

THROUGH THESE DOORS WALK ONLY THE FINEST PEOPLE – THE CITIZENS OF ESCAMBIA COUNTY. DECISIONS ARE MADE IN THIS ROOM AFFECTING THE DAILY LIVES OF OUR PEOPLE. DIGNIFIED CONDUCT IS APPRECIATED.

CHAMBER RULES

1. IF YOU WISH TO SPEAK, YOU WILL BE HEARD.
2. YOU MUST SIGN UP TO SPEAK. SIGN-UP SHEETS ARE AVAILABLE AT THE BACK OF THE ROOM.
3. YOU ARE REQUESTED TO KEEP YOUR REMARKS BRIEF AND FACTUAL.
4. BOTH SIDES ON AN ISSUE WILL BE GRANTED UNIFORM/MAXIMUM TIME TO SPEAK.
5. DURING QUASI-JUDICIAL HEARINGS (I.E., REZONINGS), CONDUCT IS VERY FORMAL AND REGULATED BY SUPREME COURT DECISIONS.
6. SEE ORDERLY CONDUCT OF MEETINGS. POLICY.

PLEASE NOTE THAT ALL BCC MEETINGS ARE RECORDED AND TELEVISED

REPLACEMENT AGENDA

Board of County Commissioners

Special Meeting – February 25, 2016 – 5:01 p.m.

Ernie Lee Magaha Government Building – First Floor

1. Call to Order.

(PLEASE TURN YOUR CELL PHONE TO THE VIBRATE, SILENCE, OR OFF SETTING)

2. Was the Meeting Properly Advertised?

3. Recommendation Concerning the Escambia County Jail - Jack R. Brown, County Administrator

That the Board discuss the offer on the McDonald property and take one of the following courses of action:

- A. Accept the offer for the entire site;
- B. Accept the offer for the partial site;
- C. Decline the offer; or
- D. Make a counter offer.

4. Discussion Concerning Century Area Housing Issues - Meredith Nunnari, Neighborhood Enterprise Division Manager

CENTURY AREA HOUSING ISSUES

1. DEMOLITIONS:

- a. No demos to be approved until the week of the 29th by the Town of

Century (Town). Applicants must go through the Town for demolition approval and spotting of utilities.

- b. County may want to re-program old year Community Development Block Grant (CDBG) funding to assist with demolition/clearance activities. If desired, Neighborhood Enterprise Division (NED) staff will initiate an amendment to the HUD Annual Plan, provide for 30 day comments, and bring the amendment back to the BCC for approval.
- c. As part of the CDBG funding referenced above, the County currently has a demolition/clearance assistance program for properties cited by Environmental Enforcement for income eligible owners. *Cannot be used for owner-occupied properties at this time.*

2. HISTORIC AREA: Front, Church, and Pinewood areas are all on the National Register of Historic Places and will require special documentation of damages. West Florida Historic Trust has already been in the Town to take pictures to document for the State. It is likely that the majority of these properties will have to be demolished.

3. PRELIMINARY DISASTER NUMBERS (based on 149 reported properties and where data is available):

- a. 104 properties in Town of Century had damage; 45 in unincorporated Escambia County.
- b. 106 properties are single family site built; 39 are mobile homes.
- c. 91 properties have homestead exemption (HEX) -- of these properties, some have multiple structures on the properties, and only the primary residence may be eligible for funding. Remaining non-homestead properties are not eligible for housing repair funding through Century/County housing programs.
- d. Age of Housing Stock: Where age of the structure could be determined, 51 of the affected properties were built before 1959; 13 in the 1960's; 10 in the 1970's; 11 in the 1980's; 9 in the 1990's; 18 since 2000.
- e. Estimate of 76% without insurance.
- f. 9 properties have readily apparent title issues to be referred to Legal Services of Northwest Florida, Inc. (LSNF).
- g. 7 homestead properties owe back taxes that will need to be resolved prior to receiving assistance through Century/County housing programs.
- h. Properties that *may* be eligible for possible housing repair funding assistance (have HEX, no title issues, etc):

| | Century | Unincorporated County |
|----------------|-------------------------------|------------------------------|
| DESTROYED | 15 (including 5 mobile homes) | 6 (includes 1 MH) |
| MAJOR | 21 (including 2 MH's) | 9 (including 2 MH's) |
| MINOR | 17 (including 1 MH) | 19 (including 9 MH's) |
| TOTALS: | 48 | 34 |

4. HOUSING RESOURCES:

- a. Town currently has a Housing Preservation Grant through Rural Development and SHIP funding through the County. About \$75K is unencumbered.
- b. Community Action Program (CAP) has funding that can only be leveraged with other programs—no stand alone funding. \$7500-\$12,000 approximately available per household.
- c. Rural Development has a Repair Program and a Homeowner Rebuild program. Both programs require good credit and a monthly payment.
- d. Florida Department of Economic Opportunity (DEO) CDBG Small Cities Grant cycle will open in September/October where the Town would be eligible for up to \$700K (competitive state wide). Typical projects: 6 new homes and 3 rehabs per funding cycle.
- e. \$10K from Gulf Power administered through United Way to assist citizens with reconnecting electric meters (call 211 to get on list for this).
- f. United Way donations.
- g. SHIP Disaster Funding Request: Waiting to see what amount of funding is available from Florida Housing Finance Corporation (FHFC). Proposing to use funding for Housing Repair, Replacement Housing, and Disaster Assistance funding. We will still have to meet all statutory set asides, including income levels, manufactured housing limits, construction, homeowner strategies, special needs applicants, etc.

5. TEMPORARY/VOLUNTEER HOUSING: 10 cabins and 24 dorm beds at Bluff Springs Campground in McDavid (www.bluffsprings.org) will accommodate both volunteer workers and Century residents. The contact for the Campground is Gennia McCauslin at (850) 256-2767.

5. Recommendation Concerning Resolution R2016-26 Extending the State of Local Emergency - Alison Rogers, County Attorney

That the Board accept for filing with the Board's Minutes, Resolution R2016-26 which extends the State of Local Emergency for an additional seven (7) days beginning Monday, February 22, 2016.

6. Recommendation Concerning SHIP Disaster Funding Request - Jack R. Brown, County Administrator

That the Board take the following action concerning the SHIP Disaster Funding Request:

A. Authorize the Board Chairman to sign a letter to Florida Housing Finance Corporation (FHFC) requesting State Disaster Funding;

B. Approve submission to FHFC of a technical revision request to the

2014-2016 Local Housing Assistance Plan (LHAP);

C. Authorize staff to revise SHIP budgetary allocations within the LHAP to reflect actual funding distributions provided by FHFC; and

D. Authorize the Chairman or County Administrator, as appropriate, to execute all documents required to submit, receive, and implement the SHIP Disaster Funding and related activities.

7. Are there any items to be added to the agenda?

8. Adjourn.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Special BCC Meeting

3.

Meeting Date: 02/25/2016

Issue: The Escambia County Jail

From: Jack Brown, County Administrator

Organization: County Administrator's Office

CAO Approval:

Information

RECOMMENDATION:

Recommendation Concerning the Escambia County Jail - Jack R. Brown, County Administrator

That the Board discuss the offer on the McDonald property and take one of the following courses of action:

- A. Accept the offer for the entire site;
- B. Accept the offer for the partial site;
- C. Decline the offer; or
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BACKGROUND:

The Board will vote on items related to the Escambia County Jail that were discussed at the Special Board of County Commissioners' Workshop.

BUDGETARY IMPACT:

N/A

LEGAL CONSIDERATIONS/SIGN-OFF:

N/A

PERSONNEL:

N/A

POLICY/REQUIREMENT FOR BOARD ACTION:

N/A

IMPLEMENTATION/COORDINATION:

N/A

Attachments

No file(s) attached.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Special BCC Meeting

4.

Meeting Date: 02/25/2016

Issue: Century Area Housing Issues

From: Meredith Nunnari, Division Manager

Organization: Neighborhood & Human Svcs

CAO Approval:

Information

RECOMMENDATION:

Discussion Concerning Century Area Housing Issues - Meredith Nunnari, Neighborhood Enterprise Division Manager

CENTURY AREA HOUSING ISSUES

1. DEMOLITIONS:

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BACKGROUND:

N/A

BUDGETARY IMPACT:

N/A

LEGAL CONSIDERATIONS/SIGN-OFF:

N/A

PERSONNEL:

N/A

POLICY/REQUIREMENT FOR BOARD ACTION:

N/A

IMPLEMENTATION/COORDINATION:

N/A

Attachments

No file(s) attached.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Special BCC Meeting

5.

Meeting Date: 02/25/2016

Issue: Resolution R2016-26 Extending the State of Local Emergency

From: Alison Rogers, County Attorney

Organization: County Attorney's Office

CAO Approval:

Information

RECOMMENDATION:

Recommendation Concerning Resolution R2016-26 Extending the State of Local Emergency - Alison Rogers, County Attorney

That the Board accept for filing with the Board's Minutes, Resolution R2016-26 which extends the State of Local Emergency for an additional seven (7) days beginning Monday, February 22, 2016.

BACKGROUND:

The Board approved a resolution declaring a state of local emergency (Resolution R2016-25) concerning the Winter Tornados. The threat to the health, safety and welfare of the inhabitants of Escambia County still exists.

BUDGETARY IMPACT:

N/A

LEGAL CONSIDERATIONS/SIGN-OFF:

Resolution was prepared by County Attorney, Alison P. Rogers.

PERSONNEL:

N/A

POLICY/REQUIREMENT FOR BOARD ACTION:

N/A

IMPLEMENTATION/COORDINATION:

N/A

Attachments

Resolution R2016-26

RESOLUTION R2016-26
EXTENDING THE STATE OF LOCAL EMERGENCY

WHEREAS, in Resolution R2016-25, the Board of County Commissioners declared a state of local emergency for seven (7) days as of 4:00 p.m., the 15th day of February, 2016, because of the threats posed by Winter Tornados; and

WHEREAS, on February 15, 2016, Winter Tornados struck Escambia County and inflicted widespread damage to infrastructure and property; and

WHEREAS, neither the Chairman nor the Vice-Chairman of the Board of County Commissioners are available within Escambia County, Florida; and

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Escambia County, Florida:

Section 1. That the above recitals are true and are incorporated herein by reference.

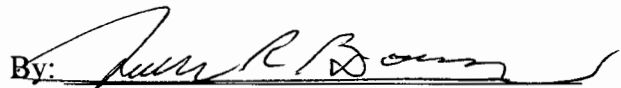
Section 2. I am the County Administrator of Escambia County, Florida.

Section 3. That the state of local emergency last declared on February 15, 2016, shall be and hereby is extended for an additional seven (7) days from the time when the state of local emergency would have expired pursuant to the Resolution R2016-25.

Section 4. This Resolution shall be transmitted to the Secretary of State upon execution.

ADOPTED THIS 22nd day of February, 2016.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: 
Jack R. Brown, County Administrator

Received by the Clerk to the Board

By: 
Deputy Clerk

February 22, 2016
Date



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Special BCC Meeting

6.

Meeting Date: 02/25/2016

Issue: SHIP Disaster Funding Request

From: Jack Brown, County Administrator

Organization: County Administrator's Office

CAO Approval:

Information

RECOMMENDATION:

Recommendation Concerning SHIP Disaster Funding Request - Jack R. Brown, County Administrator

That the Board take the following action concerning the SHIP Disaster Funding Request:

- A. Authorize the Board Chairman to sign a letter to Florida Housing Finance Corporation (FHFC) requesting State Disaster Funding;
- B. Approve submission to FHFC of a technical revision request to the 2014-2016 Local Housing Assistance Plan (LHAP);
- C. Authorize staff to revise SHIP budgetary allocations within the LHAP to reflect actual funding distributions provided by FHFC; and
- D. Authorize the Chairman or County Administrator, as appropriate, to execute all documents required to submit, receive, and implement the SHIP Disaster Funding and related activities.

BACKGROUND:

Due to the recent Executive Orders issued by the Governor declaring a disaster in Escambia County in reference to the recent tornado events, the County may request disaster recovery funding from Florida Housing Finance Corporation (FHFC), which administers the State Housing Initiatives Partnership (SHIP) Program. A request letter (Exhibit I) must be submitted to FHFC requesting the funds, detailing current SHIP funding available, and listing strategies to be employed with the funds. The attached request will make funding available for Housing Repair assistance, Replacement Housing assistance, and Disaster/Mitigation Assistance (including security deposit and rental assistance for displaced residents during the term of the Executive Order). Florida Housing will review the request and determine what funds can be released to the County. Funds must meet all regular SHIP requirements.

Local SHIP Program policy states that assistance will be provided on a first come/first served basis. Since the County and City currently have waiting lists for the Housing Repair and Replacement Housing strategies, a technical revision to the Local Housing Assistance Plan (LHAP) is needed in order to give priority to disaster survivors. The Replacement Housing strategy is also being modified to allow for non-County or City staff to implement if desired by the local governments. Clarification is also needed in the Disaster/Mitigation Assistance strategy regarding the income categories to be served. A redline version of the three impacted strategies is incorporated in Exhibit II.

BUDGETARY IMPACT:

If allocated by FHFC, disaster funds will be appropriated to SHIP 2016, Cost Center 370202.

LEGAL CONSIDERATIONS/SIGN-OFF:

N/A

PERSONNEL:

N/A

POLICY/REQUIREMENT FOR BOARD ACTION:

N/A

IMPLEMENTATION/COORDINATION:

Neighborhood Enterprise Division staff will submit the letter, LHAP technical revision request, and other related documents to FHFC.

Attachments

Exhibit 1 - Letter

Exhibit II - Excerpt from LHAP



EXHIBIT I

February 24, 2016

Steve Auger, Executive Director
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301

Re: Escambia County Request for Disaster Funds

Dear Mr. Auger:

As you are aware, Escambia County has been hit with two tornado events and has declared a local state of emergency. The Governor’s office has issued two Executive Orders declaring a state of emergency in Escambia County from the February 15 and February 23, 2016 tornado events.

Damage assessments from the February 15 Tornado indicate 45 properties destroyed, 39 properties with major damage, 62 properties with minor damage, and 20 affected properties. The February 15th tornado affected primarily the north end of the County, with some limited businesses affected further south. Census Tract 40, where primary housing damage was sustained, is very economically depressed with about 63% of households meeting HUD low-mod income requirements and with an over 20% unemployment rate. A preliminary survey estimates about 76% of these properties do not have insurance.

Preliminary damage assessments from the February 23 tornado indicate 37 properties destroyed, 106 properties with major damage, and 170 properties with minor damage.

Based on these combined numbers, the County requests \$5,000,000 to assist citizens with disaster recovery within the Town of Century, the City of Pensacola, and unincorporated Escambia County. We currently have approximately \$1.1M in our current SHIP allocation that is not encumbered to income eligible clients or projects that is available immediately to be programmed for disaster recovery assistance.

The County plans to employ the following strategies with these funds:

| STRATEGY | DESCRIPTION |
|----------------|---|
| Housing Repair | Moderate or emergency repairs for owner occupied housing for households up to 80% AMI (refer to LHAP for details) |

| | |
|--------------------------------|---|
| Replacement Housing | Substantial rehabilitation/reconstruction of owner occupied housing for households up to 80% AMI (refer to LHAP for details) |
| Disaster/Mitigation Assistance | Interim repairs, emergency supplies to weatherproof homes, and tree and debris removal for households up to 120% AMI (refer to LHAP for details). Additionally, <i>during the term of the Executive Order</i> , funds may also be expended for security deposits and rental assistance for eligible residents displaced from their homes and insurance deductibles for rehabilitation of homes as permitted by the SHIP Program Rule. |

Should you require any additional information, please do not hesitate to contact Meredith Nunnari, Neighborhood Enterprise Division Manager via e-mail at: mrnunnari@co.escambia.fl.us or by phone at 850-595-4968.

Sincerely,

Grover C. Robinson, IV, Chairman
Escambia County Board of County Commissioners

NAME OF LOCAL GOVERNMENT

ESCAMBIA/PENSACOLA

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

FISCAL YEARS COVERED

2013/2014, 2014/2015 AND 2015/2016

NOTE: The complete LHAP text is not provided as backup. Only the strategies being submitted for technical revision are provided at this time (2-Replacement Housing; 3-Housing Repair; and 6-Disater/ Mitigation Assistance). Upon approval, a clean version of the complete LHAP will be provided to the Clerk's office and posted online.

B. STRATEGY 2. Replacement Housing (Substantial Rehabilitation/ Reconstruction)

a. **Summary of the Strategy:**

Brief Description:

The City of Pensacola and Escambia County formed a local Consortium for purposes of receiving Federal, State, and/or other funds that support the local mission of enhancing housing affordability. Such resources often require a cash match or local leverage to receive the funds. Examples of such programs include, but are not limited to: HOME, Florida Housing Finance Corporation (FHFC) Programs, U. S. Department of Housing and Urban Development (HUD), Rural Development/USDA, Federal Home Loan Bank, and other Federal, State and local affordable housing initiatives. The local cash matching is unavailable except through the resources provided by the SHIP Program. These very limited funds will be committed at the time of award of the various non-SHIP funding allocations to the County or City. The local cash leveraging and matching requirements are estimated for each Program Year in the HDGC, however, funds expended for leveraging or matching will ultimately reflect the actual amount required to effectively participate in the various programs and initiatives.

b. **Fiscal Years Covered:** 2013/2014, 2014/2015, 2015/2016

c. **Income Categories to be served:**

All homes assisted through this activity must be occupied by Low and Very Low Income families (i.e., with incomes below 80% of the median income).

d. **Maximum award:**

The maximum award ~~levels~~ for this strategy is \$100,000 ~~are stipulated in the~~

HDGC.

e. **Terms, Recapture and Default:**

Substantial Rehabilitation/Reconstruction: Deferred Payment Loan (forgivable after five years); Deferred Payment Loan at 0% interest due and payable upon sale, transfer or rental of the subject unit; or Low Interest Loan at 5% interest with a maximum 30 year repayment period, or a combination thereof based upon level of family income (maximum household income cannot exceed 80% of median). A written description of the current CDBG and HOME Program sliding scale that is utilized by Neighborhood Enterprise Foundation, Inc. (NEFI)/Escambia County and Pensacola Housing to determine the level and type of assistance to be provided to eligible clients is by contacting Escambia County via wrwilker@myescambia.com or the City of Pensacola via MWhitaker@cityofpensacola.com Loans secured by mortgage and note. The sale, rental, refinancing or transfer of ownership during the mortgage term shall

be a default whereupon the SHIP investment shall be repaid. Full repayment is required if the default occurs within one year of purchase.

f. **Recipient Selection Criteria:**

Assistance provided on a first qualified/first served basis following advertisement of the availability of SHIP resources. When an extensive waiting list exists for the strategy, applicants are added to the list in first come/first served order. Priority may be given to special needs households or applicants with open local government code enforcement citations, or survivors of a disaster as declared by local, state, or federal officials.

g. **Sponsor Selection Criteria:**

This strategy will be implemented directly by Escambia County and City of Pensacola Housing staff and/or committed directly to eligible homeowners participating in this or similar programs.

If not implemented directly by County or City staff, selection will be based upon responses to an advertised request for proposal.

- h. **Additional Information:** Green, storm resistant, and low maintenance construction, including energy efficient features will be included in the design of these homes and may include the following: high density insulation, exterior thermal barriers; windows that exceed “Energy Star” requirements; water conserving toilets and faucets and Energy Star appliances.

C. STRATEGY 3. Housing Repair

a. **Summary of the Strategy:**

Brief Description:

SHIP funds will be used to provide moderate rehabilitation or emergency repair assistance grants for very low and low income owner occupied homes to address roofing, electrical, plumbing, sanitary disposal, life/safety conditions, structural code deficiencies, code citations, energy efficiency and other related repairs.

- b. **Fiscal Years Covered:** 2013/2014, 2014/2015, 2015/2016

c. **Income Categories to be served:**

All of the homes repaired through this activity will be owned by families with incomes below 80% of the median income. Priority may be given to families with incomes below 50% of the median income and/or cases which involve local government code enforcement citations.

d. **Maximum award:**

The maximum award level for this strategy is ~~stipulated in the HDGC~~ \$30,000.

e. **Terms, Recapture and Default:**

Deferred Payment Loan at 0% Homeowner. Secured by officially recorded lien that is fully forgivable at the end of 5 years. In the event of default, the loan is forgivable at the rate of 20% per year over the 5 year lien period, with the unforgiven balance to be repaid by the homeowner upon default. Default is defined as the sale, rental or transfer of ownership of the property during the five year period.

f. **Recipient Selection Criteria:**

Assistance provided on a first qualified/first served basis following annual advertisement of the availability of SHIP resources. Priority may be given to special needs households or applicants with open local government code enforcement citations, or survivors of a disaster as declared by local, state, or federal officials.

g. **Sponsor Selection Criteria:**

Unless implemented directly by City or County/NEFI staff, selection will be based upon responses to an advertised request for proposal. Selection criteria will include:

- a) past experience of agency in managing emergency or moderate housing repair assistance activities;
- b) projected SHIP cost per housing unit;
- c) commitment of non-SHIP funds as leverage for SHIP dollars
- d) unit production goals for housing repair in relation to SHIP funds requested
- e) commitment to use green building technologies, energy efficiency measures, and/or use of recycled building materials or components in the repair or preservation of housing units;
- f) commitment to limit assistance to very low income families; and
- g) documentation of the agency's employment or planned employment of personnel from the Welfare Transition Program shall result in a priority for award of SHIP funds assuming the agency demonstrates capacity to implement the subject activity.

Proposals meeting the RFP requirements will be evaluated by the County and City Housing staff, or a committee comprised of County and City representatives, to determine the agency or organization that will implement the strategy. Final selection and contract approval will be provided by the County Commission and/or City Council. The RFP may solicit participation for the full three year HAP period.

- h. **Additional Information:** Depending on the type and extent of repair, the City and County will encourage the use of green, storm resistant, and low maintenance construction, including energy efficient features in the completion of repairs to homes assisted through this strategy.

F. STRATEGY 6. Disaster/Mitigation Assistance

a. **Summary of the Strategy:**

Brief Description:

SHIP funds may be used in all areas of Escambia County and the City of Pensacola to provide emergency repairs to homes owned by SHIP very low, low and moderate income families in the aftermath of a "disaster as declared by presidential or state issued Executive Order(s)" to address emergency housing repair needs. Generally, such needs shall include, such items as: purchase of emergency supplies for eligible homeowners to weatherproof damaged homes; interim repairs to avoid further damage to the homes of eligible families; tree and debris removal required to make individual housing units inhabitable by the eligible family; and post-disaster assistance with non-insured repairs to homes; ~~and/or owned by very low income families~~ other disaster strategies permitted under the SHIP program rule. *This optional strategy will be implemented only in the event Executive Order(s) are issued confirming that a "presidentially or state declared disaster" has directly impacted the Escambia County area.*

- b. **Fiscal Years Covered:** 2013/2014, 2014/2015, 2015/2016
- c. **Income Categories to be served:**
~~All of the homes repaired through this activity will be owned~~Assistance to be provided to households by families with incomes below 120% of the median income.
- d. **Maximum award:**
The maximum award level for this strategy is stipulated in the HDGC.
- e. **Terms, Recapture and Default:**
Direct Grant to Homeowner. Mortgage term is not applicable to this Strategy.
- f. **Recipient Selection Criteria:**
Assistance provided on a first qualified/first served basis following the declaration of the natural disaster. The strategy will be advertised annually along with notice of all SHIP resources; *however, the strategy will be implemented only in the event of a natural disaster.* In the event the strategy is not implemented during a given SHIP Program Year, any funding reserved for the Strategy will be reallocated to one or more of the approved SHIP strategies by SHIP budget transfer notification to the Florida Housing Finance Corporation.
- g. **Sponsor Selection Criteria:**
Not applicable to this strategy.
- h. **Additional Information:** NONE

III. LHAP INCENTIVE STRATEGIES

In addition to Strategy A and Strategy B, include all adopted incentives with the policies and procedures used daily for implementation as provided in Section 420.9076, F.S.:

- A. Name of the Strategy: **Expedited Permitting**
 - 1. Provide a description of the procedures used to implement this strategy:
 - Escambia County:** The County is continually reassessing the permitting function to improve permit processing efficiency and reduce the time required for issuing residential permits. This process incorporates specific actions that will enhance expedited processing for documented affordable housing developments/projects within the County. The Development Services Bureau will take actions necessary to expedite and/or avoid delay of affordable housing developments which incorporate financing via Federal, State or designated local affordable housing programs or initiatives. Such developments will be given review priority in accordance with provisions of the Housing Element of the Escambia County Comprehensive Plan. The current permitting review process for single family homes or duplexes in established/platted, properly zoned subdivisions shall be generally retained as this process provides a permit turnaround time of less than 4 days. Affordable housing permit applications will be given priority in the event the permit approval time should reach a level in excess of 7 days in the future.
 - City of Pensacola:** Expedited processing of permits includes development orders and development permits including building permits, zoning permits, subdivision approval,