

ORDINANCE 93- 21

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, ESTABLISHING THE COUNTY'S LOCAL HOUSING ASSISTANCE PROGRAM; DESIGNATING THE RESPONSIBILITY FOR THE IMPLEMENTATION AND ADMINISTRATION OF THE COUNTY'S LOCAL HOUSING ASSISTANCE PROGRAM; PROVIDING DEFINITIONS; CREATING AND ESTABLISHING THE LOCAL HOUSING PARTNERSHIP; DESCRIBING THE INTENT AND PURPOSE OF THE PROGRAM; CREATING AN AFFORDABLE HOUSING ASSISTANCE TRUST FUND; PROVIDING FOR THE PURPOSE AND USE OF SAID TRUST FUND; CREATING AN AFFORDABLE HOUSING ADVISORY COMMITTEE; PROVIDING FOR TERMS OF SAID COMMITTEE; PROVIDING GUIDELINES TO BE UTILIZED BY THE ADVISORY COMMITTEE IN ADOPTION OF RECOMMENDATIONS FOR THE LOCAL HOUSING ASSISTANCE INCENTIVE PLAN; PROVIDING FOR ADOPTION OF A LOCAL HOUSING ASSISTANCE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

SECTION I.

This Ordinance creates the St. Johns County Local Housing Assistance Program and Trust Fund.

SECTION II. - Definitions.

As used in this Ordinance, the terms:

A. Adjusted for Family Size - means adjusted in a manner which results in an income eligibility level that is lower for households having fewer than four people, or higher for households having more than four people, than the base income eligibility determined as provided in subsections R, S and X

below, based upon a formula established by the United States Department of Housing and Urban Development.

B. Adjusted Gross Income - means wages, income from assets, regular cash or non-cash contributions, and any other resources and benefits determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, minus the deductions under Section 61 of the Internal Revenue Code of 1986, as amended.

C. Administrative Expenses - means those expenses directly related to implementation of the Local Housing Assistance Plan and Local Housing Assistance Program and shall not include the reimbursement of costs which were previously borne by another funding source which could continue to be available at the time the Local Housing Assistance Plan is submitted.

D. Affordable or Affordable Housing - means that monthly rents or monthly mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households qualifying under the definitions of very low-income, low-income or moderate-income persons.

E. Award - means a loan, grant, or subsidy funded wholly or partially by the local housing distribution.

F. Community-based Organization - means a nonprofit organization that has among its purposes the provision of affordable housing to persons who have special housing needs or have very low-income, low-income, or moderate-income within a designated area, which may include a municipality, a County, or more than one municipality or County and maintains, through at least one-third representation on the organization's governing

board, accountability to housing program beneficiaries and residents of the designated area.

G. County - means St. Johns County, Florida.

H. County Commission - means the Board of County Commissioners of St. Johns County, Florida.

I. Eligible Housing - means any real and personal property located within the County which is designed and intended for the primary purpose of providing decent, safe and sanitary residential units that are designed to meet the standards of this Ordinance and Chapter 553, Florida Statutes, for home ownership or rental for eligible persons as designated by the County.

J. Eligible Person - means one or more natural persons or a family determined by the County to be of very low-income, low-income or moderate-income according to the adjusted gross income of the resident with adjustment made for family size.

K. Eligible Sponsor - means a community based organization, a person or a private or public for-profit or non-profit entity that applies for a loan under the Local Housing Assistance Program for the purpose of providing eligible housing for eligible persons.

L. Grant - means a distribution of a portion of a local housing distribution to an eligible sponsor or eligible person to partially assist in the construction or rehabilitation of eligible housing or to provide the costs of tenant or ownership qualifications.

M. Loan - means a pledge of the local housing distribution monies to an eligible sponsor or eligible person to partially finance the acquisition, construction or rehabilitation of eligible housing.

N. Local Housing Assistance Plan - means a concise description of the Local Housing Assistance Program adopted by this Ordinance with an explanation of the way in which the program meets the requirements of this Ordinance and sections 420.907 through 420.9079, Florida Statutes and Rule 91-37 Florida Administrative Code.

O. Local Housing Assistance Program - means the St. Johns County Florida Local Housing Assistance Program created by Section VI of this ordinance.

P. Local Housing Distribution - means the proceeds of the taxes collected under Chapter 201 Florida Statutes deposited into the Local Government Housing Trust Fund and distributed to the County Commission pursuant to Section 420.9073, Florida Statutes.

Q. Local Housing Partnership - means the St. Johns County Local Housing Partnership created in Section IV of this ordinance.

R. Low-Income Person - means one or more natural persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 80% of the median annual adjusted gross income for households within the state or 80% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County, whichever amount is greater. With respect to rental units, the low income person's annual income at the time of initial occupancy may not exceed 80% of the state's median income adjusted for family size. While occupying the rental unit, a low income person's annual income may increase to an amount not to exceed 140% of 80% of the state's median income adjusted for family size.

S. Moderate-Income Person - means one or more natural persons or a family, not including students, that has a total annual adjusted gross household income that is less than 120% of the median annual adjusted gross income for households within the state or 120% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County, whichever is greater. With respect to rental units, the moderate-income person's annual income at the time of initial occupancy may not exceed 120% of the state's median income adjusted for family size. While occupying the rental unit, a moderate-income person's annual income may increase to an amount not to exceed 140% of 120% of the state's median income adjusted for families size.

T. Personal Property - means major appliances, including a free-standing refrigerator or stove, to be identified on the encumbering documents.

U. Persons Who Have Special Housing Needs - means persons who have incomes not exceeding moderate-income and who because of particular social, economic, or health related circumstances have greater difficulty acquiring or maintaining affordable housing. Such persons may, for example, encounter resistance to their residing in particular communities, increased housing cost resulting from unique needs, and high risk of institutionalization. As set out in the State of Florida Comprehensive Housing Affordability Strategy (1991), these individuals include: persons with developmental disabilities; persons with mental illness/chemical dependency; persons with AIDS and HIV disease; runaway and abandoned youth; single-parent families; public assistance recipients; migrant and seasonal farmworkers; refugees and entrants; and the elderly and disabled adults.

V. Student - means a person not living with the person's parent or guardian who is eligible to be claimed by the person's parent or guardian as a dependent under the federal Income Tax Code and who is enrolled at least half time in a secondary school, vocational-technical center, community college, or university. The term does not include a person participating in a job training program approved by the County.

W. Trust Fund - means the St. Johns County, Florida Local Housing Assistance Trust Fund established in Section III of this Ordinance.

X. Very Low-Income Person - means one or more natural persons or a family, not including students, that has a total annual adjusted gross household income that does not exceed 50% of the median annual adjusted gross income for households within the state or 50% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County, whichever is greater. With respect to rental units, the very low-income person's annual income at the time of initial occupancy may not exceed 50% of the state's median income adjusted for family size. While occupying the rental unit, a very low-income person's annual income may increase to an amount not to exceed 140% of 50% of the state's median income adjusted for family size.

SECTION III. CREATION OF THE LOCAL HOUSING ASSISTANCE TRUST FUND

A. The St. Johns County, Florida Local Housing Assistance Trust Fund is hereby created and established. The assets in the Trust Fund shall be deposited with one or more qualified depositories as defined in Chapter 280, Florida Statutes.

B. All monies received from the state pursuant to the State Housing Initiative Partnership Act and any other funds received or budgeted to provide funding for the Local Housing Assistance Program shall be deposited into the Trust Fund. Administration of the Trust Fund shall comply with Rule 91-37.007, Florida Administrative Code. The funds deposited into the Trust Fund shall be subject to the requirements of the SHIP Program, Florida Statutes Section 420.9075 (4).

C. Expenditures other than for the administration and implementation of the Local Housing Assistance Program shall not be made from the Trust Fund.

D. Amounts on deposit in the Trust Fund shall be invested in the State Board of Administration's local government surplus fund trust fund established pursuant to Chapter 218, Part IV, Florida Statutes. All investment earnings shall be retained in the Trust Fund and used for the purposes thereof. Amounts on deposit in the Trust Fund may be otherwise invested if so approved in the Local Housing Assistance Plan and otherwise allowed under Florida law.

E. Until utilized for the purposes thereof, monies in the Trust Fund shall be held in trust by the County solely for use pursuant to the Local Housing Assistance Program. All Local Housing Assistance Program income, including investment earnings, shall be retained in the Trust Fund and used for the purposes thereof.

F. The Trust Fund shall be separately stated as a special revenue fund in the County's audited financial statements. Copies of such audited financial statements shall be forwarded to the Florida Housing Finance Agency as soon as such statements are available.

SECTION IV. CREATION OF THE LOCAL HOUSING PARTNERSHIP

A. The Local Housing Partnership is hereby created and established. The members of the Local Housing Partnership shall be appointed by resolution(s) of the County Commission.

B. The Local Housing Partnership shall include, but shall not be limited to, the County Commission, community-based organizations, for-profit housing developers, lending institutions, providers of professional services relating to affordable housing and social service organizations working on behalf of persons with special housing needs.

C. The Local Housing Partnership shall implement and/or shall assist the County Commission in implementing the Local Housing Assistance Program in a manner that provides support services for housing program beneficiaries such as training to prepare persons for the responsibility of homeownership and counseling of tenants. Such implementation shall be consistent with this Ordinance, Sections 420.907-420.9079, Florida Statutes, and Rule 91-37, Florida Administrative Code.

SECTION V. PURPOSE AND INTENT OF THE LOCAL HOUSING ASSISTANCE PROGRAM

A. The Purpose and Intent of the Local Housing Assistance Program is:

- 1) To increase the availability of affordable housing units by combining local resources and cost saving measures into a Local Housing Partnership and by using private and public funds to reduce the cost of housing within the County.

- 2) To involve to the greatest extent possible, local government, lending institutions, housing developers, community based housing and service organizations, and providers of professional services in the promotion and implementation of programs relating to affordable housing.
- 3) To assist in achieving the County's growth management goals contained in the County's adopted comprehensive plan by allowing more efficient use of land so as to provide housing units that are affordable to persons who have special housing needs, very low-income, low-income, or moderate-income.
- 4) To promote mixed-income housing in urban, suburban, and rural areas so as to provide increased housing and economic opportunities for persons who have special housing needs, very low-income, low-income, or moderate-income; and
- 5) To build the organizational and technical capacity of community-based organizations so as to optimize the role of community-based organizations in the production of affordable housing.
- 6) To achieve each of the above while providing for:
 - a) Protection of natural resources;
 - b) Community development and economic growth; and
 - c) A strong sense of community through increased social and economic integration.

SECTION VI. ESTABLISHMENT OF THE LOCAL HOUSING ASSISTANCE PROGRAM

A. The St. Johns County, Florida Local Housing Assistance Program is hereby created and established and consists of the following:

B. Funds received from the state pursuant to the State Housing Initiative Partnership Act to implement the Local Housing Assistance Program shall be used in the following manner:

1. Local Housing Distribution funds shall be used by the County Commission or its designee to implement the following locally designed strategies:

a. At least 85% of the Local Housing Distribution shall be reserved to provide for construction, rehabilitation assistance or emergency repairs of affordable housing pursuant to one or more of the following affordable housing strategies.

1. Acquisition/Rehabilitation: The award of funds to Eligible Sponsors to acquire existing housing units for acquisition/renovation to provide eligible housing for eligible persons.

2. Impact Fee Assistance: The award of funds to Eligible Sponsors for the payment of impact fees for eligible housing for eligible persons.

3. Land Bank: The acquisition of land by the County Commission or its designee through purchase or donation for the expressed purpose of providing eligible housing at a future time.
 4. New Construction: The award of funds to Eligible Sponsors to construct eligible housing for eligible persons.
 5. Predevelopment: The award of funds to Community-based Organizations for site acquisition and development of eligible housing.
 6. Purchase Assistance: The creation of ownership opportunities of affordable housing for eligible persons through mortgage interest reductions, and/or low or no interest loans for downpayments and closing costs.
 7. Rehabilitation: The award of funds to Eligible Persons who own and occupy substandard housing units to renovate such unit as eligible housing.
- b. Up to 5% of the Local Housing Distribution may be used to provide for the following support services for housing program beneficiaries utilizing community based organizations:
1. Home Ownership Counseling.
 2. Tenant Counseling.

3. Health Care.

4. Day Care.

c. The County Commission may provide incentives for the preservation and production of affordable housing for eligible persons to include, but not limited to, donating or otherwise making available low-cost land or land lease arrangements, assistance in the construction of infrastructure, tax forgiveness or abatements, impact fee credits or payments, and/or security deposit credits or payments, when such incentives are permitted under Florida law.

d. Funds may be used as a match for other housing programs such as HOME and HOPE.

2. Up to 5% of the Local Housing Distribution may be used to pay the cost of administering the Local Housing Assistance Program unless increased by a County Commission resolution as provided in the Act.

C. The Local Housing Assistance Program shall include all other lawful objectives not previously listed if said objectives have been adopted into the Local Housing Assistance Plan in the manner provided for by Sections 420.907 through 420.9079, Florida Statutes and Rule 91.37, Florida Administrative Code.

SECTION VII. DESIGNATION OF RESPONSIBILITY FOR ADMINISTRATION AND IMPLEMENTATION OF THE LOCAL HOUSING ASSISTANCE PROGRAM.

A. The County Administrator shall be responsible for implementation and administration of the Local Housing Assistance Program.

B. The County Administrator may employ or designate one or more full-time and/or part-time County employees under the direction of the County Administrator whose responsibility shall be:

1. To work with the Local Housing Partnership to develop/coordinate local programs such as community loan funds, inclusionary housing programs, and linkage programs, with state programs such as, the Housing Predevelopment Trust Fund, Home Ownership Assistance Program (HAP), Single Family Mortgage Revenue Bond (MRB) Program, and State Apartment Incentive Loan (SAIL) Program and with federal programs such as, the Community Development Block Grant (CDBG) Program, Home Investment Partnership Program (HOME), Low Income Rental Housing Tax Credit (LHTC) Program, and Section 8 Rental Assistance so as to maximize the production of eligible housing through the Local Housing Assistance Program.

2. To work with the Local Housing Partnership to monitor the success of the Local Housing Assistance Program, and provide advice and suggestions as to whether and in what ways the Local Housing Assistance Program might be improved from year to year.
3. To develop with the Florida Housing Finance Agency the establishment of the funding of State Apartment Incentive Loan (SAIL) Program loans and to set up advertisements and workshops to advise potential homebuyers of the Homeownership Assistance Program (HAP) and inform non-profit developers and community-based organizations of the Housing Predevelopment Loan Program (PLP).

C. The County shall not treat as administrative expenses any costs previously borne by another funding source which could continue to be available at the time the Local Housing Assistance Plan is submitted.

D. In implementing the Local Housing Assistance Program the Local Housing Partnership shall:

1. Advertise the availability of a housing assistance program in a newspaper of general circulation and, if available, periodicals serving ethnic and diverse neighborhoods, at least thirty (30) days before the beginning of any application period.
2. Adopt a maximum award schedule or system of awards to comply with the following criteria:

- a. Sixty-five (65) percent of the funds shall be reserved for homeownership for eligible persons.
- b. Seventy-five (75) percent of the funds shall be reserved for construction, rehabilitation, or emergency repair of affordable housing.
- c. The sales price of new or existing eligible housing shall not exceed ninety (90) percent of the median area purchase price in the area where the eligible housing is located as established by the United States Department of Treasury in accordance with Section 3(b)2 of the United States Housing Act of 1937.
- d. All units constructed, rehabilitated, or otherwise assisted with program funds shall be occupied by very low-income, low-income, or moderate-income persons. At least 30% of units must be occupied by very low-income persons and at least another 30% by low-income persons. The remainder shall be occupied by very low-income, low-income, or moderate-income persons. Priority shall be given to persons who have special housing needs.
- e. The total amount of monthly mortgage payments or the amount of monthly rent charged by the eligible sponsor or its designee must be affordable to eligible persons.

- f. Loans shall be provided for periods not exceeding thirty (30) years except for deferred payment loans or loans that extend beyond thirty (30) years which continue to provide eligible housing for eligible persons.
- g. Eligible owner-occupied housing constructed, rehabilitated, or otherwise assisted from proceeds provided from the Local Housing Assistance Program shall be subject to subsidy recapture provisions which are identical to those specified in Section 143(m) of the Internal Revenue Code of 1986.
- h. Eligible rental housing constructed, rehabilitated, or otherwise assisted from proceeds from the Local Housing Assistance Program shall be reserved for eligible persons for the greater of fifteen (15) years or the term of the assistance. Eligible sponsors who offer eligible rental housing for sale before fifteen (15) years or that have remaining mortgages funded under the Local Housing Assistance Program must give a first right of refusal to eligible non-profit organizations for purchase at the current market value for continued occupancy by eligible persons.
- i. The cost per unit and the maximum cost per unit for eligible housing benefiting from awards made pursuant to the Local Housing Assistance Program shall be established by resolution(s) of the County Commission.

- j. A qualification system for applicants for awards consistent with the intent of the Local Housing Assistance Program and Sections 420.907 through 420.9079, Florida Statutes shall be established by the County Commission.
 - k. The County Administrator or his designee shall annually monitor and determine tenant eligibility and amount of subsidy pursuant to the provisions of this Ordinance, Sections 420.907 through 420.9079, Florida Statutes, and Rule 91-37.015, Florida Administrative Code.
3. The County, the Local Housing Partnership, and all eligible sponsors shall not discriminate in the loan application process of eligible persons for eligible housing on the basis of race, creed, religion, color, age, sex, marital status, familial status, national origin, or handicap.
 4. The County Commission shall comply with all rules and regulations of the Florida Housing Finance Agency in connection with required reporting by the County of compliance with its Local Housing Assistance Program.
 5. Prior to receiving an award, all eligible persons or eligible sponsors shall enter into an agreement to comply with the affordable housing criteria provided under Sections 420.907 through 420.9079, Florida Statutes and this Ordinance that are applicable to the affordable housing objective of the award.. All eligible persons or

eligible sponsors shall include in the deed transferring ownership of the property to the eligible person or eligible sponsor a covenant agreeing to comply with such criteria which covenant will run with the land or in the alternative the agreement shall be made a part of the mortgage agreement that encumbers the property and shall include a provision that failure to comply with the covenant in the mortgage shall result in a default of the mortgage with all remedies and rights for enforcement, including foreclosure, inuring to the benefit of the County Commission.

6. Eligible sponsors receiving assistance from SHIP and other federal programs shall be required to comply with any requirements specified by the federal program in addition to SHIP requirements.

SECTION VIII. CREATION OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE

A. The Affordable Housing Advisory Committee is hereby created and established. The members of the Advisory Committee shall be appointed by resolution(s) of the County Commission.

B. The initial resolution appointing the Affordable Housing Advisory Committee shall define affordable housing as applicable to the County in a way that is consistent with the adopted local comprehensive plan.

C. The Affordable Housing Advisory Committee shall consist of nine members. Five members shall constitute a quorum. The committee may not take formal actions unless a quorum is present, but may meet to hear presentations if duly noticed. The Affordable Housing Advisory Committee shall include the following, which individuals may overlap with or be part of the Local Housing Partnership:

1. One citizen who is actively engaged in the residential home building industry.
2. One citizen who is actively engaged in the banking or mortgage banking industry.
3. One citizen who is a representative of those areas of labor engaged in home building.
4. One citizen who is designated as an advocate for low-income persons.
5. One citizen who is a provider of affordable housing.
6. One citizen who is a real estate professional.
7. Three (3) members appointed without classification requirements.

D. Members shall serve for two-year terms and until their successors have been appointed. Members may be reappointed for subsequent terms.

E. Meetings shall be held monthly for the first year of committee existence and quarterly, or more frequently thereafter.

- F. The Affordable Housing Advisory Committee shall comply with the Government in the Sunshine Law, the Public Records Law and the special provisions regarding notice of Affordable Housing Incentive Plan considerations found in Chapter 420.9076, Florida Statutes.
- G. The Affordable Housing Advisory Committee shall annually elect a Chairperson, Vice-Chairperson and such other offices as it deems necessary. The Chairperson is charged with the duty of conducting meetings in a manner consistent with law.
- H. Staff, administrative and facility support for the Affordable Housing Advisory Committee shall be provided by the County Commission.
- I. The Affordable Housing Advisory Committee shall review the established policies and procedures, ordinances, land development regulations, and adopted local comprehensive plan of the County and shall recommend specific initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.
- J. Recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations or plan provisions. At a minimum, the Affordable Housing Advisory Committee shall make recommendations on affordable housing incentives in the following areas:
 - 1. The affordable housing definition in the appointing resolution and this ordinance.

2. The expedited processing of permits for affordable housing projects.
3. The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment.
4. The allowance of increased density levels.
5. The reservation of infrastructure capacity for housing for very low-income persons and low-income persons.
6. The transfer of development rights as a financing mechanism for housing for very low-income persons and low-income persons.
7. The reduction of parking and setback requirements.
8. The allowance of zero-lot-line configurations.
9. The modifications of sidewalk and street requirements.
10. The establishment of a process by which the County Commission considers, before adoption, procedures, policies, ordinances, regulations, or plan provisions that have a significant impact on the cost of housing.

K. The Affordable Housing Advisory Committee recommendations shall also include other affordable housing incentives identified by the Affordable Housing Advisory Committee.

L. To the maximum extent feasible, the approved affordable housing incentive recommendations submitted to the County Commission must quantify the affordable housing cost reduction anticipated from implementing the specific recommendation.

M. Within nine (9) months from the adoption of this Ordinance, the Affordable Housing Advisory Committee shall make recommendations approved by a majority of its membership at a public hearing. Notice of the time, date and place of the public hearing of the Affordable Housing Advisory Committee to adopt final affordable housing incentive recommendations shall be published in a newspaper of general paid circulation in the County. Such notice shall contain a short and concise summary of the affordable housing incentive recommendations to be considered by the Affordable Housing Advisory Committee. The notice shall also state the public place where a copy of the tentative Affordable Housing Advisory Committee recommendation can be obtained by interested persons.

SECTION IX. ADOPTION OF THE AFFORDABLE HOUSING INCENTIVE PLAN

A. Within ninety (90) days after the date of the receipt of the affordable housing incentive recommendations from the Affordable Housing Advisory Committee, the County Commission shall adopt an Affordable Housing Incentive Plan. The Affordable Housing Incentive Plan shall consist of the adoption of specific initiatives to encourage or facilitate affordable housing and a schedule for implementation and must include, at a minimum:

1. A schedule for implementation of expedited permit processing for affordable housing projects; and

2. An ongoing process for review of local policies, ordinances, regulations, and comprehensive plan provisions that significantly impact the cost of housing.

B. Upon adoption of the Affordable Housing Incentive Plan, the County Commission shall so notify the Florida Housing Finance Agency by certified mail. The notice shall include a copy of the approved Affordable Housing Incentive Plan.

SECTION X. SEVERABILITY

If any phrase or portion of this Ordinance, or the particular application thereof, shall be held invalid or unconstitutional by any court, administrative agency or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses or phrases and their application shall not be affected thereby.

SECTION XI. EFFECTIVE DATE

This Ordinance shall take effect upon the later of (i) thirty (30) days after the date of its formal adoption and (ii) receipt of official acknowledgment by the office of the Department of State to the Clerk of the County Commission that same has been filed.

The above and foregoing Ordinance was approved and formally adopted and enacted at a duly convened meeting of the Board of County Commissioners of St. Johns County, Florida, this 13th day of April, 1993.

ATTEST: CARL "BUD" MARKEL, CLERK _____
BOARD OF COUNTY COMMISSIONERS

(SEAL)


Carl Bud Markel
Clerk of Courts

Joan Beltravage
Chair

EFFECTIVE DATE: April 23, 1993



The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

SHERRY R. FREE

who on oath says that she is

ACCOUNTING CLERK

of the St. Augustine Record, a

daily newspaper published at St. Augustine in St. Johns County, Florida: that

the attached copy of advertisement, being a _____

NOTICE OF INTENT

in the matter of _____

CONSIDER ENACTMENT OF ORDINANCE

in the _____ Court,

was published in said newspaper in the issues of _____

FEBRUARY 16, 1993

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next 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 the advertisement for publication in the said newspaper.

Sworn to and subscribed before me _____

Zoe Ann Moss

this _____ 17th day of February

A.D. 19 93

Zoe Ann Moss Notary Public



Ordinance Book 12 313

COPY OF ADVERTISEMENT

NOTICE OF INTENT TO CONSIDER ENACTMENT OF ORDINANCE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on Tuesday, March 9, 1993 at 6:00 p.m. in the County Auditorium, of the County Administration Building, 4020 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida, will hold a public hearing to consider the passage of the following ordinance:

ORDINANCE NUMBER

An Ordinance of the St. Johns County, Florida establishing the County's Local Housing Assistance Program; designating the responsibility for the implementation and administration of the County's local housing assistance program; providing definitions; describing the objective and purpose of the program; creating an affordable housing assistance trust fund; providing for the purpose and use of said trust fund; creating an affordable housing advisory committee; providing for terms of said committee; providing for duties and responsibilities of said committee; providing guidelines to be utilized by the advisory committee in adoption of recommendations for the local housing assistance incentive plan; providing for adoption of a local housing assistance plan; providing for severability; providing for an effective date.

The proposed Ordinance is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Administration Building, Lewis Speedway, and may be examined by parties interested prior to said public hearing.

If a person decides to appeal any decision made with respect to any matter considered at the meeting, he/she will need a record of the proceedings, and for such purposes he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Notice to all hearing impaired persons: Anyone planning to attend this meeting and needs the services of an interpreter, please contact David Haisstead, ADA Coordinator, at (904) 824-2509 at least 5 days prior to the date of this hearing.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

CARL "BUD" MARCEL, ITS CLERK

By Amy Bennett, Deputy Clerk

L92; Feb. 16, 1993

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

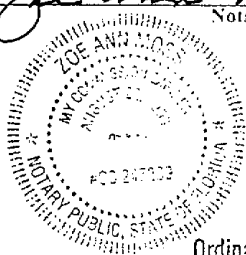
STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared SHERRY R. FREE ACCOUNTING CLERK of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being a NOTICE OF INTENT TO CONSIDER ENACTMENT MEETING ON APRIL 13, 1993 in the matter of in the Court, was published in said newspaper in the issues of March 22, 1993

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next 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 the advertisement for publication in the said newspaper.

Sworn to and subscribed before me Zoe Ann Moss this 22nd day of March A.D. 19 93

Zoe Ann Moss Notary Public



COPY OF ADVERTISEMENT

NOTICE OF INTENT TO CONSIDER ENACTMENT OF ORDINANCE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on Tuesday, April 13, 1993 at 6:00 p.m. in the County Auditorium, of the County Administration Building, 4020 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida, will hold a Second Public Hearing to consider the passage of the following ordinance: the First Public Hearing was held on March 9, 1993 at 6:00 p.m.:

ORDINANCE 99- AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, ESTABLISHING THE COUNTY'S LOCAL HOUSING ASSISTANCE PROGRAM; DESIGNATION THE RESPONSIBILITY FOR THE IMPLEMENTATION AND ADMINISTRATION OF THE COUNTY'S LOCAL HOUSING ASSISTANCE PROGRAM; PROVIDING DEFINITIONS; CREATING AND ESTABLISHING THE LOCAL HOUSING PARTNERSHIP; DESCRIBING THE INTENT AND PURPOSE OF THE PROGRAM; CREATING AN AFFORDABLE HOUSING ASSISTANCE TRUST FUND; PROVIDING FOR THE PURPOSE AND USE OF SAID TRUST FUND; CREATING AN AFFORDABLE HOUSING ADVISORY COMMITTEE; PROVIDING FOR TERMS OF SAID COMMITTEE; PROVIDING GUIDELINES TO BE UTILIZED BY THE ADVISORY COMMITTEE IN ADOPTION OF RECOMMENDATIONS FOR THE LOCAL HOUSING ASSISTANCE INCENTIVE PLAN; PROVIDING FOR ADOPTION OF A LOCAL HOUSING ASSISTANCE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinance is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Administration Building, Lewis Speedway, and may be examined by parties interested prior to said public hearing.

All parties having any interest in said Ordinance will be afforded an opportunity to be heard at the public hearing.

If a person decides to oppose any decision made with respect to any matter considered at the hearing, he/she will need a record of the proceedings, and for such purposes he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Notice to all hearing impaired persons: Anyone planning to attend the hearing who needs the services of an interpreter, please contact David Holshead, ADA Coordinator, at (904) 823-2509 at least 5 days prior to the date of the hearing.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA CARL "BUD" MARKEL ITS CLERK By Yvonne Carter, Deputy Clerk L120 March 22, 1993