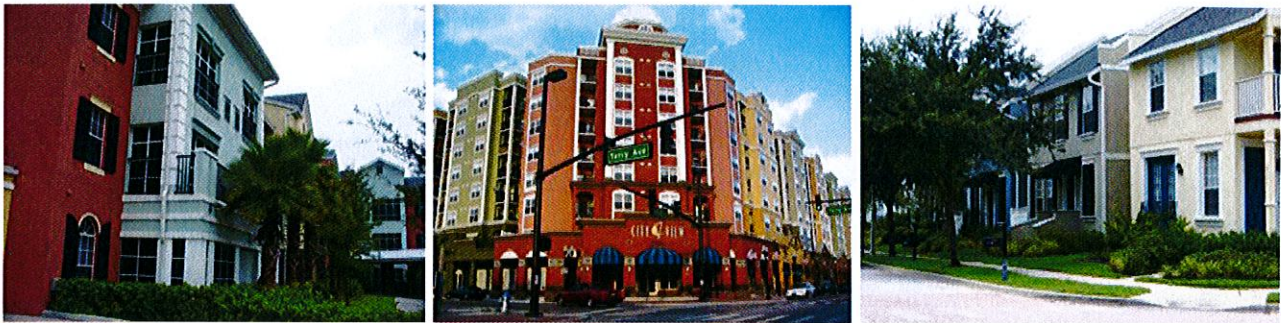


Osceola County, Florida Affordable Housing Incentive Plan

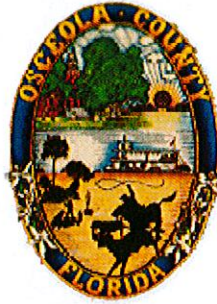
December 14, 2015



Prepared for the Participation in the
State Housing Initiatives Partnership (SHIP) Program



Prepared by Osceola County Human Services and Planning Divisions



Osceola County Board of County Commissioners

Michael Harford,
Commissioner, District 1

Viviana Janer
Chairman
Commissioner, District 2

Brandon Arrington
Commissioner, District 3

Cheryl Grieb,
Vice Chairman
Commissioner, District 4

Fred Hawkins, Jr.
Commissioner, District 5

Affordable Housing Advisory Committee

Karl Heinz-Theobald, Chairman, For-Profit Provider of Affordable Housing

Veronica Malolos, Vice Chairman, Real-Estate Professional associated with Affordable Housing

Patricia Filippone, Not-for-Profit provider of Affordable housing

Anna Pinellas, Citizen resides within the jurisdiction of the local governing body

Patricia Del Bagno, Banking and mortgage banking industry

Connie Benca Representative of a Not-for-Profit of Affordable Housing

Simona Torres Citizen of Osceola County

John Goldsborough Member

Kregg D. Smith Representative of Essential Services Personnel in Osceola County

Joy Simpson Member

Christopher Davis Home Building Industry related to Affordable Housing

Debbie Burnett Member

Betty Dobbie Representative of Employers in Osceola County

Osceola County Staff

Celestia McCloud, Human Services Director

Danicka Ransom, Assistant Human Services
Director

Diane Dewalt – Community Grants Manager

Melissa Dunkin, Planner

Diana Marrero-Pinto, SHIP Housing Specialist

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Introduction

House Bill 1375 has been revised to include legislative changes that will impact the State Housing Initiatives Partnership Program (SHIP). By June 30, 2008 counties and municipalities who receive a SHIP allocation were required to form an Affordable Housing Advisory Committee (AHAC). The primary purpose of this committee is to develop incentive strategies targeting regulatory reform. The committee is charged with recommending specific initiatives to encourage or facilitate affordable housing. Florida Statute 420.9076 further defines the AHAC and its responsibilities.

The Osceola County AHAC was authorized by the Board of County Commissioners on June 23, 2008. The eleven member board was appointed by Resolution #08-026R. Ordinance #08-18 which governs the AHAC was also approved on June 23, 2008. Each member will serve a three year term. Since that time, the Board of County Commissioners continues to appoint members to the AHAC to remain in compliance with the statutory requirements.

The initial AHAC meeting was held in July 2008. Meetings are held regularly, at a minimum of six times per year to address affordable housing incentives and programs. The SHIP staff partners with the Planning Department and County Attorney's Office to provide information and best practices in regards to affordable housing to the AHAC at each meeting.

Under the current Local Housing Assistance Plan (LHAP) for 2013-2016, affordable housing incentive strategies have been adopted in the following areas:

- Expedited Permitting
- Ongoing Review Process
- Affordable Housing Requirements
- Housing Trust Fund
- Parking Requirements

The AHAC has evaluated these incentives and have made recommendations in line with the current LHAP as well as addressing future needs of affordable housing in Osceola County.

An overall concern of the AHAC was the lack of funding available in Osceola County for affordable housing initiatives. Information was presented by Danicka Ransom, Assistant Human Services Director on potential state and federal funding that is available for affordable housing. The individual members of the committee offered their expertise in affordable housing projects and looked at what options would better serve the citizens of Osceola County.

With the current condition of the housing market and the high number of homeless families, the committee wanted to focus on incentives that would encourage affordable

housing for ownership and for rentals. The incentive strategies that the committee will recommend in this report will offer opportunities for both homeownership and rental units.

The AHAC has developed incentives in the following areas:

- Expedited Permitting
- Ongoing Oversight
- Housing Trust Fund
- Community Land Trust
- Land Bank Inventory
- Accessory Dwelling Units
- Impact fees
- Mobility Fees

It is the goal of the AHAC and the Osceola County SHIP staff to encourage affordable housing by providing strategies and incentives through local housing programs that respond to the needs of Osceola County. The support of the Osceola County Board of County Commissioners is vital as we move forward with addressing affordable housing within the community.

SHIP Recommended Incentives

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

- The process of approvals of development orders or permits, as defined in statute 163.3164 (7) and (8), for affordable housing projects is expedited to a greater degree than other projects (see Incentive I in AHAC Recommendations),
- The modification of impact-fee requirements including reduction or waiver of fees and alternative methods of fee payment for affordable housing (see Incentives X and XI in AHAC Recommendations),
- The allowance of flexibility in densities for affordable housing (see Incentive VII in AHAC Recommendations),
- The reservation of infrastructure capacity for housing for very-low income, low income, and moderate income persons (see Incentive XIII in AHAC Recommendations),
- The allowance of affordable accessory residential units in residential zoning districts (see Incentive VI in AHAC Recommendations),
- The reduction of parking and setback requirements for affordable housing (see Incentive IX in AHAC Recommendations),
- The allowance of flexible lot configurations, including zero lot line configurations for affordable housing (see Incentive VII in AHAC Recommendations),
- The modification of street requirements for affordable housing (see Incentive XII in AHAC Recommendations),
- The establishment of a process by which a local government considers before adopted, policies, procedures, ordinance, regulations, or plan provisions that increase the cost of housing (see Incentive II in AHAC Recommendations),
- The preparation of a printed inventory of locally owned public lands suitable for affordable housing (see Incentive III in AHAC Recommendations), and
- The support of development near transportation hubs and major employment centers and mixed use developments (see Incentive IV in AHAC Recommendations).

Each of the required areas have been thoroughly examined and discussed with Osceola County's Affordable Housing Advisory Committee (AHAC). The following recommendations have been made to address each issue and comply with statutory requirements.

AHAC Recommendations

Incentive I: Expedited Permitting

Required by Florida Statute 420.9071(16)

Osceola County realizes that time is of the essence for development projects. An expedited permitting process can provide an incentive for developers to provide more affordable housing projects.

AHAC Recommendation:

The County shall establish an expedited permitting process. The implementation shall include an expedited process form for project documentation and a required pre-application meeting for all affordable housing applicants.

2015 Update: The County has established and enforced an expedited permitting process for all applications that include affordable housing in its development program.

2015 Recommendation: The County shall continue to expedite all development applications that include affordable housing.

Incentive II: Ongoing Oversight

Required by Florida Statute 420.9071(16)

As new policies, ordinances or development plans are reviewed, there is a requirement that a mechanism be established to review these actions with respect to affordability. The County has existing staff-level reviews and policy boards which may be used for this purpose. In particular, all development applications and Land Development Code/Comprehensive Plan amendments are currently reviewed by the Development Review Committee.

AHAC Recommendation:

A representative from the County Human Services Division will serve on the Development Review Committee for all applications that include affordable housing and new regulatory and policy changes (i.e. impact fees, permitting fees, and changes in land development regulations) in order to ensure responsible development of affordable housing.

2015 Update: A representative from the County's Human Services Division has been serving on the Development Review Committee since 2008. This representative provides technical review on all development projects that include affordable housing.

2015 Recommendation: Danicka Ransom will continue as a non-voting member of the Development Review Committee.

Incentive III: Housing Trust Fund

Housing Trust Funds have become a popular method for financing affordable housing projects. A Housing Trust Fund is much like a savings account that is established with the explicit purpose of being used to address affordable housing needs. Depending on its structure, the Fund can be flexible in use.

AHAC Recommendation:

The County shall explore establishing a Housing Trust Fund that collects money to be used solely for the purpose of creating affordable housing and/or incentives for affordable housing in Osceola County. The Housing Trust Fund will be operated and maintained by the County.

2015 Update: Moneys that are collected for the purpose of affordable housing, including properties within the Land Bank Inventory that are sold, shall be stored in the SHIP fund until they are used for their purpose.

2015 Recommendation: The County shall continue to utilize the SHIP fund for all moneys set aside for affordable housing, not related to the CDBG, HOME or Section 8 programs. These monies shall be kept separately based on their purpose. County Staff shall establish a separate reserve fund by utilizing a dedicated funding source established by the Board of County Commissioners to be used for eligible housing programs.

Incentive IV: Community Land Trust

Community Land Trusts are an effective and widely-used method of providing affordable housing. The Land Trusts are operated and maintained by a non-profit entity that acquires and holds land for affordable housing. The Community Land Trust lessens the cost of housing for residents by holding the land and only selling the housing unit. Removing the land cost of the home provides an affordable rate to the homeowner. Osceola County currently does not partner with an organization that assists with Community Land Trusts within the County.

AHAC Recommendation:

The County shall explore partnering with an outside entity to establish a Community Land Trust within Osceola County.

2015 Update: Community Leaders in Osceola County have met to explore the possibility of creating a Community Land Trust that would partner with Osceola County government.

2015 Recommendation: County staff shall continue to research and explore partnering with other nonprofits to develop a Community Land Trust in the upcoming years.

Incentive V: Land Bank Inventory

The County has been conducting a land inventory for the use of affordable housing opportunities. This list is compiled by Community Development staff and updates are provided to the AHAC on land that may be useful for affordable housing. The most recent inventory did not have any suitable land to be utilized for affordable housing.

AHAC Recommendation:

The County shall maintain a surplus land inventory of locally owned public lands within Osceola County to be used for the purpose of seeking potential opportunities for affordable housing.

2015 Update: In accordance with Section 125.379, Florida Statutes, County staff has prepared an inventory list of all real property that the county holds fee simple title and is appropriate for use of affordable housing in 2007 (adopted by Resolution #07-32R), in 2010 (adopted by Resolution #10-074R), and in 2014 (adopted by Resolution #14-065R). As required by Florida Statutes, County staff will continue update this list triennially.

2015 Recommendation: The inventory scheduled for 2016 will provide an update to the AHAC and BCC by Resolution.

Incentive VI: Accessory Dwelling Units

Accessory Dwelling Units (ADU) is one option to provide an affordable rental alternative to affordable housing. Osceola County's current Land Development Code does not allow for Accessory Dwelling Units for lease or for rent in residential zoning districts.

AHAC Recommendation:

The County shall explore the allowance of Accessory Dwelling Units within the Residential Zoning Districts of the Land Development Code including standards and definitions for Accessory Dwelling Units in order to promote affordable rental housing.

2015 Update: Accessory Dwelling Units are currently allowed in any residential zoning district in the County, but not as rental units. Osceola County's Department of Community Development has updated the Land Development Code to allow rental of Accessory Dwelling Units in a Village Infill Development (VID) or a Planned Development (PD).

2015 Recommendation: County staff shall continue to explore the allowance of Accessory Dwelling Units within the Residential Zoning Districts of the Land Development Code.

Incentive VII: Impact Fees

It is not legal for the County to provide a waiver of impact fees for new development projects. Impact or other applicable fees for schools, fire, parks and recreation, and transportation are required for all new residential development. Nevertheless, affordable housing units have characteristics (size of unit, proximity to transit locations, etc.) which may offer a reduction in fees justified by these characteristics.

AHAC Recommendation:

The County shall explore establishing a reduced impact fee or comparable fee for Accessory Dwelling Units and/or affordable housing based on legally sufficient data and analysis to support this reduction (due to the size and trip generation reductions for these types of units). This action may require amendments to the Impact/Mobility Fee Ordinances.

2015 Update: Mobility Fees were adopted in March of 2015.

2015 Recommendation: The AHAC recommends the reduction or elimination of Mobility Fees in addition to Park and Fire impact fees for affordable housing. The County will continue to work with the School Board on a reduction for School Impact Fees for affordable housing.

Incentive VIII: Mobility Fees II

Mobility fees are an incredible expenditure for developments, especially developments which incorporate affordable housing units. Many times mobility/impact fees can prevent encouraged development such as affordable housing. A Trust Fund or other mechanism which can be used to assist in these payments or to offer short-term loans to defer the cost to the developer until the units are sold provides some relief from this impact.

2015 Recommendation: The AHAC recommends that mobility fees be an eligible use from funds collected in the Housing Trust Fund or to explore other mechanisms that will offset this cost to developers of affordable housing.

ORDINANCE # 08-18

AN ORDINANCE OF THE OSCEOLA COUNTY BOARD OF COUNTY COMMISSIONERS PROVIDING ACKNOWLEDGMENT OF THE ADOPTION OF A LOCAL HOUSING ASSISTANCE PROGRAM; PROVIDING FOR AN AMENDMENT TO CHAPTER 2, ARTICLE IV, SECTION 2-137, AFFORDABLE HOUSING ADVISORY COMMITTEE, OF THE OSCEOLA COUNTY CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR INCLUSION INTO THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Osceola County Board of County Commissioners has determined that it is in the best interest of the County to amend Chapter 2, of the Osceola County Code of Ordinances, in order to comply with the requirements set forth in Florida Statutes, chapter 420.

NOW, THEREFORE, be it ordained by the Osceola County Board of County Commissioners that:

SECTION 1. ACKNOWLEDGMENT OF THE ADOPTION OF A LOCAL HOUSING ASSISTANCE PROGRAM.

The Osceola County Board of County Commissioners adopted, and has from time to time thereafter amended the Osceola County Local Housing Assistance Plan, hereinafter referred to as "LHAP". The LHAP complies with the requirements set forth in Chapter 2, Article IV, Sections 2-134, 2-135, 2-138, of the Osceola County Code of Ordinances, and Florida Statutes, chapter 420. The County will continue to amend the LHAP as necessary or as required by law.

SECTION 2. AMENDING CHAPTER 2, ARTICLE IV, SECTION 2-137, AFFORDABLE HOUSING ADVISORY COMMITTEE, OF THE OSCEOLA COUNTY CODE OF ORDINANCES.

Chapter 2, Article IV, Section 2-137 is hereby repealed in its entirety and replaced with the following:

Section 2-137, Affordable Housing Advisory Committees.

1.

The Osceola County Affordable Housing Advisory Committee is hereby created, hereinafter referred to as the "committee", consisting of eleven (11) members, six (6) of which shall constitute a quorum. The committee may not take formal action without a quorum, but may meet to hear duly noticed presentations. The committee shall be comprised of the following, and the individuals may overlap with or be part of the local housing partnership referred to in Florida Statutes, chapter 420:

- (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 affordable home building.**
- (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 Florida Statutes, chapter 163.**
- (i) One citizen who resides in Osceola County.**
- (j) One citizen who represents employers within Osceola County.**

- (k) One citizen who represents essential services personnel, as defined in the Osceola County LHAP.
2. Each term shall be for a period of three (3) years. A member may not serve more than two (2) full successive terms. Completion of an unexpired term for a previous member, will not be considered in the calculation of the term limitation.
 3. Meetings shall be held monthly for the first year of the committee's existence and thereafter quarterly, or more frequently if necessary. All committee meetings shall be public meetings in accordance with Florida Statutes, chapter 286, and all committee records are public records in accordance with Florida Statutes, chapter 119.
 4. Annually, the committee shall elect a chairman, vice-chairman and such other officers as it deems necessary. The Chairman is charged with conducting the meetings in a manner consistent with the law.
 5. The County Manager shall ensure that the appropriate staff, facilities and other necessary materials are available to the committee in the discharge of its duties. Meeting minutes shall be kept by a County staff member.
 6. All committee members shall serve at the pleasure of the Osceola County Board of County Commissioners.
 7. The committee shall have the following duties:
 1. Not less frequently than every three (3) years, the advisory committee shall review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan 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. At a minimum, the advisory committee shall submit a report to the local governing body that includes recommendations in the following areas:

- (a) Expediting the processing of approvals of development orders or permits, as defined in Florida Statutes, chapter 163, for affordable housing.
- (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 a local government considers, before adoption, policies, procedures, ordinances,

regulations, or plan provisions, which could cause an increase in the cost of housing.

- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) Development of mixed use projects and development near transportation hubs and major employment centers.

2. As it deems appropriate, the advisory committee recommendations may also include other affordable housing incentives.

SECTION 3. SEVERABILITY

If any section of this Ordinance, or the application thereof, is invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given affect without the invalid provisions or application, and to that end, the provisions of this Ordinance are declared severable.

SECTION 4. CONFLICT

Any Ordinance or part thereof in conflict with this Ordinance or part hereof is hereby repealed to the extent of the conflict.

SECTION 5. INCLUSION IN THE CODE.

It is the intent of the Board of County Commissioners, that the provisions of this Ordinance shall be made a part of the Osceola County Code of Ordinances, that the sections of this Ordinance may be renumbered or relettered and that the word "ordinance" may be changed to "section," "article" or other appropriate word or phrase necessary to accomplish such intentions.

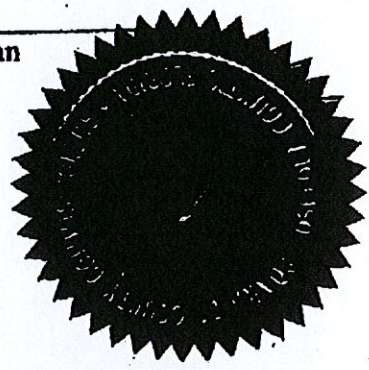
SECTION 6. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon its adoption by the Board of County Commissioners.

DULY ADOPTED in regular session, this 23 day of June,
2008.

**BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA**

K. S. [Signature]
Chairman/Vice Chairman



ATTEST:

[Signature]
Clerk/Deputy Clerk of the Board
BCR Approved 06/23/08

**NOTICE THAT THIS ORDINANCE HAS BEEN
FILED WITH THE FLORIDA STATE BUREAU
OF ADMINISTRATIVE CODE.**

ON June 27, 2008

BY [Signature]
DEPUTY CLERK OF THE BOARD

Appendix B

Membership Resolution

RESOLUTION #08-026R

**A RESOLUTION OF THE OSCEOLA COUNTY
BOARD OF COUNTY COMMISSIONERS
PROVIDING INITIAL COMMITTEE
APPOINTMENTS; PROVIDING FOR VACANCIES;
PROVIDING FOR SEVERABILITY; PROVIDING
FOR CONFLICT; PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, on the same date hereof, the Osceola County Board of County Commissioners adopted Ordinance 08-18, which re-established the Affordable Housing Advisory Committee, hereinafter referred to as the "committee"; and

WHEREAS, Florida Statutes, chapter 420, requires that the members of the committee be appointed by Resolution.

NOW, THEREFORE, be it resolved by the Osceola County Board of County Commissioners, that:

SECTION 1. INITIAL COMMITTEE APPOINTMENTS.

The following positions are hereby filled by the listed appointees:

	<u>Position</u>	<u>Appointee</u>
a)	Representative of the residential home building industry related to affordable housing	Keith Trace, Franklin, Hart & Reid
b)	Representative of the banking or mortgage industry related to affordable housing	Millie Plass, Suntrust Mortgage
c)	Representative of an area of labor associated with affordable home building	Patricia Filippone, Habitat for Humanity

- | | | |
|----|--|--|
| d) | Advocate for low-income persons | Robert K. Dwyer,
Community Legal Services |
| e) | Representative of a for-profit provider of affordable housing | Chuck Mahoney,
Noah Foundation Realty, Inc. |
| f) | Representative of a not-for-profit provider of affordable housing | Dave Scherer,
Habitat for Humanity |
| g) | Real-estate professional associated with affordable housing | Donna O'Reilly,
Realty One |
| h) | Member of the Planning Commission | Domingo Sanchez,
Planning Board Member |
| i) | Citizen of Osceola County | Anna M. Pinellas,
St. Luke Baptist Church |
| j) | Representative of employers in Osceola County | Ronda Ruane,
Lowe's Distribution Center |
| k) | Representative of the essential services personnel in Osceola County | Ernesto Lopez,
Florida Hospital, Kissimmee |

SECTION 2. VACANCIES.

Hereafter, all vacancies shall be filled by majority vote of the Osceola County Board of County Commissioners at any regular board meeting.

SECTION 3. SEVERABILITY.

It is declared to be the intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or portion of this Resolution, is for any reason held invalid or unconstitutional, by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. CONFLICT.

Any other Resolution or part thereof in conflict with this Resolution or any part hereof is hereby repealed to the extent of the conflict.

SECTION 5. EFFECTIVE DATE.

This Resolution shall be in force and take effect immediately upon its passage and adoption.

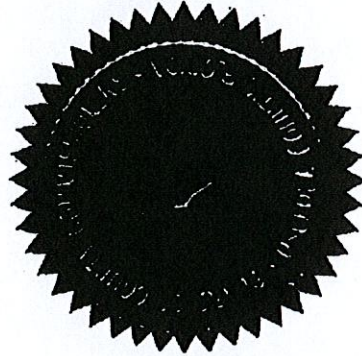
DONE AND ADOPTED this 23 day of June, 2008.

**BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA**

By: *Ken Shibley*
Chairman/Vice-Chairman

ATTEST:

Jimmy Ford
Clerk/Deputy Clerk of the Board
EC approved 06/23/08



**PROOF OF
PUBLICATION**

From



**STATE OF FLORIDA
COUNTY OF OSCEOLA**

Before me, the undersigned authority,
personally appeared Claudia Neisius,
who on oath says that she is the
Legal Clerk of the Osceola News-Gazette,
a twice-weekly newspaper published
at Kissimmee, in Osceola County, Florida;
that the attached copy of the advertisement
was published in the regular and entire
edition of said newspaper in
the following issues:

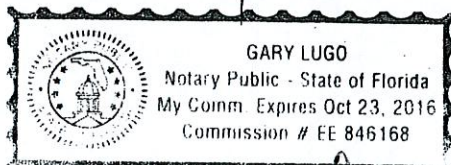
November 28, 2015

Affiant further says that the
Osceola News-Gazette is a newspaper
published in Kissimmee, in said
Osceola County, Florida, and that the said
newspaper has heretofore been
continuously published in said
Osceola County, Florida, each week
and has been entered as periodicals
postage matter at the post office
in Kissimmee, in said Osceola County, Florida,
for a period of one year preceding
the first publication of the attached copy of
advertisement; and affiant further says that
she has neither paid nor promised
any person, firm or corporation any discount,
rebate, commission or refund for the
purpose of securing this advertisement for
publication in the said newspaper.

**Sworn and subscribed before
me by Claudia Neisius, who is
personally known to me, this**

30th day of November, 2015

Claudia Neisius



Gary Lugo

**IN THE MATTER OF:
OSC. CTY.
HUMAN SERVICES
Ngsat English**

FIRST PUBLICATION: November 28, 2015

LAST PUBLICATION: November 28, 2015



**Make remittance to: Osceola News-Gazette, 108 Church Street,
Kissimmee, FL 34741**

Phone: (407) 846-7600 Fax: (321) 402-2946

Email: legalads@osceolanewsgazette.com

You can also view your Legal Advertising on

www.AroundOsceola.com or www.FloridaPublicNotices.com

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Affordable Housing Advisory Committee (AHAC) will hold a Public Hearing on the matter of proposed recommendations for the State Housing Initiatives Partnership Program (SHIP). The public hearing will be held at the Osceola County Human Services Building, 330 N Beaumont Avenue, Kissimmee, Florida 34741 beginning at 10:00 a.m. or soon thereafter as practical on December 7, 2015.

Florida Statute 420.9076 requires each county participating in the SHIP program to have an Affordable Housing Advisory Committee that develops and evaluates incentive strategies for affordable housing. The primary purpose of this committee is to develop incentive strategies targeting regulatory reform. The committee will need to recommend specific initiatives to encourage or facilitate affordable housing. The AHAC committee has developed a final report which will be presented to the Board of County Commissioners on December 14, 2015. The incentives being recommended are in the following areas: Expedited Permitting, Ongoing Oversight, Land Bank Inventory, Accessory Dwelling Units, Housing Trust Fund, Community Land Trust, Impact Fees and Mobility Fees. This public hearing is for comments on the final report.

The AHAC Committee report may be examined in the offices of the Osceola County Human Services, 330 N. Beaumont Avenue, Kissimmee, Florida 34741 between 8:00 a.m. and 5:00 p.m. weekdays except holidays. Written comments may be submitted to Human Services at the above address or electronically at dran@osceola.org. For questions regarding these requests, please contact the Osceola County Human Services Office at (407) 742-8418 prior to the meeting.

**PROOF OF
PUBLICATION**

From



**STATE OF FLORIDA
COUNTY OF OSCEOLA**

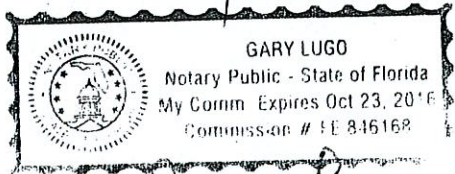
Before me, the undersigned authority,
personally appeared Claudia Neisius,
who on oath says that she is the
Legal Clerk of the Osceola News-Gazette,
a twice-weekly newspaper published
at Kissimmee, in Osceola County, Florida;
that the attached copy of the advertisement
was published in the regular and entire
edition of said newspaper in
the following issues:

November 28, 2015

Affiant further says that the
Osceola News-Gazette is a newspaper
published in Kissimmee, in said
Osceola County, Florida, and that the said
newspaper has heretofore been
continuously published in said
Osceola County, Florida, each week
and has been entered as periodicals
postage matter at the post office
in Kissimmee, in said Osceola County, Florida,
for a period of one year preceding
the first publication of the attached copy of
advertisement; and affiant further says that
she has neither paid nor promised
any person, firm or corporation any discount,
rebate, commission or refund for the
purpose of securing this advertisement for
publication in the said newspaper.

**Sworn and subscribed before
me by Claudia Neisius, who is
personally known to me, this**

Claudia Neisius
30th day of November, 2015



Gary Lugo



**IN THE MATTER OF:
OSC. CTY.
HUMAN SERVICES
Ngsat Spanish**

FIRST PUBLICATION: November 28, 2015

LAST PUBLICATION: November 28, 2015

**Make remittance to: Osceola News-Gazette, 108 Church Street,
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Phone: (407) 846-7600 Fax: (321) 402-2946
Email: legalads@osceolanewsgazette.com
You can also view your Legal Advertising on
www.AroundOsceola.com or www.FloridaPublicNotices.com**

AVISO DE AUDIENCIA PÚBLICA

Se hace saber que el Comité Asesor de Vivienda Asequible (AHAC) celebrará una audiencia pública sobre el asunto de las recomendaciones propuestas para el Programa de Asociaciones de Iniciativas de Vivienda del Estado (SHIP). La audiencia pública se llevará a cabo en el Edificio de Servicios Humanos del Condado de Osceola, 330 N Beaumont Avenue, Kissimmee, Florida 34741 el día 7 de diciembre de 2015 comenzando a las 10:00am o tan pronto como sea posible.

Estatuto de la Florida 420.9076 requiere que cada condado participando en el programa SHIP debe tener un Comité Asesor de Vivienda Asequible que desarrolla y evalúa las estrategias de incentivos en materia de vivienda asequible. El propósito principal de este comité es desarrollar estrategias de incentivos destinados a reforma regulatoria. El comité deberá recomendar iniciativas específicas para fomentar o facilitar vivienda asequible. El comité AHAC ha elaborado un informe final que será presentado a la Junta de Comisionados del Condado el 14 de diciembre de 2015. Los incentivos que se recomiendan son en las siguientes áreas: Aligerar Permisos, Supervisión Continua, Inventario de Banco de Tierras, Accesorio en Unidades de Vivienda, Fondo Fiduciario de Vivienda, Fiduciario de Tierra de la Comunidad, Tarifas de Impacto y Tasas de Movilidad. Esta audiencia pública es para comentarios sobre el informe final.

El informe del Comité AHAC puede ser examinado en las oficinas de Servicios Humanos del Condado de Osceola, 330 N. Beaumont Avenue, Kissimmee, Florida 34741 entre las 8:00 am y 5:00 pm los días laborables, excepto días festivos. Los comentarios escritos podrán someterse a las oficinas de Servicios Humanos en la dirección antes mencionada o por vía electrónica a dran@osceola.org. Si tienes preguntas sobre estas peticiones, por favor póngase en contacto con Servicios Humanos del Condado de Osceola (407) 742-8418 antes de la reunión.

Veronica Malone

12/7/15

COMMENT: I JUST WANT TO EXPRESS ONCE AGAIN MY PERSONAL SUPPORT OF THE AHAC'S RECOMMENDATIONS FOR THE INCENTIVE REPORT. WE MUST PUT INTO ACTION MORE ~~PROGRAMS~~ THAN JUST WHAT IS STATUTORILY REQUIRED BY THE STATE. WE NEED TO DO MORE TO SHOW THE COMMITMENT OF THE COUNTY TO FURTHER & PROTECT AFFORDABLE HOUSING IN OSCEOLA.

OSCEOLA COUNTY
Commission Chambers
1 Courthouse Square, Suite 4100
Kissimmee, Florida, 34741
www.osceola.org

Board of Commissioners

Viviana Janer, Chairwoman
Cheryl L. Grieb, Vice Chairwoman
Brandon Arrington, Commissioner
Michael Harford, Commissioner
Fred Hawkins, Jr., Commissioner



Don Fisher, County Manager
Andrew Mai, County Attorney
Horace Nwachukwu, Commission Auditor

REGULAR MEETING – 12/14/2015 - 1:30 PM

East US 192 Community Redevelopment Agency
Agenda

Convene East US 192 CRA meeting - Call to Order

County Administration

APPROVED (Hawkins/Arrington, 5-0)

1. Approval of the minutes from the March 02, 2015, regular session; and September 14, 2015, special session.

Community Development Administration

ACCEPTED ANNUAL REPORT (Arrington/Harford, 5-0)

2. Fiscal Year (FY) 2015 Annual Report presentation and acceptance to provide an update of the activities within the Community Redevelopment Agency boundary for the FY between October 01, 2014, and September 30, 2015.

Hear the Audience

Citizens wishing to address any item on the agenda during this portion of the meeting should complete a Request to Speak form and submit it to the Clerk of the Board prior to the commencement of the meeting. Comments will be limited to three minutes. The Commissioners will not vote on any item during this portion of the meeting, but at their discretion issues can be placed on the agenda for a vote at a later time.

Adjourn East US 192 CRA

In accordance with Florida Statutes, Chapter 286.0105, any person wishing to appeal a decision made by the East US 192 Community Redevelopment Agency Board with respect to any matter considered at such a meeting or hearing, will need a record of the proceedings. For such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which may include the testimony and evidence upon which the appeal is based.

Board of County Commissioners Regular Meeting Agenda

Convene Regular Meeting of the Board of County Commissioners - Call to Order

Invocation - Pastor Alden Wightman from Amazing Grace Baptist Church

Pledge of Allegiance

Approval of Agenda

APPROVED, AS PRESENTED (Arrington/Hawkins, 5-0)

The Commission will approve an agenda which sets the order of the meeting. This approval could include an addendum representing new items, additions, corrections, and/or deletions of existing items as submitted by the Clerk of the Board.

Hear the Audience

Citizens wishing to address any item on the agenda during this portion of the meeting should complete a Request to Speak form and submit it to the Clerk of the Board prior to the commencement of the meeting. These forms are available from County Staff. Comments will be limited to three minutes. The Commissioners will not vote on any item during this portion of the meeting, but at their discretion issues can be placed on the agenda for a vote at a later time.

Presentation

Presentation

3. Recognition of the 2015 Osceola Kowboy Football team.

Consent Agenda

APPROVED, AS PRESENTED (Arrington/Hawkins, 5-0); AND DIRECTED THE COUNTY MANAGER TO SCHEDULE A WORKSHOP TO DISCUSS AFFORDABLE HOUSING ISSUES

The Consent Agenda is a technique designed to expedite the handling of routine and miscellaneous business of the County Commission. The County Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any Board Member, an item may be removed from the Consent Agenda for discussion.

County Administration

APPROVED (Arrington/Hawkins, 5-0)

4. Approval of the following minutes: September 14, 2015, regular session, 1:30 p.m.; October 05, 2015, regular session, 1:30 p.m.; and November 16, 2015, regular session, 5:30 p.m.

APPROVED (Arrington/Hawkins, 5-0)

5. Acceptance of the Affordable Housing Advisory Committee recommendation report on affordable housing incentives.