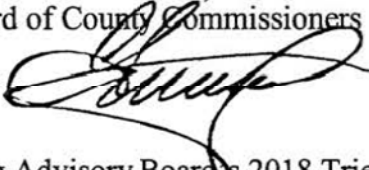


Memorandum



Date: October 25, 2018
To: Honorable Chairman Esteban Bovo, Jr.
and Members, Board of County Commissioners
From: Carlos A. Gimenez 
Mayor
Subject: Affordable Housing Advisory Board's 2018 Triennial Report and Evaluation

Agenda Item No. 2(B)1
December 4, 2018

This memorandum to the Board of County Commissioners (Board) serves as the 2018 Triennial Report and Review created by the Affordable Housing Advisory Board (AHAB) of Miami-Dade County. The Fiscal Year (FY) 2018 report highlights local affordable housing development incentive strategies, regulatory barriers, and implementation of AHAB recommendations previously adopted by the Board, specifically for State Housing Initiatives Partnership (SHIP) program funding. The 2018 Report contains recommendations in response to such review. The Board must consider AHAB's recommendations and adopt an amendment to the Local Housing Assistance Plan (LHAP) to incorporate local housing incentive strategy recommendations it will implement, if approved, within 90 days of receipt of this report. It is anticipated Public Housing and Community Development (PHCD) staff may proffer additional recommendations for amendment to the LHAP.

Background

Pursuant to Section 17-106 of the Miami-Dade County Code of Ordinances, the AHAB serves as the Affordable Housing Advisory Committee (AHAC) to the Board in order to meet the requirements delineated in Section 420.9072 and Section 420.9076 Florida Statutes (F.S.).

The AHAB is required under Section 420.9076 F.S to review the County's established policies and procedures, ordinances, land development regulations, and comprehensive plan and submit a report to the Board with recommendations for specific actions or initiatives that will encourage or facilitate affordable housing development (known as "local housing incentive strategies"). Thereafter, the AHAB is required to review such strategies and the implementation of those adopted recommendations on a triennial basis.

The AHAB's review focuses on existing regulatory incentives for the development of affordable housing, including, but not limited to, impact fee exemptions, expedited plan and permit review, parking reductions, increased density bonuses, and provides recommendations for improvements or enhancements to such incentives as well as recommendations related to removal of regulatory impediments to affordable housing development and new development incentives such as tax abatement.

The AHAB meets the second Wednesday of every month and for the past year has been working on reviewing progress on the FY 2015's Triennial Report and updating the FY 2018 Triennial Report for submission to the Board and the State.

Under Section 420.9076 F.S., the AHAB's review and recommendations must be submitted to the Board no later than November 30th of the year preceding Miami-Dade County's submission of its three-year Local Housing Assistance Plan (LHAP) for its allocation of State Housing Initiatives Partnership (SHIP) funds. Within 90 days of receipt, the Board must consider AHAB's recommendations and adopt an amendment to the LHAP which will be written next year for Fiscal Years 2019 – 2021, to incorporate the local housing incentive strategy recommendations it will agree to implement. At a minimum, local governments are required to implement the two incentive strategies included in the LHAP Template: Expedited Permitting and Ongoing Review Process.

Evaluation of Local Housing Incentive Strategies

The results of the AHAB's review and its sixteen recommendations are attached as Exhibit 1. This Exhibit also indicates strategies and/or incentives that remain under the AHAB's review.

PHCD will provide the State a copy of the Triennial Report by December 31, 2018. There will be an opportunity for review and final Board action on the Report prior to the State's December deadline. Below is a timeline for the development and submission of the report.

- December 13, 2017, AHAB staff liaison provides AHAB with a copy of the FY 2015 Triennial Report for their review, reminding them that they will need to update the report in 2018.
- January 10, 2018, the AHAB decides to review the FY 2015 Report and assume responsibility for updating and writing the FY 2018 Report along with Public Housing and Community Development (PHCD) staff support.
- January 10, 2018, the AHAB starts the review of the FY 2015 Report as well as reviews similar submissions from other counties in Florida, including Broward and Volusia.
- February 14, 2018, AHAB member Craig Emmanuel makes a motion to divide the report by strategy and assign specific Board members responsibility for providing suggestions/changes to staff within two weeks. Motion carries. AHAB begins discussions on various strategies from FY 2015 that have been accomplished and/or are no longer relevant.
- Board members submit their changes/suggestions to PHCD staff who incorporate them into the newly proposed FY 2018 Triennial Report.
- March 14, 2018, the AHAB meets and spends their entire meeting agenda reviewing the FY 2018 Report, including existing and new strategies and past recommendations that have been met and proposing new recommendations for the Board's review and approval.
- April 18, 2018, the AHAB meets to review and approve report recommendations to the Board (Exhibit 1), the FY 2018 Triennial Report. Motion to accept Board memorandum and FY 2018 Triennial Report made by Mr. Felix Murillo, Seconded by Mr. Oliver Gross. Motion carries.
- In May 2018, PHCD staff submit recommendations to the Board, advising that before the Report is submitted to the Board, it would be beneficial to hear from representatives from other County departments that may be affected by the AHAB's recommendations. The

AHAB agrees and PHCD staff invite representatives from the Regulatory and Economic Resources (RER) Department, Planning and Zoning, and the Water and Sewer Department.

- From June through August 2018, County department representatives attend the AHAB's monthly meeting and discuss their recommendations and any impediments and/or costs that may be associated with the recommendations.
- Final Triennial Report is approved by the AHAB and submitted to the Board for the November Board meeting. Chair Charles Sims will be in attendance to answer any Commissioner questions.
- Final revised report will be sent to State SHIP Office on December 31, 2018 and report incorporated into local LHAP Report for submission in 2019.

If you have and questions regarding this report please feel free to contact me or Charles Sims, AHAB Chair, at 305-467-2579.

Attachment

- c: Abigail Price-Williams, County Attorney
Shannon-Summerset-Williams, Assistant County Attorney
Maurice L. Kemp, Deputy Mayor
Jack Osterholt, Deputy Mayor
Michael Liu, Director, Public Housing and Community Development
Clarence D. Brown, Division Director, Public Housing and Community Development
Jennifer Moon, Director, Office of Management and Budget
Charles Sims, Chair, Affordable Housing Advisory Board
Affordable Housing Advisory Board Members

Miami-Dade County Affordable Housing Advisory Board (State SHIP Advisory Committee)

**Affordable Housing Incentives: Implementation Review of Recommendations
Adopted by the Miami-Dade County Board of County Commissioners
And Current Regulatory Barriers to, and Incentives for, Affordable Housing Development**

AFFORDABLE HOUSING STRATEGIES AND INCENTIVES	ADOPTED POLICIES AND STATUS OF IMPLEMENTATION	AFFORDABLE HOUSING ADVISORY BOARD (AHAB) NEXT ACTION STEPS
(a) The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.	<u>Expedited Zoning and Permitting Review</u> 1. <u>Proto-Type Development</u>: The County has implemented a program designed to expedite plan review for the construction of a model home that is built repetitively. Once a model is initially approved, subsequent reviews are only required related to site location. Fees to cover the cost of services that include plan review and inspections still apply. 2. <u>Infill Housing Program</u>: Policy to expedite permitting for the Infill Housing Program has been implemented by adoption of Administrative Order 3-44. 3. <u>Urban Center Districts</u>: All site plan and architectural review applications for development within an Urban Center District (except for individual single-family homes and duplexes) are subject to administrative review to be completed within 21 days unless the Department extends another 21 days for additional information or at the request of the applicant (Section 33-284.88 of the County Code). No public hearing is required. Applications must be	<u>AHAB Action Step</u> AHAB will review the Mayor's Report in response to Resolution 709-13, which describes implementation measures to improve the inspection process across different County Departments. AHAB will hold a workshop with affordable housing developers to review implementation and seek input as to whether additional expediting measures are warranted in the inspection processes to facilitate Affordable, Workforce and Infill Housing development.

Reviewed for potential impact to infrastructure by Public Works and Waste Management, Regulatory and Economic Resources (RER), Fire Rescue and the Miami-Dade County School Board.

4. Voluntary Workforce Housing Development Program:

Section 8-8.1 of the County Code requires that expedited permit review processes for Workforce Housing Program units be established under an Administrative Order (AO) approved by the BCC.

5. Affordable Housing Development Projects

Pursuant to Resolution R-347-09, the Building Department's expedited building permit review process for affordable housing must be formalized through legislative action as required and adoption of, or an amendment to, an AO. Such expedited process shall be incorporated into the Department's standard operating procedures and the County's Local Housing Assistance Plan (LHAP).

2017 Review

At the current time, per policy, RER provides expedited review to projects that identify as affordable and/or workforce housing at time of permitting plan submission.

AHAB has met with RER and PHCD in an effort to increase efficiencies for completing the permitting process and continues to advocate for a policy that allows small developers to have impact fees waived at the time of permitting plan submission.

(b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.	Impact Fee Exemptions Under Chapter 33 of the Code of Miami-Dade County, residential developments, which provide affordable housing, or the portion thereof, are exempt from most impact fees. Exemptions are available from road, park, police services, and fire and emergency medical services impact fees (collectively referred to hereafter as "Impact Fee Ordinances"). However, administration of the exemption under the code provisions operates differently depending upon whether the developer is a CBO or CDC receiving County or state funding. The following Fire impact fee exemption language is similar to that found under other impact fee code provisions. <u>Section 33.18(h) The following development shall be exempt from the requirement that impact fees be paid, subject to an application by the fee payer to the Department of Planning and Zoning Director and a determination by the Department of Planning and Zoning Director that the proposed development activity is consistent with the CDMP and fits within one (1) or more of the following categories:</u> (1) <u>Any residential development activity, or portion thereof, which provides affordable housing as defined in the "Florida Affordable Housing Act of 1986," Section 420.62(3)(a) or (b), Florida Statutes, (1987) and amendments thereto.</u> [(2) and (3) not provided] <u>Section 33.18(i) An exemption must be claimed by the fee payer prior to paying the impact fee. Any exemption not so claimed shall be deemed to have been waived by the fee payer. If an exemption is sought pursuant</u>	AHAB Action Step #1 AHAB representatives will be meeting with RER, PHCD and their attorneys to address verification of PHCD's approval of the affordable housing development. AHAB Action Step #2 AHAB will review other affordable housing incentive programs that offer waiver or deferral of plan and permitting review fees. BCC Recommendation #1 The County should utilize other municipalities' (City of Miami) streamlined administrative methods as models of providing inter-departmental verification of County- and state-funded affordable housing development to allow affordable housing developers who qualify for upfront impact fee waiver to secure such waiver prior to issuance of permits. BCC Recommendation #2 For affordable housing developments that are not funded with County or state funds, the impact fee code provisions should be revised to allow an upfront waiver, not refund, subject to recordation of a restrictive covenant with an affordability period, at time of permitting. BCC Recommendation #3 To promote inclusion of units affordable to extremely low income households in residential projects provided impact fee exemptions, the County should offer a robust package of incentives and deeper subsidies for housing development serving extremely low-income households. An ELI Affordable Housing Development Program would bundle deep capital subsidies and/or rental subsidies along with a menu of incentives such as density bonuses, parking reductions, set-back reductions, impact fee exceptions, waiver of review fees, expedited permit and plan review, County land (when available) and other incentives which may be adopted. BCC Recommendation #4 An administrative mechanism should be established, and funded, for occupancy monitoring for non- County or state funded affordable housing developments provided impact fee exemptions. Occupancy monitoring procedures should be consistent with other affordable housing programs, such as the County Surtax or state housing credit programs.
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to Section 33J-8(g)(1), (2), or (3)¹ impact fees shall be paid prior to the issuance of the building permit. However, the fee payer shall be entitled to a refund pursuant to this chapter upon submitting a formal application for a refund to and receiving approval from the Department of Planning and Zoning Director, in accordance with the provisions of the manual. Application for a refund under this section shall be made within one (1) year of the later of: (1) the effective date of this ordinance or (2) the issuance of a certificate of completion or a certificate of use for the building. Failure to apply for a refund by the fee payer, within the above referred one-year period shall invalidate the right for a refund under this section.

Notwithstanding the aforesaid, if an exemption is sought pursuant to Section 33J-8(g)(1), community development corporations (CDC) as defined in Section 290.033(2) [Florida Statutes] and community-based organizations (CBO) as defined in Section 420.602(5), Florida Statutes (1991)² that have received assistance from Miami-Dade County or the State of Florida in funding predevelopment costs to provide affordable housing to low and very low income families shall have the option of executing a covenant running with the land, in a form approved by the Department of Planning and Zoning Director, in lieu of payment of impact fees prior to the issuance of the building permit. Joint ventures of either a CDC or CBO with a for-profit developer, whose proposed affordable housing development has been approved by the Miami-Dade County Office of Community Development, shall also have the right to execute the aforesaid covenant.

¹ Appears to be a scrivener's error in the Code as Section 33J-8(g) states: "Parking garages are exempt from the impact fees when the structure is accessory to a primary use structure."

² Section 420.602(4), Florida Statutes:

"Community-based organization" means a private corporation organized under chapter 617 ["Florida Not-For-Profit Corporation Act"] to assist in the provision of housing and related services on a not-for-profit basis in a designated area, including a municipality, county, or area of more than one municipality or county.

	<u>2017 Review</u> At the current time, per policy, RER provides expedited review to projects that identify as affordable and/or workforce housing at time of permitting plan submission. AHAB continues to advocate for a policy that allows small developers to have impact fees waived at the time of permitting plan submission.	
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(c) The allowance of flexibility in densities for affordable housing.	<u>Voluntary and Mandatory Inclusionary Zoning Programs</u> 1. <u>Voluntary</u> <u>Workforce</u> <u>Housing</u> <u>Development Program</u> Under the voluntary Workforce Housing Development Program, the County provides density bonuses to private developers in exchange for a commitment of Workforce Housing units in residential development or if they make a monetary contribution to the Affordable Housing Trust Fund in lieu of setting aside Workforce Units.³ Workforce Housing units target households whose total income is between 60% to 140% of Area Median Income. (Ord. No. 07-05; Chapter 17, Article IX and Chapter 33, XIIA of the Code of Miami-Dade County; and Implementation Order No. 3-60). The Workforce Housing Units are administered by PHCD following RER approval of density under the Program.	<u>AHAB Action Step</u> The AHAB will review the draft Multifamily Infill Housing Development Program Ordinance with the assistance of RER staff and provide comment. AHAB will provide recommendation(s) to the BCC, if warranted. <u>BCC Recommendation #1</u> AHAB recommends that any proposed ordinance changing the Voluntary Workforce Housing Program to a mandatory inclusionary zoning program incorporate the following provisions: • Require an affordability term of 30 years, compared to the 20-year affordability now imposed under the Voluntary Workforce Housing Program, particularly for rental property. • Provide density bonuses utilizing a tier structure, offering increasing densities for inclusion of units affordable to low and very low-income households. In addition to density bonuses, provide a more robust package of incentives and deeper subsidies for housing development serving extremely low-income households. An ELI Affordable Housing Development Program would bundle deep capital subsidies and/or rental subsidies along with a menu of incentives such as density bonuses, parking reductions, set-back reductions, impact fee exceptions, waiver or deferral of review fees, expedited permit and plan review, County land (when available) and other incentives which may be adopted.
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	2. <u>Urban Center 12.5% Inclusionary Workforce Housing Program</u> Unless otherwise specified in the District regulations, all residential or mixed-use developments that: (a) are located within the Core or Center Sub-districts of an urban center district adopted by the Board or County Commissioners after July 10, 2007, and (b) have more than four (4) residential units, must provide a minimum of twelve and a half (12.5) percent of their units as Work-force Housing Units. Such units are restricted to households whose income is up to 140% of median area income. (Sec. 33-284.83(A)(3) of the Code of Miami-Dade County). Urban centers subject to the Standard Urban Center District Regulations are: Leisure City Community Urban Center; Model City Urban Center District; North Central Urban Area District; Palmer Lake Metropolitan Urban Center District; Bird Road Corridor Urban Area District; and Country Club Urban Area District (as of October 8, 2015). The program is administered by RER. 3. <u>Density Bonus Affordable Housing Programs under Comprehensive Master Development Plan ("CDMP")</u>: The CDMP was amended in May 2009 to allow residential developers to: a. Receive a 17% density bonus if 30% of the housing units are made affordable to very low and low-income households. b. Receive a 30% density bonus for affordable/workforce multi-family infill housing where at least 30% of the total residential units will be
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	affordable to households at 140% or less of AMI and no less than 20% of the total units will be affordable to households at or below 80% for a period of no less than thirty years. A 60% density bonus may be given in the event of a not-for-profit or government/public sponsored affordable housing providers or the application site is publically owned and made available for development of affordable/workplace housing. This is known as the 30% and 60% Density Bonus for Affordable Housing. <u>2017 Review</u> AHAB feels the Workforce Ordinance should be mandatory and has been informed that converting the Voluntary Workforce Housing Program into a mandatory workforce housing development program is currently under consideration.	
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(d) The reservation of infrastructure capacity for housing for very-low income persons, low-income persons, and moderate-income persons.	<u>Water and Sewer Capacity</u> Sections of unincorporated County do not have any, or inadequate, infrastructure to tie into the Miami-Dade County's Water and Sewer system. Early development relied upon well water and septic tanks.	<u>AHAB Action Step</u> AHAB will conduct review of Water & Sewer infrastructure and capacity as it relates to affordable housing development. AHAB will forward its findings and any recommendations to the BCC following such review. <u>BCC Recommendation #1</u> AHAB recommends the County incur the expense of bringing water and sewer services and maintain infrastructure needs on infill housing lots to reduce the cost of building affordable housing units.
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	2015 Review AHAB has identified concern regarding absence of water and sewer capacity in unincorporated Miami-Dade, including within Urban Districts as well as single-family infill, necessary to support affordable housing development. In particular, AHAB would like to address priorities for W&S expansion and improvements to support affordable housing development.	BCC Recommendation #1 AHAB recommends Water and Sewer adopts the inclusion of a waiver or deferral of unforeseen costs related to infrastructure for developers creating affordable housing projects.
e) The allowance of affordable accessory residential units in residential zoning districts.	Accessory Units Under CDMP and Zoning Code The County's CDMP Land Use and Housing Elements provide for accessory dwelling units. 2017 Review None required.	AHAB Action Step AHAB will review and comment on the draft Ordinance to implement accessory dwelling units upon receipt from RER. No recommendations at this time.
f) The reduction of parking and setback requirements for affordable housing.	Parking Reductions 1. <u>Public Transit-Based Parking Reduction Ordinance:</u> On December 1, 2015, the BCC adopted an ordinance expanding public transit-based parking reductions. This ordinance reduces parking requirements for housing development, whether affordable or market-rate housing. The "Ordinance Regarding Zoning and Other Land Development Regulations Pertaining to the Fixed-Guideway Rapid Transit System Development Zone, The Standard Urban Center District Regulations, The Downtown Kendall Urban Center District Regulations and The Palmer Lake Metropolitan Urban Center District Regulations" provides for:	AHAB Action Step AHAB will continue to work with Planning & Zoning and housing developers to identify additional parking reduction incentives to promote affordable housing development. AHAB will forward recommendations to the BCC.

	i. no minimum parking requirements within the Rapid Transit Zone in the Dr. Martin Luther King, Jr. Corridor Subzone and within the Rapid Transit Zone for non-Metrorail development within the City of Miami; ii. increased allowable parking reductions for non-residential, mixed-use, multi-family residential parcels located near rail stations and bus stops in the Downtown Kendall Urban district, Standard Urban Center district and the Palmer Lake Center Metropolitan Urban Center district regulations; and iii. Multi-story garages, parking lots and on-street parking count toward parking requirements for detached single-family residences, courtyard and side yard houses, row houses, urban villas, or duplexes within the Standard Urban Center district. 2. The zoning code provisions provide parking reductions to developments housing the elderly and persons who are disabled. 3. The Urban Center 12.5% Inclusionary Workforce Housing Program provides reduction in the parking requirement. 2017 Review: RER is currently recommending additional set-back reductions/modification options to provide for affordable housing development.	
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(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.	<u>Zero-Lot Line</u> The Miami-Dade County Zoning Code allows for zero-lot-line configurations to allow for more efficient use of land and make available needed housing at a more affordable cost. <u>2017 Review</u> AHAB suggests the reduction of the set-back parking restrictions would allow better use of smaller lots for affordable housing.	<u>AHAB Action Step</u> AHAB will continue to work with Planning & Zoning and housing developers to identify additional parking reduction incentives to promote affordable housing development. AHAB will forward recommendations to the BCC.
(h) The modification of street requirements for affordable housing.	<u>Street Requirements</u> Modification of street requirements for affordable housing remains under AHAB's review. <u>2017 Review</u> None required.	<u>AHAB Action Step</u> Following review of street requirements, AHAB will forward recommendations to the BCC if warranted. No recommendations at this time.

(l) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.	<u>Impact of Proposed Land Development and Infrastructure Legislation on Affordable Housing Development</u> The following recommendations were adopted by the Board of County Commissioners in 2009. 1. An affordable housing cost impact review for legislation that relates to land development and infrastructure in connection with housing development must be performed and the Board must be notified of the cost of impact at first reading or public hearing, as required. 2. AHAB should review any current and future CDMR amendments or zoning changes that may impact affordable housing and provide recommendations, if necessary. <u>2017 Review</u> Implementation of an affordable housing cost impact review remains under discussion with AHAB and RER staff.	<u>AHAB Action Step</u> AHAB is reviewing currently proposed draft amendments to the Zoning Code, which have been prepared by RER. RER staff will continue to bring proposed changes to procedures, ordinances, regulations, or plan provisions that relate to housing development to AHAB for review and comment. No recommendations at this time.
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(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.	<u>Lists of County-Owned Property Suitable for Affordable Housing Development</u> Resolution R-347-09 requires that AHAB be provided a list of locally-owned public lands suitable for affordable housing development and the status of development on those lands on an annual basis. In addition, Section 125.379 of the Florida Statutes requires the County to prepare a list every three years inventorying all property within its jurisdiction to which the County holds fee simple title that is appropriate for use as affordable housing. This list is utilized to support the County's Infill Housing Initiative Program and the development of large-scale multi-family affordable housing in partnership with private developers. <u>2017 Review</u> None required.	<u>AHAB Action Step</u> AHAB will review the Mayor's Report in response to Resolution No. R-996-14, which required a report on impediments which may delay or frustrate the implementation of the Infill Housing Initiative Program. AHAB will work with staff to identify measures which expedite: (a) determination of the appropriateness of a County-owned lot's development under the Infill Program and (b) corrective zoning actions or removal of other impediments to a lot's development prior to, or soon after, award to an Infill Developer and allow for disclosure of remaining development impediments at time of its Infill Program Property listing.
(k) The support of development near transportation hubs and major employment centers and mixed-use developments.	<u>Policies Supporting Development Near Transit Hubs and Major Employment Centers and Mixed-Use Developments</u> • The CDMP's Housing Element includes objectives to promote development near transportation hubs and major employment centers and mixed-use developments. • Affordable housing development near transportation hubs and major employment centers and through mixed-use development is supported by the County's various funding programs (e.g. HOME, Surtax and General Obligation Bond Programs). <u>2017 Review</u> None required.	<u>AHAB Action Step</u> AHAB will monitor implementation of measures supporting affordable housing and the development of affordable housing near transportation hubs and major employment centers as well as mixed-use development and make recommendations as warranted. No recommendations at this time.

(I) Identification of Other Affordable Housing Incentives or Recommendations (Per County Ordinance Responsibility)	<u>AHAB Action Step #1</u> AHAB will develop and assist in disseminating material informing housing developers of Miami-Dade existing affordable housing development incentives and other housing development policies which positively impact the feasibility of affordable housing development. <u>AHAB Action Step #2</u> AHAB will facilitate developer input into development of affordable housing incentives and removal of regulatory barriers through AHAB workshops. <u>AHAB Action Step #3</u> AHAB will review other municipalities' affordable housing development incentives and provide recommendations to the BCC following such review. <u>BCC Recommendation #1</u> AHAB proposes the creation of a ½ penny sales tax to generate revenue to support funding the Affordable Housing Trust Fund to increase and sustain affordable housing developments in Miami-Dade County. <u>BCC Recommendation #2</u> Miami-Dade County should coordinate its efforts to incentivize affordable housing development with those of municipalities within the County. <u>BCC Recommendation #3</u> Encourage Miami Dade County Government, Municipalities in Miami Dade County, the School Board of Miami Dade County and all entities owning land or unused properties in Miami Dade County to repurpose vacant buildings for affordable housing and sell land in an effort to provide a reasonable and fair scoring preference to buyers of and/or developers of vacant buildings and land who include affordable housing in its purchase and development plans. <u>BCC Recommendation #4</u> Established Affordable Housing Expediter at the County level whose primary role would be to assist developers of affordable housing through the process from beginning to end. <u>BCC Recommendation #5</u> Establish a grant funding source to cover pre-development expenses for the creation of affordable housing developments. <u>BCC Recommendation #6</u> To amend the Infill Program guidelines, increasing the maximum sales price to \$250,000 based on historical and industry data.
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