategy.

Implementation: Martin County has in place expedited review and accelerated permitting for affordable housing units. The expedited affordable housing review provisions of Section 10.5.E.3.b Article 10, Land Development Regulations, Martin County Code implements this policy. The Health & Human Services Program has the oversight responsibility for implementation of this provision and works with other departments and affordable housing providers to insure seamless implementation of the process.

MODIFICATION OF IMPACT FEES

Meeting Synopsis: Modification of impact-fee requirements were explained to the AHAC; including reduction or waiver of fees and alternative methods of fee payment for affordable housing. Collected impact fees typically are used to build and/or maintain roads/transportation, parks and recreation, emergency medical services, fire, safety, water & sewer connections and schools.

Existing Strategy: yes

AHAC Recommendation: Recommended to continue with the strategy

Implementation: The County receives a request for Impact Fee Deferral, which is authorized under Article 6.10.13 of the County's Growth Management Policy. A completed summary of the pertinent information is detailed on the Impact Fee Deferral Request Information form.

Prior to the application for a building permit, buyers of very low and low income housing may apply for a loan from the County for 100 percent of the impact fees assessed on very low and low income housing as that term is defined in the Martin County Comprehensive Plan. Repayment is due upon sale or transfer of the effected property, or at the end of 15 years, whichever occurs first, unless the County chooses to allow refinancing of the loan if the affected housing continues to meet the County's definition of very low or low income housing. Deferral requests are subject to approval by the County Administrator.

Martin County is currently working on an impact fee study. The Impact Fee consultant scope of work includes looking at further reductions in impact fees for affordable housing.

FLEXIBLE DENSITIES

Meeting Synopsis: The AHAC was advised by staff that increased density offers an economic incentive by selling/renting a larger number of units to offset the lower sale price/rent level charged for each affordable unit. Key consideration regarding density is as follows: length of time that units must maintain affordability; Provision, on or off site (transferred, or built as accessory dwellings), and may be more applicable to multi-family rental, rather than to single family subdivisions.

Existing Strategy: yes

AHAC Recommendation: Recommended to continue with the strategy

Implementation: The County currently has Density bonus under Policy 6.1D.7. which may allow in High Density areas under Policy 4.13A.7(5) to have 15 units instead of 10 and in Moderate density areas under Policy 4.13A.7(4) to be 10 units versus 8 units per acre. These provisions also are applicable to parcels in Commercial Office/Residential areas that allow 10 units per acre to receive a density bonus. In addition, a provision applicable to the CRA areas allows a unit of 800 square feet or less to count as ½ unit.

RESERVATION OF INFRASTRUCTURE CAPACITY

Meeting Synopsis: The AHAC was advised that this strategy is a primary determinant for water and sewer capacity for all potential developments within Martin County. Staff updated the AHAC regarding the status of implementation. Staff advised that currently, we have plenty of water and sewer capacity.

Existing Strategy: yes

AHAC Recommendation: Recommended to continue with the strategy.

Implementation: The County Land Development Regulations address reservation of water and wastewater capacity. Per the sections below:

Sec. 4.184. - Monthly charge or rate for water service; connection charge; service availability charge; capital facility charge; distribution line charge; service charges.

4.184.A.: Any user of the services of the waterworks system shall pay a monthly charge or rate for water service as provided for by resolution.

4.184.B. There shall be a connection charge, a capital facility charge, a distribution line charge, a service availability charge, a monthly fire sprinkler service charge, special service charges, and a monthly service charge at the rates provided for by resolution.

4.184.C. When charges are due.

1. The capital facility charge is due when water service to a property has been approved by the County.

2. The connection charge shall be due when the request for connection is made.
3. A service availability charge (SAC) is due monthly after water service has been approved by the County. Where the County has constructed and financed a water system pursuant to F.S. ch. 153, all owners of vacant buildable lots shall pay the applicable minimum reserve availability charge.
4. Special service charges are due whenever special services are provided to the customer.
5. The distribution line charge is due when water service to a property has been approved by the County. Where the distribution lines have been installed by a developer or an applicant at no cost to the County, the distribution line charge shall be waived.

(Code 1974, § 31-44; Ord. No. 178, pt. 1, 6-9-1981; Ord. No. 235, pt. 1, 4-24-1984; Ord. No. 310, pt. 1, 9-23-1986)

And:

Sec. 4.266. - Monthly charges or rates for sewer service; service availability charge (SAC); capital facility charge (CFC); special service charges.

4.266.A. All users of the services of the wastewater system shall pay the charges or rates for service as provided for by resolution of the Board of County Commissioners.

4.266.B. There shall be a capital facility charge, a service availability charge, wastewater service charges, and special service charges as provided for by resolution.

4.266.C. When charges are due.

1. The capital facility charge (CFC) is due when wastewater service to a property has been approved by the County.
2. A service availability charge (SAC) is due monthly after wastewater service has been approved by the County.
3. A wastewater service charge is due monthly when customer has received wastewater service.
4. Special service charges are due whenever special services are provided to the customer.

(Code 1974, § 31-125; Ord. No. 314, pt. 1, 12-2-1986)

AFFORDABLE ACCESSORY RESIDENTIAL UNITS

Meeting Synopsis: AHAC was advised by staff that Accessory Dwelling Units (ADU) are one option to provide affordable rental alternatives. ADU is a residential unit that is secondary to the primary residence of the homeowner. This could be an apartment within the primary residence or an attached or freestanding home on the same lot as the primary residence. ADU units are allowed in Martin County CRA districts for rental properties. Martin County does allow other areas to have ADU units which are not eligible to be rental units.

AHAC Recommendation: Recommended to **not** include this strategy in the LHAP

Implementation: Martin County would need to draft an LDR provision to implement the Comp Plan. Staff is currently working on an Amendment to Article 3, Zoning Districts that will include provisions to implement the Comp Plan provisions for ADUs

PARKING AND SETBACK REQUIREMENTS

Meeting Synopsis: AHAC was advised by staff that the current parking and setback requirements for affordable housing are the same as for all housing and are determined by the zoning district.

Existing Strategy: yes

AHAC Recommendation: Recommended to continue this strategy.

Implementation: Parking and setback requirements are the same for all housing as determined by individual zoning districts.

FLEXIBLE LOT CONFIGURATIONS

Meeting Synopsis: Staff presented the status of flexible lot configurations for affordable housing in Martin County to the AHAC.

AHAC Recommendation: Recommended to **not** include this strategy in the LHAP.

Implementation: N/A

MODIFICATION OF STREET REQUIREMENTS

Meeting Synopsis: Staff advised AHAC regarding Martin County's street requirements for affordable housing.

AHAC Recommendation: Recommended to continue this strategy.

Implementation: The Martin County Land Development Regulations provides that the Board of County Commissioners may grant a variance to allow less right of way when the plats were recorded prior to 1972 (Art. 4, Div. 19, Section 4.843.B., LDR). The code also provides that "Variances from the minimum ROW widths for the purposes of developing a traditional neighborhood street design or within community redevelopment areas (CRA) may be granted pursuant to [section 4.847.](#)"

PROCESS OF ONGOING REVIEW

Meeting Synopsis: The AHAC was advised by staff this strategy is required by Florida Statutes Section 420.9071(16). As new policies, ordinances or development plans are reviewed, a mechanism shall be established to review these actions with respect to affordability. The county has existing staff-level reviews and policy boards which are used for this purpose.

Existing Strategy: yes

AHAC Recommendation: Recommended to continue with the strategy.

Implementation: Martin County has a staff-level multi departmental review team that reviews all development applications. All Land Development Code and Comprehensive Plan amendments are reviewed by staff, and by the Local Planning Agency and the Board of County Commissioners. Martin County has an active AHAC, which provides recommendations to the Board of County Commissioners on issues that affect affordable housing.

PUBLIC LAND INVENTORY

Meeting Synopsis: AHAC was advised that Martin County is required, per Florida Statute Section 125.379, to review and comprise a list of eligible properties that are suitable for the use of affordable housing every three (3) years.

AHAC Recommendation: Recommended to continue this strategy.

Implementation: The most current list of eligible properties (in keeping with F.S. 125.379) was presented to the Board of County Commissioners on November 28, 2017.

SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

Meeting Synopsis: AHAC was advised by staff regarding Martin County's plan for development near proposed transportation hubs.

AHAC Recommendation: Recommended to **not** include this strategy in the LHAP.

Implementation: N/A