



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#25-1015**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Rickelle Williams, City Manager

**DATE:** December 16, 2025

**TITLE:** Resolution Accepting the 2025 State Housing Initiatives Partnership (SHIP) Program Affordable Housing Incentive Strategies Report, as Prepared and Approved by the Affordable Housing Advisory Committee (AHAC) and Authorizing its Submission to the Florida Housing Finance Corporation (FHFC) - (**Commission Districts 1, 2, 3 and 4**)

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**Recommendation**

Staff recommends the City Commission adopt a resolution to accept the State Housing Initiatives Partnership (SHIP) Affordable Housing Incentive Report, as prepared and approved by the Affordable Housing Advisory Committee (AHAC), and authorize the City Manager to execute all documents associated with the submittal of the Report to the Florida Housing Finance Corporation (FHFC).

**Background**

The Affordable Housing Advisory Committee (AHAC) is required to annually submit an incentive report to the Florida Housing Finance Corporation (FHFC). This report evaluates the eleven (11) affordable housing incentives specified in Section 420.9076 (4) (a)-(k), Florida Statutes. To comply with this mandate, the AHAC held a duly noticed public meeting on November 10, 2025. SHIP regulations require that this public meeting be advertised to encourage public participation and Exhibit 1 confirms compliance with the notice requirement. At the meeting, the AHAC formally approved the Affordable Housing Incentive Strategies Report with its recommendations, as presented in Exhibit 2. This Report is now being submitted to the City Commission for final acceptance and approval. Upon approval, City staff will submit the report to FHFC.

Based on its evaluation of the incentives outlined in Florida Statutes, the AHAC may recommend that the local government modify, create exceptions to, or develop new plans, policies, procedures, and other governing mechanisms that would encourage the production of affordable housing. The Affordable Housing Incentive Strategies Report includes a review and AHAC's recommendations for each of the following required eleven (11) incentives:

- Expedited processing of approvals for development orders or permits for

affordable housing projects, to a greater degree than for other projects, as provided in Section 163.3177(6)(f)3, Florida Statutes;

- Provision of all allowable fee waivers for the development or construction of affordable housing;
- Allowance of flexibility in residential densities for affordable housing;
- Reservation of infrastructure capacity for housing designated for very low-income, low-income, and moderate-income individuals;
- Support for affordable accessory residential units;
- Reduction of parking and setback requirements for affordable housing;
- Allowance of flexible lot configurations, including zero-lot-line configurations, for affordable housing;
- Modification of street requirements to accommodate affordable housing;
- Establishment of a process by which the local government evaluates, prior to adoption, any policies, procedures, ordinances, regulations, or plan provisions that may increase the cost of housing;
- Preparation of a printed inventory of locally owned public lands suitable for affordable housing; and
- Support for development near transportation hubs, major employment centers, and mixed-use developments.

City staff will utilize AHAC's recommendations in the report to make policy recommendations for new incentives and programs as well as to continue providing existing City affordable housing incentives and programs.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a FY 2026 Commission Priority, advancing the Bolster Thriving Communities initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
  - Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting

- infrastructure and public facilities.
- Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

**Attachments**

Exhibit 1 – Public Meeting Notice for the Affordable Housing Incentive Report

Exhibit 2 – 2025 Affordable Housing Incentive Strategies Report

Exhibit 3 – Resolution

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Prepared by: Olivette Carter, Assistant Manager, Community Services  
Department

Department Director: Porshia L. Garcia, Community Services Department