

ORDINANCE 93- 36

AN ORDINANCE BY ST. JOHNS COUNTY, FLORIDA AMENDING THE COUNTY'S LOCAL HOUSING ASSISTANCE ORDINANCE 93-21 AS FOLLOWS: THE LOCAL HOUSING DISTRIBUTION RESERVED TO PROVIDE CONSTRUCTION, REHABILITATION ASSISTANCE, OR EMERGENCY REPAIRS OF AFFORDABLE HOUSING SHALL BE AT LEAST 75%; THE CONSTRUCTION OF ELIGIBLE HOUSING UNITS SHALL BEGIN WITHIN TWELVE (12) MONTHS FROM THE DATE OF THE PROPERTY CLOSING WHEN LAND IS ACQUIRED AND ADDED TO THE LAND BANK, OR WHEN LAND IS ACQUIRED FOR SITE DEVELOPMENT BY COMMUNITY-BASED ORGANIZATIONS; AND SUPPORT SERVICES PROVIDED BY COMMUNITY-BASED ORGANIZATIONS SHALL BE LIMITED TO HOMEOWNERSHIP COUNSELING.

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

SECTION 1. St. Johns County Ordinance 93-21 is amended by deleting Section VI. Establishment of the Local Housing Assistance Program and by adding and substituting the following in its stead:

**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 75% 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. Construction shall begin within twelve (12) months from the date of the property closing.
  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. Construction shall begin within twelve (12) months from the date of the property closing.
  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 homeownership counseling for housing program beneficiaries utilizing Community-Based Organizations:
  - 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.

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- 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 2. This Ordinance shall take effect immediately upon receipt of official acknowledgment by the Office of the Department of State to the Clerk of the Board of County Commissioners that same has been filed.

**PASSED AND ENACTED BY** the Board of County Commissioners of St. Johns County, State of Florida this 27th day of July, 1993.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Dina Balsavage  
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Carl Bud Markel  
Clerk

Effective Date: August 6, 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 \_\_\_\_\_  
MEETING ON JULY 27, 1993

\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
July 9, 1993

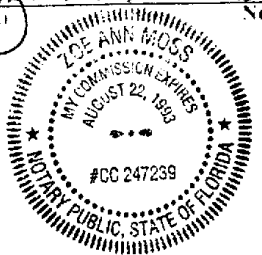
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post 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 *Sherry R. Free*

this 9th day of July

A.D. 19 93

*Zoe Ann Moss*  
Notary Public



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, July 27, 1993 at 1:30 p.m. in the County Auditorium, at the County Administration Building, 4020 Lewis Speedway North, St. Augustine, Florida, will hold a public hearing to consider the passage of the following ordinance:

AN ORDINANCE BY ST. JOHNS COUNTY, FLORIDA AMENDING THE COUNTY'S LOCAL HOUSING ASSISTANCE ORDINANCE 93-21 AS FOLLOWS: THE LOCAL HOUSING DISTRIBUTION RESERVED TO PROVIDE CONSTRUCTION, REHABILITATION ASSISTANCE, OR EMERGENCY REPAIRS OF AFFORDABLE HOUSING SHALL BE AT LEAST 25%; THE CONSTRUCTION OF ELIGIBLE HOUSING UNITS SHALL BEGIN WITHIN TWELVE MONTHS FROM THE DATE OF THE PROPERTY CLOSING WHEN LAND IS ACQUIRED AND ADDED TO THE LAND BANK, OR WHEN LAND IS ACQUIRED FOR SITE DEVELOPMENT BY COMMUNITY-BASED ORGANIZATIONS AND SUPPORT SERVICES PROVIDED BY COMMUNITY-BASED ORGANIZATION SHALL BE LIMITED TO HOMEOWNERSHIP COUNSELING.

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 appeal, 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 any interpreter, please contact David Halstead, 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: Amy Bennett  
Deputy Clerk  
L771 July 9, 1993