


# Affordable Housing Advisory Committee

October 8, 2014




# Affordable Housing Advisory Committee

Designed to conform with the  
requirements of the State Housing  
Initiatives Partnership (SHIP) Program





# History: The Sadowski Act


- The William E. Sadowski Affordable Housing Act signed into law on July 7, 1992.
  - Established a dedicated revenue source for affordable housing.
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## A Dedicated Source of Revenue


Increased the documentary stamp tax on deeds in 1992 from 60 cents per \$100 to 70 cents per \$100


Approximately 30 percent of these revenues flow into the State Housing Trust Fund and 70 percent flow into the Local Government Housing Trust Fund. In 2005 Legislature adopted a cap restricting the amount of revenue that may flow into the Trust Funds to \$243 million per year, with a mechanism for a small increase over time.






The intent of the legislation is to allow the local government the greatest degree of flexibility in meeting its communities' housing needs






# Mechanics of SHIP: Required Documents

- Submit a Local Housing Assistance Plan
  - Submit an Affordable Housing Incentive Plan (AHIP)
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# SHIP Program

- Provides the funding to local governments for the implementation of their local housing comprehensive plan housing elements
  - It provides funds as an incentive for the creation of public/private partnerships for the production of affordable housing
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# Local Housing Assistance Plan

Describes how the local government  
plans to spend their annual SHIP  
allocation








# City of Orlando's LHAP

- Three year plan
- Program targeted to:
  - Very low income
  - Low income
  - Moderate income






# SHIP Requirements

- At least 65% of the funds must be reserved for homeownership activities
  - At least 75% must be reserved for construction, rehabilitation, or emergency repairs
  - At least 30% of the funds must be spent on very low income households
  - At least 30% of the funds must be spent on low income households
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# LHAP Strategies


- Down Payment Assistance Program
  - Multifamily Rental Housing Rehabilitation Program
  - Impact Fee Program
  - Post Disaster Recovery Strategy
  - Owner Occupied Housing Rehabilitation
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# Affordable Housing Incentive Plan


- January 13, 1994  
AHAC adopted the AHIP
- In 2008, Jurisdictions were required to re-establish the AHAC to review the housing incentives and meet triennially to review established policies, procedures, ordinances, land development regulations, and adopted local government comprehensive plan and make recommendations as needed fit to maintain and produce affordable housing.





# Creation of the Affordable Housing Advisory Committee (AHAC)


The Committee is responsible for recommending the regulatory reform measures to be included in the AHIP






# AHAC Members

The Resolution appointing AHAC members, must provide for nine committee members as per Florida Statute 420.9076(2)(a-k)

- (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 mortgage banking industry in connection with affordable housing – **Joyce Odongo, Vice President, Fifth Third Bank**
  - (c) One citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing – **Jack Plettinck, Business Rep.**
  - (d) One Citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing – **Michael Resnick, Legal Aid Attorney**
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# AHAC Members

- (e) One citizen who is actively engaged as a for-profit provider of affordable housing – **Michelle Walter, Construction**
  - (f) One citizen who is actively engaged as a not-for-profit provider of affordable housing - **Jacquelyn Smith, Homes in Partnership**
  - (g) One citizen who is a real estate professional in connection with affordable housing - **Laurell Kellet, Realtor**
  - (h) One citizen who actively serves on the local planning agency pursuant to s. 163.3174. **Scott Martin, Designer, Morris Architects**
  - (i) One citizen who resides within the jurisdiction of the local governing body making the appointment – **Patricia Rice, Executive Director Winter Park Housing**
  - (j) One citizen who represents employers within the jurisdiction – **Linavette Rodriguez, Coordinator, Workforce Central Florida**
  - (k) One citizen who represents essential services personnel, as defined in the local housing assistance plan – **Jennifer Bryla, Studio Manager, Osceola County/Planning Architect**
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# Purpose of the AHAC

Review the established policies and procedures, ordinances, land development regulations and local comprehensive plan, and at a minimum make recommendations on affordable housing incentives in the following areas:

Florida Statute 420.9076 (4)(a-k)





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- (a) The processing of 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 fees requirements, including reduction or waiver of fees and alternative 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 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.
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- (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.





# City of Orlando LHAP Incentive Strategies

- A. Expedited Permitting
  - B. Ongoing Review Process
  - C. Affordable Housing Certification Process
  - D. Establishment of a Definition for Attainable Housing
  - E. Impact Fees
  - F. Increased Density/Intensity Levels
  - G. The Allowance of Flexible Lot Configurations, Including Zero Lot Line Configurations
  - H. Disposition of Property for Affordable Housing
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The AHAC must approve  
recommendations for affordable  
housing incentives by affirmative  
vote of the majority of the  
membership at a public hearing

