

RESOLUTION NO. 12-08

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, PROVIDING FOR THE CREATION OF AN AFFORDABLE HOUSING ADVISORY COMMITTEE TO RECOMMEND INCENTIVES FOR AFFORDABLE HOUSING; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature recently passed House Bill 1375 requiring cities and counties receiving SHIP funds to appoint an Affordable Housing Advisory Committee to recommend monetary and non-monetary incentives for affordable housing; and

WHEREAS, the City of Delray Beach does receive SHIP funds; and

WHEREAS, the City Commission of the City of Delray Beach desires for the City to continue receiving SHIP funds and desires to comply with the requirements of House Bill 1375.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AS FOLLOWS:

Section 1. That an Affordable Housing Advisory Committee shall be created to recommend incentives for affordable housing and shall be established as set forth below:

Section 2. That the purpose of this committee is to recommend monetary and/or non-monetary incentives for affordable housing.

Section 3. The Affordable Housing Advisory Committee shall consist of eleven (11) members that meet the following criteria:

- (a) One citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) One citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) One citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) One citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) One citizen who is actively engaged as a for-profit provider of affordable housing.

- (f) One citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) One citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) One citizen who actively serves on the local planning agency pursuant to s. 163.3174.
- (i) One citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) One citizen who represents employers within the jurisdiction.
- (k) One citizen who represents essential services personnel, as defined in the local housing assistance plan.

Section 4. That the Affordable Housing Advisory Committee shall hold at least two (2) regularly scheduled meetings each year.

Section 5. That six (6) members of the committee shall constitute a quorum.

Section 6. That the approval by the advisory committee 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 advisory committee taken at a public hearing. Notice of the time, date, and place of the public hearing of the advisory committee to adopt final local housing incentive strategies recommendations must be published in a newspaper of general paid circulation in the county. The notice must contain a short and concise summary of the local housing incentives strategies recommendations to be considered by the advisory committee. The notice must state the public place where a copy of the tentative advisory committee recommendations can be obtained by interested persons.

Section 7. That the committee shall provide mentoring services to affordable housing partners including developers, banking institutions, employers, and others to identify available incentives, assist with applications for funding requests, and develop partnerships between various parties.

Section 8. That the committee shall create best practices for the development of affordable housing in the community.


Section 9. That the committee shall submit a report to the City every three (3) years evaluating the implementation of affordable housing incentives in the following areas:

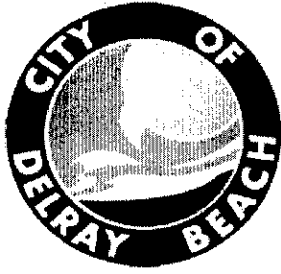
- (a) The processing approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
- (b) The modification of impact-fee requirements, including reduction or waiver of fees and alternatives methods of fee payment for 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) The allowance of affordable accessory residential units in residential zoning districts.
- (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.

PASSED AND ADOPTED in regular session on this 1st day of April, 2008.


MAYOR

Attest:


City Clerk



MEMORANDUM

TO: Mayor and City Commissioners

FROM: Terrill C. Pyburn, Assistant City Attorney

THROUGH: Susan A. Ruby, City Attorney

DATE: March 19, 2008

SUBJECT: AGENDA ITEM 8.E. - REGULAR COMMISSION MEETING OF APRIL 1, 2008
RESOLUTION 12-08

ITEM BEFORE COMMISSION

Resolution No. 12-08 - Providing for the creation of an Affordable Housing Advisory Committee to recommend incentives for affordable housing.

BACKGROUND

The attached resolution establishes an Affordable Housing Committee as required by House Bill 1375, which requires that we adopt a resolution or ordinance by June 30, 2008 as a condition of continuing to receive SHIP funds.

RECOMMENDATION

We recommend that the City Commission adopt the attached resolution.