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AN ORDINANCE TO BE ENTITLED

AN ACT OF THE LIBERTY COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM, PROVIDING FOR DEFINITIONS; PROVIDING FOR THE CREATION OF THE LOCAL HOUSING ASSISTANCE TRUST FUND; PROVIDING FOR THE ESTABLISHMENT OF THE LOCAL HOUSING PARTNERSHIP; PROVIDING FOR THE INTENT AND PURPOSE OF THE LOCAL HOUSING ASSISTANCE PROGRAM; PROVIDING FOR THE ESTABLISHMENT OF THE LOCAL HOUSING ASSISTANCE PROGRAM; DESIGNATING THE RESPONSIBILITY FOR THE IMPLEMENTATION AND ADMINISTRATION OF THE LOCAL HOUSING ASSISTANCE PROGRAM; PROVIDING FOR THE CREATION OF AN AFFORDABLE HOUSING ADVISORY COMMITTEE; PROVIDING FOR TERMS OF SAID COMMITTEE; PROVIDING FOR DUTIES AND RESPONSIBILITIES OF SAID COMMITTEE; PROVIDING FOR GUIDELINES TO BE UTILIZED BY SAID COMMITTEE IN ADOPTION OF RECOMMENDATIONS FOR THE AFFORDABLE HOUSING INCENTIVE PLAN; PROVIDING FOR ADOPTION OF THE AFFORDABLE HOUSING INCENTIVE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

SECTION I DEFINITIONS

A. As used in the Ordinance, the terms:

- (1) "*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 based upon a formula established by the United States Department of Housing and Urban Development. Students as defined herein are to be included in the calculation of family size.
- (2) "*Adjusted gross income*" means wages, income from assets, regular cash or non-cash contributions, and any other sources and benefits determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, minus the deductions allowable under Section 61 of the Internal Revenue Code of 1986, as amended.
- (3) "*Administrative expenses*" means those expenses directly related to implementation of the Local Housing Assistance Plan and Local Housing Assistance Programs.
- (4) "*Award*" means a loan, grant, or subsidy funded wholly or partially by the local housing distribution.
- (5) "*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 a minimum of one-third representation on the organization's governing board and otherwise, accountability to housing program beneficiaries and residents of the designated area. A community housing development organization established pursuant to 24 CFR, Part 92.2 and a community development corporation created

- 1 pursuant to Chapter 290, Florida Statutes, are examples of community
2 based organizations.
- 3 (6) **"Eligible housing"** means any real and personal property located within
4 the county or the eligible municipality which is designated and
5 intended for the primary purpose of providing decent, safe, and
6 sanitary residential units that are designed to meet the standards of
7 Chapter 553, Florida Statutes, for homeownership or rental for eligible
8 persons as designated by each county or eligible municipality
9 participating in the Local Housing Assistance Program.
- 10 (7) **"Eligible municipality"** means a municipality that is eligible for federal
11 community development block grants as an entitlement community
12 identified in 24 C.F.R. Section 570, Subpart D, Entitlement Grants.
- 13 (8) **"Eligible person"** means one or more natural persons or a family
14 determined by the county or eligible municipality to have special
15 housing needs or to have very low-income, low-income, or moderate-
16 income according to the adjusted gross income of the resident with
17 adjustment made for family size.
- 18 (9) **"Eligible sponsor"** means a person or a private or public for profit or
19 nonprofit entity that applies for assistance under the Local Housing
20 Assistance Program for the purpose of providing eligible housing for
21 eligible persons.
- 22 (10) **"Grant"** means a distribution of a portion of a local distribution to an
23 eligible sponsor or eligible person to provide assistance under the
24 Local Housing Assistance Program.
- 25 (11) **"Homeownership"** means the use of the local housing distribution
26 monies for the purpose of providing owner-occupied housing. Such
27 uses may include, but are not limited to, construction, rehabilitation,
28 purchase, and lease-purchase financing where the purpose is eventual
29 purchase of the housing by the occupant.
- 30 (12) **"Interlocal entity"** means an entity created pursuant to the provisions of
31 Chapter 163, Part I, Florida Statutes for the purpose of a joint local
32 housing assistance program pursuant to the provisions of Section
33 420.9075 (5), Florida Statutes.
- 34 (13) **"Loan"** means a pledge of the local housing distribution monies to an
35 eligible sponsor or eligible person to partially finance the acquisition,
36 construction, or rehabilitation of eligible housing.
- 37 (14) **"Local Housing Assistance Plan"** means a concise description of the
38 Local Housing Assistance Program adopted by this Ordinance with an
39 explanation of the way in which the Local Housing Assistance Program
40 meets the requirements of this Ordinance and Sections 420.907-
41 420.9079, Florida Statutes, and Rule 9I-37, Florida Administrative
42 Code.
- 43 (15) **"Local housing distribution"** means the proceeds of the taxes collected
44 under Chapter 201 deposited into the Local Government Housing
45 Trust and distributed to counties and eligible municipalities
46 participating in the State Housing Initiatives Partnership Program
47 pursuant to Section 420.9073, Florida Statutes.
- 48 (16) **"Local Housing Partnership"** means the implementation of the Local
49 Housing Assistance Program in a manner that involves, but is not
50 limited to, the County/City, community-based organizations, for profit
51 housing developers, lending institutions, providers of professional
52 services relating to affordable housing, and service organizations



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working on behalf of persons with special housing needs. The term includes initiatives to provide support services for housing program beneficiaries such as training to prepare persons for the responsibility of homeownership, counseling of tenants, and the establishment of support services such as day care, health care, and transportation.

(17) "*Low-income person*" means one or more natural persons or a family, not including students, that has a total annual adjusted gross income for the household that does not exceed eighty (80) percent of the median annual adjusted gross income for households within the County. With respect to rental units, the low-income household's annual adjusted gross income at the time of initial occupancy may not exceed eighty (80) percent of the area median income adjusted for family size. While occupying the rental unit, a low-income household's annual adjusted gross income may increase to an amount not to exceed one hundred forty (140) percent of the eighty (80) percent of area median income adjusted for family size.

(18) "*Moderate-income person*" means one or more natural persons or a family, not including students, that has a total annual adjusted gross income for the household that does not exceed one hundred twenty (120) percent of the median annual adjusted gross income for households within the County. With respect to rental units, the moderate-income household's annual adjusted gross income at the time of initial occupancy may not exceed one hundred twenty (120) percent of area median income adjusted for family size. While occupying the rental unit, a moderate-income household's annual adjusted gross income may increase to an amount not to exceed one hundred forty (140) percent of one hundred twenty (120) percent of area median income adjusted for family size.

(19) "*Personal property*" means major appliances, including a freestanding refrigerator or stove, to be identified on the encumbering documents.

(20) "*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.

(21) "*SHIP*" or "*SHIP Program*" means the State Housing Initiatives Partnership Program created pursuant to the State Housing Initiative Partnership Act, Section 420.907-420.9079, Florida Statutes.

(22) "*Student*" means a person not living with his or her parent or guardian who is eligible to be claimed by the person's parent or guardian under the Federal Income Tax Code and who is enrolled at least half time in a secondary school, vocational-technical school, community college, or university. The term does not include a person participating in a job training program approved by the County or eligible municipality.

(23) "*Very low-income person*" means one or more natural persons or a family, not including students, that has a total annual adjusted gross income for the household that does not exceed fifty (50) percent of the median annual adjusted gross income for households within the

1 County. With respect to rental units, the very low-income household's
 2 annual adjusted gross income at the time of initial occupancy may not
 3 exceed fifty (50) percent of area median income adjusted for family
 4 size. While occupying the rental unit, a very low-income household's
 5 annual adjusted gross income may increase to an amount not to exceed
 6 one hundred forty (140) percent of fifty (50) percent of area median
 7 income adjusted for family size.

8 **SECTION II CREATION OF THE LOCAL HOUSING ASSISTANCE TRUST**
 9 **FUND**

- 10 A. The Local Housing Assistance Trust Fund is hereby created and established.
- 11 B. All monies received from the state pursuant to the State Housing Initiative
 12 Partnership Act and any other funds received or budgeted to provide funding
 13 for the Local Housing Assistance Program shall be deposited into the Local
 14 Housing Assistance Trust Fund. Administration of the Local Housing
 15 Assistance Trust Fund shall comply with Rule 9I-37.007, Florida
 16 Administrative Code.
- 17 C. Expenditures other than for the administration and implementation of the
 18 Local Housing Assistance Program shall not be made from the Local Housing
 19 Assistance Trust Fund.
- 20 D. Until utilized for the purposes thereof, monies in the Local Housing
 21 Assistance Trust Fund shall be held in trust by the County solely for use
 22 pursuant to the Local Housing Assistance Program. All Local Housing
 23 Assistance Program income, including investment earnings, shall be retained
 24 in the Local Housing Assistance Trust Fund and used for the purposes
 25 thereof.
- 26 E. The County agrees that the Local Housing Assistance Trust Fund shall be
 27 separately stated as a special revenue fund in the County's audited financial
 28 statements. Copies of such audited financial statements shall be forwarded
 29 to the Florida Housing Finance Agency as soon as such statements are
 30 available.

31 **SECTION III CREATION OF THE LOCAL HOUSING PARTNERSHIP**

- 32 A. The Local Housing Partnership shall be created which shall include, but is not
 33 limited to, the County, community-based organizations, for profit housing
 34 developers and builders, lending institutions, providers of professional services
 35 relating to affordable housing and service organizations working on behalf of
 36 persons with special housing needs.
- 37 B. Support services shall be by the Local Housing Partnership for housing
 38 program beneficiaries such as training to prepare persons for the
 39 responsibility of homeownership, counseling of tenants, and the establishment
 40 of support services such as day care, health care, and transportation. Such
 41 implementation shall be consistent with this Ordinance. Section 420.907-
 42 420.9079, Florida Statutes, and Rule 9I-37, Florida Administrative Code.

43 **SECTION IV INTENT AND PURPOSE OF THE LOCAL HOUSING ASSISTANCE**
 44 **PROGRAM**

- 45 A. The intent of the Local Housing Assistance Program is:
- 46 (1) To provide stable and adequate funding for housing so that public-
 47 private partnerships can efficiently build, rehabilitate and preserve
 48 affordable housing; and

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- (2) To provide housing units that are affordable to persons who have special housing needs, very low-income, low-income, or moderate-income.
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- (3) To assure the availability of safe, decent, and sanitary housing for the existing and anticipated future residents of Liberty County in accordance with the Housing Element of the Liberty County Comprehensive Plan.

8 **SECTION V ESTABLISHMENT OF THE LOCAL HOUSING ASSISTANCE**
9 **PROGRAM**

- 10 A. The Local Housing Assistance Program is hereby created and established.
- 11 B. The County shall use the funds received from the state pursuant to the State
12 Housing Initiative Partnership Act to implement the Local Housing
13 Assistance Program. The funds shall be distributed in the following manner:
- 14 (1) Sixty (60) percent of the funds shall be used by Liberty County to
15 implement the following locally designed strategies:
- 16 (a) Eighty-five (85) percent of this distribution shall be reserved to
17 provide construction and rehabilitation assistance for the
18 following affordable housing preservation and production
19 strategies:
- 20 1. Land Bank: Liberty County shall, through purchase or
21 donation, acquire land independent of a specific project
22 for the expressed purpose of providing eligible housing
23 at a future time.
- 24 2. New construction: Eligible sponsors shall be awarded
25 funds to construct eligible housing for eligible persons.
- 26 3. Purchase assistance: Ownership opportunities shall be
27 created for eligible persons through mortgage interest
28 reductions, and/or low or no interest loans for down
29 payments and closing costs.
- 30 4. Rehabilitation: Eligible persons who own and occupy
31 substandard housing units shall be awarded funds to
32 renovate such units as eligible housing.
- 33 (b) Fifteen (15) percent of this distribution shall be used to provide
34 for the following support services for housing program
35 beneficiaries:
- 36 1. Homeownership counseling.
- 37 (c) The County shall work with banks and savings institutions to
38 meet their obligation under the Community Reinvestment Act
39 (CRA) to affirmatively address the credit needs of the entire
40 community. In meeting their obligation, banks and savings
41 institutions shall be encouraged to engage in activities that
42 include, but are not limited to the following: Increase efforts
43 to make loans for home mortgages and home improvements in
44 conjunction with government insured lending programs such as
45 FHA and VA and to make loans with high loan to value ratios
46 where there is private mortgage insurance.
- 47 (d) The County shall seek lending institutions to work with the
48 County and eligible sponsors or eligible persons in providing
49 low-cost loans, interest point buy-down programs and other cost

1 saving mechanisms in order to facilitate homeownership for
 2 very low-income, low-income, or moderate-income persons and
 3 persons who have special housing needs.

4 (2) Thirty (30) percent of the funds shall be used to provide emergency
 5 repairs by existing service providers under weatherization programs,
 6 pursuant to Section 409.509-409.503, Florida Statutes.

7 C. The County hereby specifically finds the cost of administering the Local
 8 Housing Assistance Program shall not exceed ten (10) percent of the funding
 9 received from the state pursuant to the State Housing Initiative Partnership
 10 Act.

11 D. The Local Housing Assistance Program shall include all other lawful
 12 objectives not previously listed if said objectives have been adopted into the
 13 Local Housing Assistance Plan in the manner provided for by Sections
 14 420.907-420.9079, Florida Statutes and Rule 9I-37, Florida Administrative
 15 Code.

16 **SECTION VI DESIGNATION OF RESPONSIBILITY FOR ADMINISTRATION**
 17 **AND IMPLEMENTATION OF THE LOCAL HOUSING**
 18 **ASSISTANCE PROGRAM**

19 A. The Liberty County Grants Director shall be responsible for implementation
 20 and administration of the Local Housing Assistance Program.

21 B. The total amount paid for any administrative expenses in connection with the
 22 Local Housing Assistance Program will not exceed ten (10) percent of the
 23 proceeds of the local housing distribution.

24 C. In implementing the Local Housing Assistance Program, the Liberty County
 25 Grants Director shall:

26 (1) Advertise the availability of a housing assistance program in a
 27 newspaper of general circulation and periodicals serving ethnic and
 28 diverse neighborhoods, at least fifteen (15) days before the beginning
 29 of any application period.

30 (2) The Liberty County Grants Director shall annually monitor and
 31 determine tenant eligibility and amount of subsidy pursuant to the
 32 provisions of this Ordinance, Section 420.907-420.9079, Florida
 33 Statutes, and Rule 9I-37.015, Florida Administrative Code.

34 (3) Adopt a maximum award schedule or system of awards to comply with
 35 the following criteria:

36 (a) At least sixty-five (65) percent of the funds shall be reserved for
 37 homeownership for eligible persons.

38 (b) At least seventy-five (75) percent of the funds shall be reserved
 39 for construction, rehabilitation, or emergency repair of eligible
 40 housing.

41 (c) The sales price of new or existing eligible housing shall not
 42 exceed ninety (90) percent of the median area purchase price
 43 in the area where the eligible housing is located as established
 44 by the United States Department of Treasury in accordance
 45 with Section 3(b) 2 of the United States Housing Act of 1937.

46 (d) All units constructed, rehabilitated, or otherwise assisted with
 47 program funds shall be occupied by very low-income, low-
 48 income, or moderate-income persons and persons who have
 49 special housing needs. At least thirty (30) percent of units must

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be occupied by very low-income persons and at least another thirty (30) percent by low-income persons. The remainder shall be occupied by persons who have special housing needs, very low-income, low-income, or moderate-income persons.

- (e) The amount of monthly mortgage payments or the amount of monthly rents 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 provided 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 nonprofit organizations for purchase for continued occupancy by eligible persons.
- (i) A qualification system for applicants for awards consistent with the intent of the Local Housing Assistance Program and Section 420.907-420.9079, Florida Statutes shall be established by the Liberty County Grants Director.
- (j) The Liberty County Grants Director shall annually monitor and determine tenant eligibility and amount of subsidy pursuant to the provisions of this Ordinance, Section 420.907-420.9079, Florida Statutes, and Rule 9I-37.015, Florida Administrative Code.

- (4) The County, the Liberty County Grants Director, 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.
- (5) The County 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.
- (6) 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 420.907-420.9079, Florida Statutes and this Ordinance. 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 the terms of the above described laws which covenant will run with the land or in the alternative, the agreement shall be made a part of the mortgage agreement. Failure to comply with the covenant in the mortgage shall result in a default of the mortgage with all remedies and rights for enforcement inuring to the benefit of the County.

- 1 (7) Eligible sponsors receiving assistance from both the State Housing
 2 Initiative Partnership (SHIP) Program and the Low Income Housing
 3 Tax Credit (LIHTC) Program shall be required to comply with the
 4 income, affordability, and other LIHTC requirements. Similarly, any
 5 eligible housing receiving assistance from SHIP and other federal
 6 programs shall be required to comply with any requirements specified
 7 by the federal program in addition to SHIP requirements.

8 **SECTION VII CREATION OF THE AFFORDABLE HOUSING ADVISORY**
 9 **COMMITTEE**

- 10 A. The Affordable Housing Advisory Committee is hereby created and
 11 established. The members of the Advisory Committee shall be appointed by
 12 Resolution of the Board of County Commissioners.
- 13 B. The Resolution appointing the Affordable Housing Advisory Committee shall
 14 define affordable housing as applicable to the County in a way that is
 15 consistent with the adopted local comprehensive plan.
- 16 C. The Affordable Housing Advisory Committee shall consist of nine members.
 17 Five members shall constitute a quorum. The committee may not take formal
 18 actions unless a quorum is present, but may meet to hear presentations if duly
 19 noticed. The Affordable Housing Advisory Committee shall include the
 20 following:
- 21 (1) One (1) citizen who is actively engaged in the residential building
 22 industry.
- 23 (2) One (1) citizen who is actively engaged in the banking or mortgage
 24 industry.
- 25 (3) One (1) citizen who is a representative of those areas of labor engaged
 26 in home building.
- 27 (4) One (1) citizen who is designated as an advocates for low-income
 28 persons.
- 29 (5) One (1) citizen who is a provider of affordable housing.
- 30 (6) One (1) citizen who is a real estate professional.
- 31 (7) The remaining three (3) members shall be appointed as determined by
 32 the Board of County Commissioners.
- 33 D. Members shall serve for two-year terms and may be reappointed for
 34 subsequent terms.
- 35 E. Meetings shall be held at least monthly for the first year of committee
 36 existence and quarterly, or more frequently thereafter.
- 37 F. The Affordable Housing Advisory Committee shall comply with the
 38 Government in the Sunshine Law, the public records law, and the special
 39 provisions regarding notice of Affordable Housing Incentive Plan
 40 considerations found in Chapter 420.9076, Florida Statutes. Minutes of the
 41 meeting shall be kept by the Office of the Liberty County Grants Director.
- 42 G. The Affordable Housing Advisory Committee shall annually elect a
 43 Chairperson, Vice-Chairperson, and such other offices as it deems necessary.
 44 The Chairperson is charged with the duty of conducting meetings in a manner
 45 consistent with law.
- 46 H. Staff, administrative, and facility support for the Affordable Housing Advisory
 47 Committee shall be provided by the Board of County Commissioners.

1 I. The Affordable Housing Advisory Committee shall review the established
2 policies and procedures, ordinances, Land Development Regulations, and
3 adopted Local Comprehensive Plan of the County and shall recommend
4 specific initiatives to encourage or facilitate affordable housing.

5 J. Recommendations may include the modification or repeal of existing policies,
6 procedures, ordinances, regulations, or plan provisions. At a minimum, the
7 Affordable Housing Advisory Committee shall make recommendations on
8 affordable housing incentives in the following areas:

- 9 (1) The affordable housing definition in the appointing resolution.
- 10 (2) The expedited processing of permits for affordable housing projects.
- 11 (3) The modification of impact-fee requirements, including reduction or
12 waiver of fees and alternative methods of fee payment.
- 13 (4) The allowance of increased density levels.
- 14 (5) The reservation of infrastructure capacity for housing for very low-
15 income persons and low-income persons.
- 16 (6) The transfer of development rights as a financing mechanism for
17 housing for very low-income persons and low-income persons.
- 18 (7) The reduction of parking and setback requirements.
- 19 (8) The allowance of zero-lot-line configurations.
- 20 (9) The modifications of sidewalk and street requirements.
- 21 (10) The establishment of a process by which the County considers, before
22 adoption, procedures and policies that have a significant impact on the
23 cost of housing.

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

27 L. To the maximum extent feasible, the approved affordable housing incentive
28 recommendations submitted to the Board of County Commissioners must
29 quantify the affordable housing cost reduction anticipated from implementing
30 the specific recommendation.

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

42 **SECTION VIII ADOPTION OF THE AFFORDABLE HOUSING INCENTIVE PLAN**

43 A. Within ninety (90) days after the date of the receipt of the affordable housing
44 incentive recommendations from the Affordable Housing Advisory
45 Committee, the Board of County Commissioners shall adopt the Affordable
46 Housing Incentive Plan. The Affordable Housing Incentive Plan shall consist

1 of the adoption of specific initiatives to encourage or facilitate affordable
2 housing and a schedule for implementation and must include, at a minimum:

3 (1) A schedule for implementation of expedited permit processing for
4 affordable housing projects; and

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

8 B. Upon adoption of the Affordable Housing Incentive Plan, the Board of
9 County Commissioners shall so notify the Florida Housing Finance Agency
10 by certified mail. The notice shall include a copy of the approved Affordable
11 Housing Incentive Plan.

12 SECTION IX SEVERABILITY

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

18 SECTION X EFFECTIVE DATE


19 A. This Ordinance shall be come effective thirty (30) days after the date of
20 formal adoption.

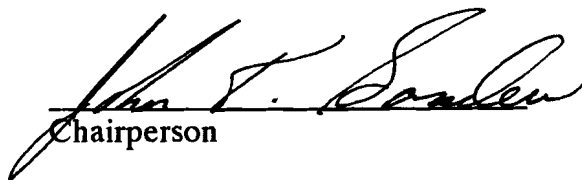
21 The above and foregoing Ordinance was read and approved at a duly convened
22 meeting of the Board of County Commissioners of Liberty County, Florida, this 8th day
23 of April, 1993.

24 ATTEST:
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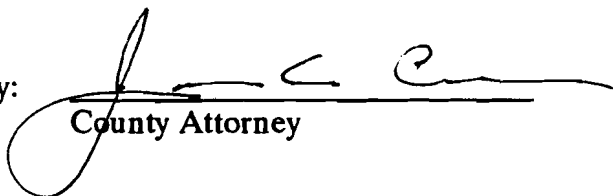
LIBERTY COUNTY BOARD OF
COUNTY COMMISSIONERS

26 (SEAL)

27 
28 County Clerk


Chairperson

29 APPROVED AS TO LEGAL FORM
30 AND CONTENT

31 By: 
32 County Attorney

