



## Agenda Item Summary

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**File ID:** 20-0118

**CNST-6**

**Meeting Date:** 12/17/2019

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**PLACEMENT:** Consent

**TITLE:**

**APPROVE THE STATE HOUSING INITIATIVE PARTNERSHIP AFFORDABLE HOUSING INCENTIVE STRATEGIES REPORT BY THE AFFORDABLE HOUSING ADVISORY COMMITTEE**

**EXECUTIVE SUMMARY:**

As a recipient of State Housing Initiative Partnership (SHIP) funds, the Affordable Housing Advisory Committee (AHAC) is required triennially to review Martin County's affordable housing incentives strategies and provide recommendations(s) to the Board of County Commissioners (Board) for consideration and adoption.

**DEPARTMENT:** Administration

**PREPARED BY:** **Name:** Dawn Cobb

**Title:** Housing Program Coordinator

**REQUESTED BY:** Michelle Miller, Health & Human Services Manager

**PRESET:**

**PROCEDURES:** None

**BACKGROUND/RELATED STRATEGIC GOAL:**

As a part of the required review, AHAC must take into consideration the established Policies and Procedures, Ordinances, Land Development Regulations, and adopted Local Government Comprehensive Growth Management Plan and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

At a minimum, the AHAC shall submit a report to the local governing body that includes recommendations on, and triennially thereafter, evaluates the implementation of, affordable housing incentives strategies in the following areas:

- a. 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. Modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment of affordable housing.
- c. Allowance of flexibility in densities for affordable housing.
- d. Reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

- e. Allowance of affordable accessory residential units in residential zoning districts.
- f. Reduction of parking and setback requirements for affordable housing.
- g. Allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- h. Modification of street requirements for affordable housing.
- i. 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. Preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- k. Support of development near transportation hubs and major employment centers and mixed-use developments.

The SHIP Affordable Housing Incentive Strategies are recommended by the AHAC to the Board for approval and adoption. The recommended SHIP Affordable Housing Incentive Strategies include most of the strategies listed above. Strategies e, g, and k are not recommended. The SHIP Affordable Housing Incentive Strategies are due to Florida Housing Finance Corporation (FHFC) by December 31, 2019.

#### **ISSUES:**

None

#### **LEGAL SUFFICIENCY REVIEW:**

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law.

#### **RECOMMENDED ACTION:**

#### **RECOMMENDATION**

Move that the Board approve and adopt the AHAC recommended SHIP Affordable Housing Incentive Strategies and direct staff to submit the Strategies to FHFC.

#### **ALTERNATIVE RECOMMENDATIONS**

*Pull* this item from the Consent Agenda and provide staff with alternate direction.

#### **FISCAL IMPACT:**

#### **RECOMMENDATION**

None

<b>Funding Source</b>	<b>County Funds</b>	<b>Non-County Funds</b>
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**Subtotal**

**Project Total**

#### **ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

- ☐ Budget Transfer / Amendment   ☐ Chair Letter   ☐ Contract / Agreement  
☐ Grant / Application   ☐ Notice   ☐ Ordinance   ☐ Resolution  
☒ Other: Report Certifications

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