



**COMMUNITY PLANNING, ZONING AND DEVELOPMENT DIVISION  
SANTA ROSA COUNTY, FLORIDA**

---

**SHIP AFFORDABLE HOUSING ADVISORY COMMITTEE AGENDA**

**Wednesday, October 24, 2012  
3:00 PM**

**Public Services Conference/Media Room, 6051 Old Bagdad Highway  
Milton, Florida**

---

- I. Call to Order – Chairman
- II. Public Hearing:  
Housing Incentive Strategies Review (420.9076 F.S.)
- III. Discussion of Incentive Strategies (A) through (L) in  
Accordance with Rule 67-37-010 Amendments effective  
February 21, 2008.
- IV. Review of Current LHAP INCENTIVES for Affordable  
Housing Projects
- V. Approval of Recommendation for BOCC Report
- VI. Recap of Funding
- VII. Future meetings will be scheduled as required.
- VIII. Adjournment

# **Santa Rosa County Public Hearing Notice Local Affordable Housing Incentive Strategies State Housing Initiatives Partnership (SHIP)**

The Santa Rosa County Affordable Housing Advisory Committee invites public participation in the meeting to approve local housing incentive strategy recommendations and the review of local government implementation of previously recommended strategies. The meeting is scheduled as follows: **Wednesday, October 24, 2012 at 3 PM, Santa Rosa County Public Services Building, 6051 Old Bagdad Highway, Media Room, Milton FL 32571.**

The Advisory Committee will review the established policies and procedures, ordinances, land development regulations, and adopted comprehensive plan and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability a property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan revisions; 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 local government comprehensive plan and corresponding regulations, ordinances, and other policies. As required by State law (Section 420.9076, F.S.), at a minimum, the Advisory Committee will approve the submission of a report to the Santa Rosa County Board of County Commissioners that includes recommendations on affordable housing incentives in the following areas:

- 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-fee 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-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 the County 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.
- l) Other affordable housing incentives as identified by the Advisory Committee.

This public hearing affords citizens the opportunity to provide input and recommendations relating to affordable housing activities. If you have any questions about this process or about this meeting, please contact Janice Boone at (850) 981-7076 or [janiceb@santarosa.fl.gov](mailto:janiceb@santarosa.fl.gov).

A copy of the tentative advisory committee recommendations can be obtained by interested persons at the Public Services Building, Community Planning, Zoning and Development, Housing Program Office, at 6051 Old Bagdad Highway, Suite, 201, Milton, FL 32583.

Santa Rosa County adheres to the Americans with Disabilities Act and will make reasonable modifications for access to this meeting upon request. Please call Santa Rosa County Planning, Zoning and Development Division at (850) 981-7076 to make a request. For Hearing-Impaired, 1-800-955-8770 (Voice). Requests must be received at least 48 hours in advance of the meeting in order to provide the requested service.

---

**Please run this ad the week prior to the meeting; the week of the 8th of October 2012.**

Bill & proof of publication to:  
Santa Rosa County Planning & Zoning  
Attn: Laurie Schulze  
6051 Old Bagdad Highway, Suite 201  
Milton, FL 32583

## LHAP INCENTIVE STRATEGIES

*Section 420.9071(16), F.S.*

- A. **Incentive Strategy:** 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.

Established policy and procedures:

On, June 11, 1998, Santa Rosa County adopted Resolution 98-17 adopting an expedited processing procedure. Affordable housing permit applications will be given priority in the event the permit approval time should reach a level in excess of seven (7) days.

- B. **Incentive Strategy:** The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

The county currently has a moratorium on transportation impact fees. However, in the event the moratorium is lifted, the county has an installment method which permits payment over a period of seven years with 1/7<sup>th</sup> paid upon approval and 1/7<sup>th</sup> paid annually for six years.

- C. **Incentive Strategy:** 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.

Resolution 98-17, Section 1 (b) establishes the requirement for the review of local policies, procedures, ordinances, regulations and plan provisions that significantly impact the cost of housing, prior to their adoption with an emphasis on limiting the cost impact upon housing affordability. The County Planning office will have the responsibility of performing the review procedure.

- D. **Incentive Strategy:** The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

An inventory of locally owned public lands suitable for affordable housing will be maintained by the County. The GIS Department has developed a program to identify such properties. A listing may be obtained upon request.

Santa Rosa County  
SHIP Affordable Housing Advisory Committee  
10/24/2012

Recap of Funding:

2009 and Prior:	Closed
2010	No Funding
2011	\$350,000 Trust Fund Interest
2012	No Funding
2013	No Indication of Funding

Activity 10/1/2011 thru 9/30/12:

6	Substantial Rehabilitation Projects	\$109,000
4	Habitat Homes Funded	\$100,000
9	First Time Homebuyer Assistance	\$72,550