

DRAFT
12/22/2020

ORDINANCE NO. 2021-__

AN ORDINANCE RELATING TO THE AFFORDABLE HOUSING
ADVISORY BOARD IN ORANGE COUNTY, FLORIDA; AMENDING
ARTICLE V OF CHAPTER 2 OF THE ORANGE COUNTY CODE BY
AMENDING THE COMPOSITION AND MEMBERSHIP OF THE
AFFORDABLE HOUSING ADVISORY BOARD; AMENDING SECTION
2-181 TO REVISE BOARD COMPOSITION; AND PROVIDING AN
EFFECTIVE DATE.

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RCUD

WHEREAS, the Orange County Affordable Housing Advisory Board ("Advisory Board")
was created by Ordinance No. 92-34, as amended by Ordinance No. 2001-05 and Ordinance No.
2008-07; and

WHEREAS, the purpose of the Advisory Board is to review established policies,
procedures, and regulations concerning an affordable housing incentive plan (the "Plan") with
specific initiatives and incentives to encourage or facilitate affordable housing; and

WHEREAS, pursuant to Laws of Florida 2020-27, the Florida Legislature amended
Section 420.9076, Florida Statutes, to add a requirement that the Advisory Board include one
locally elected official.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
ORANGE COUNTY:

Section 1. Amendment to Section 2-181 of the Orange County Code.

Section 2-181 of the Orange County Code hereby amended to read as follows with underlining

showing additions and ~~strike throughs~~ showing deletions:

**Sec. 2-181. Creation; duties; membership; terms of office;
meetings.**

(a) The affordable housing advisory board shall review
Orange County's established policies and procedures, ordinances,
land development regulations and adopted comprehensive plan and
shall report to the board of county commissioners on recommended
specific initiatives to encourage or facilitate affordable housing

40 while protecting the ability of the property to appreciate in value.
42 The recommendations may include the modification or repeal of
44 existing policies, procedures, ordinances, regulations or plan
46 provisions, 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.

48 (b) The advisory board shall make recommendations to
the board of county commissioners on affordable housing incentives
50 in the following areas:

52 (1) The processing of approvals of development
orders or permits, as defined in F.S. § 163.3164(7) and (8), for
54 affordable housing projects is expedited to a greater degree than
other projects.

56 (2) The modification of impact-fee requirements,
including reduction or waiver of fees and alternative methods of fee
payment for affordable housing.

58 (3) The allowance of flexibility in densities for
affordable housing.

60 (4) The reservation of infrastructure capacity for
housing for very low-income persons, low-income persons, and
62 moderate-income persons.

64 (5) The allowance of affordable accessory
residential units in residential zoning districts.

66 (6) The reduction of parking and setback
requirements for affordable housing.

68 (7) The allowance of flexible lot configurations,
including zero-lot-line configurations for affordable housing.

70 (8) The modification of street requirements for
affordable housing.

72 (9) 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.

(10) The preparation of a printed inventory of locally-owned public lands suitable for affordable housing.

(11) The support of development near transportation hubs and major employment centers and mixed-use developments.

(c) The affordable housing advisory board shall consist of ~~eleven (11)~~ nine members one of whom shall be an Orange County elected official appointed by the Mayor and eight of whom shall be appointed by the board of county commissioners pursuant to section 2-206, Orange County Code, and shall include from at least six of the categories below:

(1) One (1) citizen who is actively engaged in the residential home building industry in connection with affordable housing.

(2) One (1) citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.

(3) One (1) citizen who is representative of those areas of labor actively engaged in home building in connection with affordable housing.

(4) One (1) citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.

(5) One (1) citizen who is actively engaged as a for-profit provider of affordable housing.

(6) One (1) citizen who is actively engaged as a not-for profit provider of affordable housing.

(7) One (1) citizen who is actively engaged as a real estate professional in connection with affordable housing.

(8) One (1) citizen who actively serves on the local planning agency pursuant to F.S. § 163.3174.

(9) One (1) citizen who resides within the jurisdiction of the local governing body making the appointments.

(10) One (1) citizen who represents employees within the jurisdiction.

(11) One (1) citizen who represents essential services personnel, as defined in the local housing assistance plan.

~~If the board of county commissioners is unable to appoint a citizen actively engaged in these activities in connection with affordable housing, a citizen engaged in the activity without regard to affordable housing may be appointed.~~

(d) Except for the initial term, each member shall serve two-year terms. Each term commences July 1 and expires on June 30. Members may be reappointed, except that no member may serve more than two (2) consecutive full terms. The board of county commissioners may fill vacancies by appointment for any unexpired term.

(e) Pursuant to section 2-208, Orange County Code, the members of the affordable housing advisory board shall elect a chairman and may elect a vice-chairman.

(f) Meetings of the advisory board shall be conducted upon the call of the chairman of the affordable housing advisory board; however, the advisory board shall meet at least six (6) times during each fiscal year.

Section 2. Effective Date. This Ordinance shall become effective pursuant to general law.

APPROVED THIS ____ DAY OF _____, 2021.

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____

Jerry L. Demings
County Mayor

ATTEST: Phil Diamond, CPA, Orange County Comptroller
As Clerk of the Board of County Commissioners

By: _____
Deputy Clerk