City of Fort Lauderdale

City Hall
100 N. Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov

Meeting Minutes - APPROVED

Monday, February 10, 2014

7:00 PM

Joint Workshop with Affordable Housing Advisory Committee

City Commission Conference Room

CITY COMMISSION WORKSHOP

FORT LAUDERDALE CITY COMMISSION

JOHN P. "JACK" SEILER Mayor - Commissioner
BRUCE G. ROBERTS Vice Mayor - Commissioner - District I
DEAN J. TRANTALIS Commissioner - District II
BOBBY B. DuBOSE Commissioner - District III
ROMNEY ROGERS Commissioner - District IV

LEE R. FELDMAN, City Manager
JOHN HERBST, City Auditor
JONDA K. JOSEPH, City Clerk
CYNTHIA A. EVERETT, City Attorney

Meeting was called to order at 7:01 p.m. by Mayor Seiler.

ATTENDANCE ROLL CALL

Present: 5 - Mayor John P. "Jack" Seiler, Vice-Mayor Bruce G. Roberts, Commissioner Dean J. Trantalis, Commissioner Bobby B. DuBose and Commissioner Romney Rogers

Also Present: City Manager Lee R. Feldman, City Auditor John Herbst, City Clerk Jonda K. Joseph and City Attorney Cynthia A. Everett

Also Present: Affordable Housing Advisory Committee Chair Paula Tighe, and Members Mandy Spangler Bartle, Jonathan Jordan, Brian Poulin, Bradley Deckelbaum, Roosevelt Walters and Edwin P. Parke

Absent: Affordable Housing Advisory Committee Members Jodi Lee, Skeet Jernigan, Kevin Borwick and Rebecca Jo Walter

INTRODUCTIONS

Members of the Affordable Housing Advisory Committee introduced themselves and provided their credentials.

OLD/NEW BUSINESS

BUS-1 14-0154   DEVELOPMENT OF AN AFFORDABLE HOUSING STRATEGY

Committee Member Mandy Spangler Bartle explained that Paula Tighe was just elected chair and asked that she as the outgoing chair provide an overview this evening. Bartle reviewed slides concerning the topic of affordable housing, including the need, the Committee's history, their previous recommendations, policy considerations, incentives and the Committee's future work plan.. A copy of the slides is attached to these minutes.

Bartle confirmed for Mayor Seiler that the recommendation relating to inclusionary zoning (Slide 16) did not receive a unanimous vote from the Committee, but rather a majority vote. She later explained that the Committee discussed a variety of strategies involving home ownership and rental properties, although owned homes is not specifically mentioned with other incentives on Slide 22.

She noted the Committee would like direction from the Commission on how they can best serve in the future. Mayor Seiler asked whether the Committee discussed the County's proposal. She indicated that the Committee did not feel comfortable making a specific recommendation. They discussed it but did not reach consensus on any particular issue.

Committee Member Bradley Deckelbaum said the Committee put a lot of work into its recommendations. They are aware of the lack of resources. A lot of the requirements need capital, which is not available. Some of it is controversial and may not be backed by the community. Some members believe there are smaller programs that can be implemented quickly with low cost to the City. He would like to focus on the City's surplus property and lots that are well-suited for affordable housing. They should strategize how to get those properties to developers who can produce quality affordable

housing. In response to Mayor Seiler, Housing and Community Development Program Manager Jonathan Brown said 67 lots have been identified that could be suitable for this purpose. Most already are tied to federal grant dollars. The City selected a real estate agency to look at the surplus lots and staff anticipates a recommendation on their usage.   Mayor Seiler felt that if there are lots restricted for this purpose, the City should be able to move forward on those. Commissioner DuBose added that when the market declined, it became challenging for developers. The City Manager agreed that the market created a challenge. The reason they have not moved forward immediately on the 67 lots is that staff is in the process of compiling a list of all surplus properties. They were also waiting for final dispensation of HOME grant and State Housing Initiative Partnership (SHIP) funds. The City was previously locked out of spending HOME funds for about a year and a half while issues were resolved with purchased lots that were not available for affordable housing. Once the strategic plan of all City properties is complete, staff will move forward based on Commission direction when the plan is presented. The City Manager confirmed for Commissioner Trantalis that there may be federally-purchased and non-federally-purchased properties that could be assembled for development. The 67 lots purchased with federal funds are intended for affordable housing. The City recently retained the services of real estate consultant CBRE Group to create a strategic plan containing all the properties and recommendations for their use. Commissioner Rogers noted there are challenges in selling the properties because of the Charter requirements. It is important to understand the issue as a whole and not in a piecemeal approach. Commissioner Trantalis agreed but he was following up on Mayor Seiler's inquiry on a time table. People are ready to buy the properties and build, and they would like some answers.

The City Manager explained that not all of the properties on the list are residential.   He was not sure it is accurate that 67 lots were purchased under the HOME program. Mayor Seiler believed that if a residential property was purchased and has no other use than affordable housing because of federal restrictions, it should be considered low-hanging fruit. The City Manager agreed, once there is discussion on what type of incentives the Commission wants to offer.   Commissioner DuBose explained if there really has been any low-hanging fruit, he was certain staff would have moved forward.   Because of the market, location and other factors, developers have not found it financially feasible.

Mayor Seiler wanted to determine whether the definition of affordable housing presented by the Committee and referenced in Exhibit 1, "Affordable means that monthly housing costs do not exceed 30 percent of the median income," is what the City should use. It is used by the State and U.S. Department of Housing and Urban Development. Commissioner Rogers thought the definition is important for the federal guidelines and for the public to understand.   He questioned whether workforce housing should be referenced.   Fort Lauderdale will be the first in the county with transit-oriented development.   The definition should be tied to that type of development. The City is required by the federal grants to prove its intent to enhance development along the corridor. The City could use this opportunity to make an impact. Committee Member Brian Poulin said workforce housing is really a subset of affordable housing.   It is housing that is affordable to the local workforce. He felt it is best for local definitions to remain consistent with federal definitions.   It is a term that allows for moderate-income employees to have a place to live in high-income areas. Commissioner Trantalis suggested it may be best to use the definitions used by the federal government.   Commissioner DuBose noted that no matter what terms are used, the City still has to adhere to federal guidelines.

Committee Member Roosevelt Walters explained that the affordable and workforce terms do not mesh together well. There are people who would qualify under the federal guidelines but perhaps not under new local guidelines that would also include workforce housing. Workforce housing typically has a greater financial commitment.   The two should be kept separate even though they are equally

important. Commissioner Rogers clarified he is trying to come up with a guiding definition and a term that can be used to educate and sell the concept.

Walters explained that the Committee made a presentation to the Downtown Development Authority (DDA). The DDA members said they were already moving forward with affordable housing initiatives, but they could not tell the Committee how many or where they are located. If the DDA is allowed to self-monitor their voluntary system without reporting to the Commission or the Committee, it is problematic. He did not think it would be possible to mesh the two terms. Commissioner Rogers felt that is why it is important to decide on a definition. Mayor Seiler said it makes sense to proceed with the definition that has been presented and make it the official position of the City.

Poulin explained that affordable means monthly housing costs do not exceed 30 percent of the area median income. Within that category, there are tenants who are identified as "extremely low income" and "low income." If the individual pays 30 percent or more of their area median income toward housing, it is no longer affordable. He mentioned workforce housing and said that different targets could be set. There was consensus on the definition of affordable housing as set forth in the slides. .

Mayor Seiler raised the issue of ownership and rental.   He felt both should be included.   Walters noted that not everyone can qualify for a mortgage.   He wanted to ensure that this segment of the citizenry is not neglected.   He believed the Committee is supportive of both rental and ownership.   There was consensus that both rental and ownership should be included.

Mayor Seiler turned the discussion to whether Fort Lauderdale should have to solve the affordable housing problem for Broward County, noting that he does not think so. He feels very strongly the City should address its fair share. The County's proposal, which puts more of the burden on Fort Lauderdale, is unacceptable. It should be shared countywide. He referenced the County's assertion that population, and thus the percentage of required affordable housing, should be based on the number of people who live in Fort Lauderdale in addition to commuters who work in the City. Mayor Seiler felt the population should be based on residents who live in Fort Lauderdale. Commissioner DuBose felt the Committee has historically remained committed to solving Fort Lauderdale's affordable housing challenges. There is some language in the County's proposal related to population count that adversely affects Fort Lauderdale. The other municipalities are also strongly against the County proposal.

Vice-Mayor Roberts questioned how to determine the exact number of units needed. There are variations in percentages used by other cities. The City Manager confirmed that among the cities with a population greater than 100,000, Fort Lauderdale was the best performing in affordable housing. Vice-Mayor Roberts felt that should be taken into account. He would like to have specific fine-tuned numbers in order to know the true need. He questioned whether the City should conduct a study or glean it from information provided by CBRE. The City is definitely at odds with the County's assessment of what is needed in Fort Lauderdale. The City should have its own facts and figures to demonstrate its position. Mayor Seiler referenced information in Memorandum 14-002 regarding a *GOVERNING* magazine article titled "Cities Where Wages Haven't Kept Pace with Rising Housing Costs" and noted that it demonstrates Fort Lauderdale is leading the way in affordable housing in Broward County. Bartle said in general, South Florida is one of the least affordable places in the country. She thought it was negative that Fort Lauderdale even appeared on the list in that article. Vice-Mayor Roberts noted that this is a state, regional, county and local issue. He wants to deal with Fort Lauderdale. Nonetheless, Fort Lauderdale is better than other cities in the county. Commissioner DuBose commented that numbers can be put into a larger pool and make the situation appear improved. This is why the definition of affordable housing matters. It means something different to each individual. When viewed holistically, regardless of whether you live in the northwest or on the beach, there are many

households spending more than 50 percent on housing and possibly more on transportation. When determining affordability, the calculation may not be based on the rental price but rather what residents are paying. The numbers can be massaged, but when viewed holistically, Fort Lauderdale has a problem with affordable housing.

Poulin questioned the negative connotation of affordable housing. The affordable housing being built today is high quality and on the tax rolls. Most are privately-owned assets and developers are using federal leveraging resources to build them. They are a great amenity because they bring a workforce to the community to provide needed services. It is not negative; it is not about solving a problem; it is about building a subset of real estate for a different population. Vice-Mayor Roberts agreed it is not negative, but rather a cross-section of Fort Lauderdale's diverse community. Families of police officers and teachers could fall into these categories. That is the type of workforce housing desired for a community. It is a way to allow people to live and work in the community.

Poulin felt that there is always a demand for housing, whether it be affordable or market. The real issue is a resource problem. The discussion is getting hung up on the resource issue and inclusionary zoning, which could stagnate development and lead residents elsewhere. A lot of cities are leveraging federal resources rather than using inclusionary zoning. Inclusionary zoning works in some cities, but there are federal affordable housing programs available that are operated by the State. It is about the City putting itself in a position where it can garner those federal resources and leverage them. That is what the most successful cities are doing. For example, to build an affordable housing project in Florida with a 9 percent tax credit, the developer must get matching funds from the city, which moves the project up the list for federal funding. The City in turn creates jobs and gets a building on its tax rolls for a small amount of money that is quickly returned. He felt there are ways to achieve this.

Walters said everyone is making very good points but it is implied that affordable housing will be in the northwest quadrant. No one wants it next to their neighborhood. Much like prisons, affordable housing is needed but there is a struggle of where to put it. The City did a good job with infill development. The same should be done with affordable housing in order to meet governmental guidelines. Sites should be pursued throughout the city. He is concerned about the County's proposal to not create any new Community Redevelopment Areas (CRAs) after the current ones expire. Concluding his comments, he urged the Commission to do the right thing.

Mayor Seiler opened the floor for public comment.

Louis Drosz, 101 NE 3 Avenue, representing Growth Management Group, asked for clarification of the affordable housing definition displayed on Slide 3. It was clarified that the projections are based on household income.

Charles King, 105 North Victoria Park Road, had concerns about the definition. It appears that the middle class starts at 20 percent over the average median income. Poulin explained that the definition dictates that housing is affordable if a household is paying less than 30 percent of its income toward housing costs. There are subcategories of extremely low income, very low income, low income and moderate income. It was clarified that the current area median income is about $61,000. King went on to say that many people spend more than 30 percent of their income on housing and do not feel that they need government-subsidized housing. It is a matter of how you decide to spend your money. He questioned why the surplus land has not been sold. No one is paying taxes on those properties. A private developer can build affordable housing; the burden does not have to be on the City. Voters will not like this. No one wants it next to their home, and clustering it in one place is ridiculous. Transit is being implemented so people can afford to live in Pompano Beach and ride the train to work. It should be spread equally throughout. It is infuriating for those who live near affordable housing because their

property values decline. There is a huge crime problem. There should be a goal of making the downtown safe. People do not have to live in the city; they can go where the jobs are.   He pointed out that there are no housing authorities in cities like Weston or Parkland.

There was no one else wishing to speak.

In response to Mayor Seiler's question about the Committee's position on the County's proposal, Bartle said that the Committee met this morning but was unable to reach a consensus.   A few members may have individual recommendations, but they felt another meeting was needed to reach a Committee position.   Mayor Seiler reiterated that he is adamantly opposed to the County recommendation.   Bartle clarified as an individual, she supported the County's strategy but also agrees with the City that this should not be the only strategy. While the City might have more units impacted, it might generate more units as a result. The proposal involves flex units in general. With the City requesting additional units from the County, the County is asking that some of those units be slated for affordable housing. Generally there should be more policies recommended. Mayor Seiler advised that is not his understanding of the County proposal. He asked the City Manager to outline the County proposal for everyone's benefit.

The City Manager explained there are flex units, which have already been allocated. The City has about 18,000 remaining flex units. The closest any other city gets to that number is Coral Springs, with about 7,000.   Hollywood has 4,000. Miramar has none. There are also new units. The City is in the process of requesting 5,000 additional units for downtown. The County has had a longstanding policy that a certain portion of those units must be affordable, which is expected. The County is proposing a second policy by which a portion of the flex units, which already have been allocated, must be affordable. They are allowing the City to be exempt from this requirement if it conducts a study and demonstrates there is sufficient affordable housing in its community, provided that the definition of the population is not only the residential population as determined by the U.S. Census but also the daytime commuter population. In Fort Lauderdale there are about 90,000 commuters. The rationale is that the County wants to encourage people to move where they work. It is a double counting of people.

Bartle commented the population requirement is in the needs assessment to get an exemption from the affordable housing requirement. It does not mean any additional housing must be built because of the commuter count; it just means the exemption may not be achievable.   Commissioner DuBose said there are two issues at the County level. One is to add a layer of bureaucracy, which upsets the cities. The other is the population count dispute, which may be easier to deal with. He felt just one commissioner is pushing the strategy.   In response to Mayor Seiler, Commissioner DuBose indicated this female commissioner does not represent Fort Lauderdale.

Commissioner Trantalis thought counting commuters makes no sense. To some extent, the market has to determine affordability. As long as the City provides clean, safe housing, affordability should be managed at an individual level. The City should not be responsible for subsidizing an individual's life style, if, for example, a single individual wants a two-bedroom home. He was surprised to hear last week that another affordable housing project was approved in Flagler Village. The City has no control over it because the developer owns the land and it was approved by an entity other than Fort Lauderdale. The best way to build a community is to create a mosaic of high-, low- and mid-income households. The goal is for people to have disposable income to pay for and patronize amenities. If people move into an area and can barely afford to pay their mortgage, they are not going to go to restaurants and shops. In strategizing affordable housing, everyone agrees it should be a mix and it is not the City's responsibility to affordably house everyone in the county. The balance can be achieved by policy, as long as the broad nature of the policy is understood.   He believed that everyone has a desire to provide housing for those who are less capable of affording it, but at the same time, the

Commission will not shoulder the entire burden. To some extent the City has already done it. The Commission imposed its own zoning requirement of 15 percent affordable housing with the last allocation of units from the County. The market has already incorporated affordable housing without government assistance. There is a large affordable housing component, both purchase and rental properties, in Fort Lauderdale. It is a tremendous burden for the County to impose additional restrictions. The City knows what is best for its community. The City has stated its position with respect to the County proposal. He felt the City is in good stead on this issue, but could do better. One example is the homeless population. He felt the Committee's recommendations are well taken. Once the studies are completed, he felt the City can decide how to proceed.

Looking back at the City's voluntary percentage allocation years ago, Bartle explained that she supports a mandatory percentage allocation because no one actually knows that was built. There was no definition of affordable housing at that time, no target income group, no clearly defined price and no means of monitoring. With a mandatory requirement, there would be tracking and criteria. Vice-Mayor Roberts said that illustrates his point that real tangible numbers are needed. It also raises a question of whether lost data can be captured. He went on to mention that in addition to young people moving into the city, there is a population of elderly moving into rental properties who would fit into these categories also.

Commissioner Rogers thought the discussion has been good, but they need to dig a little deeper and develop a strategy. He agreed with Vice-Mayor Roberts that numbers are needed. Discussion should continue on how to proceed with a study. Without a strategy, the City could end up in the same position as when housing prices began to skyrocket. Young professionals, including nurses, firefighters and police officers, were priced out of the city. The Committee has provided great groundwork. The City should do the study and provide the Committee with the tools it needs to continue its work. With a strategy for marketing the City, incentives can be developed and workforce housing addressed.

Mayor Seiler agreed that a strategy is needed. In response to Recommendation 1 (slide 11), "Create a locally generated and dedicated source of funding for affordable housing," Mayor Seiler did not envision that being done by the City. SHIP was created specifically for when the market was hot and title transfer fees were being used to fund affordable housing statewide. He would like to make restoration of SHIP funds one of the City's legislative priorities. Its original purpose was to fund affordable housing.

In response to Recommendation 2 (slide 12), "Locate new housing near transit corridors and employment centers," Mayor Seiler agreed with it. There is a question of what type of new housing, but the City can do what Poulin described, that is, use federal dollars and tax credits to build affordable housing that is on the tax rolls and in proximity to transit corridors and employment centers. In response to Commissioner Trantalis, Mayor Seiler said implementing this strategy would involve looking at routes of The Wave streetcar and Tri-Rail. However he does not support blocks of affordable housing. No single neighborhood should bear the burden. These developments should not even appear to be affordable housing. Commissioner Trantalis agreed. He mentioned existing and upcoming affordable housing developments along that corridor. Mayor Seiler thought the area may not need any more. Commissioner Trantalis noted that south of Broward Boulevard is the New River Yacht Club but he did not believe it has an affordable component. Commissioner Rogers noted a project for the west side of 3 Avenue to be built with tax credits. It is a market-based project with an affordable component. The development is between the courthouse and the hospital, so it is ideal for those employees. For example, an individual can stay in the unit until their income exceeds 120 percent of their original qualified amount. It was market based but the affordable component was possible because of the 9 percent tax credit. Poulin said that generally there is a 30-year use restriction on the property. Commissioner Rogers felt the focus has to be the equation between housing costs and

transportation costs. If transportation costs decrease, housing costs can increase. He felt it is important to be strategic. Commissioner Trantalis said the City then needs to ensure those areas are clean and safe. Vice-Mayor Roberts noted the "broken window" community policing strategy: as new development is populated, crime is displaced. He felt this is an area where there are funding resources. With respect to Recommendation 2, Mayor Seiler wanted to encourage housing near transit corridors and employment centers. There was consensus to move forward with Recommendation 2. Commissioner Trantalis noted later in the meeting that he is only in agreement with this recommendation if a cap is placed on affordable housing in certain areas. Mayor Seiler agreed. The City Manager pointed out that the City is somewhat hamstrung when it wants to get creative with things like density bonuses to encourage affordable housing because it has to go to the County for unit approval. This is the only county in Florida that operates under this type of land use authority.

In response to Recommendation 3 (slide 13), "Enhance current infill strategies," Mayor Seiler believed the 67 City-owned properties should be developed without delay. Commissioner Trantalis noted that the City Manager wants to delay those so they could potentially be assembled with other properties for development. Commissioner DuBose clarified those properties have not been totally delayed for that reason. Developing incentive packages accounts for part of the delay. The City has to determine the cost of development and a selling price. He believes they are trying to come up with another way of achieving that objective.

Based on Poulin's comments, Mayor Seiler asked if there is City-owned property with the affordable designation, can the City put up a $75,000 match in the way of property and have that project moved up on the list for federal funding. Poulin confirmed that the match can be in the form of property. Those properties should be compiled and developers notified that the City wants targeted projects. The developers can seek the tax credits, and some of these projects can move forward and get onto the tax rolls. Commissioner DuBose explained that the properties exist and they are scattered in different locations. There needs to be a willing developer. Otherwise staff is trying to assemble properties to make them more attractive to developers so they can move forward and apply for tax credits. He pointed out that the Commission has had struggles in the past with tax credits. The lots will remain vacant until incentives are available or larger properties are assembled to make the development profitable.   It is not because the City is holding back.

The City Auditor commented that state law requires the City to identify parcels suitable for affordable housing, not those intended for this use or those that have dollars targeted toward them for affordable housing. The choices of what to do with the properties are different than the inventory that must be submitted to the state.

Deckelbaum noted that the Committee identified 67 properties that, at first glance, appeared suitable for affordable housing. They are probably not all suitable for tax credits because they are isolated single-family at best, or a duplex or triplex.   He asked whether the lots could be sold with restrictions to deliver affordable housing. The Committee discussed developing a request for proposals (RFP) program along those lines. The program would operate on a point system qualifying developers for their experience and how long they will commit to the income level and available funds, preferably private funds or other sources such as the Housing Authority.   It would be essentially modeled after the State's tax credit program.   The land would be sold at less than market value.   Commissioner DuBose thought that may be an incentive for developers. He was open to the idea. Commissioner Rogers thought it might be more attractive to developers if elements of zoning and density are added to the incentive package.   Poulin explained the idea is a standard used across the country. It is a competitive process. In response to Mayor Seiler, he indicated that the closest affordable housing project with which he has been involved is a 100-unit facility in Cocoa Beach. He is familiar with the State process because he sought tax credits for that project.   Bonuses are given to developments located near

transit. The more the score is increased, the better chance there is of securing funding.   In response to Commissioner DuBose, he said that if applied in Fort Lauderdale, an RFP would be issued and bidders would be scored based on criteria. Incentives could be a sale price below value or waived permit fees. Examples of incentives would be property below value or waiver of permit fees.   Commissioner DuBose thought there have been instances where property was available at no cost, but the developer would lose money. He questioned how the City could get developers to compete for these projects. Poulin explained the City's properties are small and there is no economy of scale, so major for-profit developers will not want them.   It is difficult to judge whether a non-profit is capable of doing what it says it will do. Commissioner DuBose wanted to explore incentives. He pointed out there is federal funding available for first-time home buyers but he was unsure whether the market would support it. He suggested researching whether other cities have had a similar program that was successful. Mayor Seiler pointed out the problem with a non-profit is that the property would not go back onto the tax rolls unless it is sold. Poulin pointed out that there could be an ongoing stipulation of payment in lieu of taxes.

The City Manager explained there is an onerous Charter restriction on how land is disposed of. For example, it cannot be transferred for less than 75 percent of the appraised value, which severely hampers the ability to put land into the equation for affordable housing. Vice-Mayor Roberts thought this conversation need further research either by staff or the Committee. Mayor Seiler agreed. The City Auditor noted that the City can also lease to a non-profit for up to 50 years, but it is still not on the tax rolls. There was consensus to move forward with this Recommendation 3 based on this discussion.

In response to Recommendation 4 (slide 14). "Leverage resources through partnerships," Mayor Seiler said he would love to increase coordination with the County on a housing strategy.   He emphasized there has to be a countywide affordable housing strategy. There are cities that do not provide any affordable housing. He felt there should be a determination of Fort Lauderdale's fair share and agreement reached on the need, which is what he was hoping would come out of the County's affordable housing study. He asked if anyone was familiar with a countywide study. The City Manager advised that Florida International University conducted a study for the County about a year and half ago. It concluded there is a need for more affordable housing throughout Broward County. Commissioner Trantalis pointed out that there are certain issues they disagree on, such as use of the commuter population. Mayor Seiler wanted to coordinate with the County on another strategy that does not use the commuter population as a base. Commissioner DuBose advised that the Broward League of Cities is opposed to the County adding another layer of bureaucracy.

Commissioner DuBose pointed out that this is not an easy issue and he hoped the Committee is benefitting from this discussion. Affordable housing is not just for people who have low income. The City's senior citizen population will soon increase significantly. Other challenges related to the insurance crisis, particularly flood insurance, will soon be affecting the state.   He elaborated on this matter. Going forward, there needs to be more discussion about these two issues and their potential impact.   It was confirmed for Mayor Seiler that when monthly housing costs are calculated, insurance and utilities are factors.

In response to Walters, Mayor Seiler said that although the Commission needs to fine-tune its strategies, the Committee definitely needs to continue. Walters explained the Committee needs direction.   At this time, the Committee does not have any pending initiatives to work on.   With respect to infill development, Commissioner DuBose said he would like the Committee to work with staff to identify processes and incentives that could put dollars on the tax rolls. He also wanted the Committee to study issues related to senior citizens and provide an analysis on the impact that would occur if there is a flood insurance premium increase.   Mayor Seiler agreed with the first initiative. Additionally he would like to see more research on affordable housing near transit hubs and employment centers. He

would like to get a better understanding of how to develop affordable housing that is on the tax rolls. The tax rate has remained low because there is a good balance. A tax rate of 4.11 cannot be maintained if every parcel is taking and not contributing. Vice-Mayor Roberts suggested there may be more vetting of the proposed incentives.   He would like to determine which can be used and what their impacts might be. There should be some flexibility in applying incentives and he would like to see further refinement along those lines.   With the understanding that a strategy is needed, Commissioner Rogers would also like to see more research on best practices in transit-oriented development communities.   He agreed that incentives are important. He would like to know which ones have worked the best. In response to Recommendation 4 (slide 14), "Leverage resources through partnerships," Vice-Mayor Roberts commented that he likes the suggestion of having an annual meeting with stakeholders. The Committee could work with staff to facilitate it.   Mayor Seiler suggested looking into banks and their requirement to invest in the community.   The City Manager advised that point will be addressed in the new RFP for banking services.   On this point, Poulin mentioned that banks can invest in the community by buying tax credits. They are then paying above market rate.   The City Manager said the City has a considerable amount of money in a bank.   For the City's business, banks should demonstrate how they are going to help the community. Commissioner Trantalis wanted statistics from the studies before the next joint meeting. Bartle believed the County's updated numbers and affordable housing studies are posted on the Broward Housing Council's website.

There being no other matters to come before the Commission, the meeting was adjourned at 9:14 p.m.

Affordable Housing Advisory Committee

City of Fort Lauderdale, Affordable Housing Workshop, 2.10.14

Overview

- ☐ Definition of Affordable Housing

- ☐ Affordable Housing Need

- ☐ History of AHAC

- ☐ Previous Committee Recommendations

- ☐ Specific Policy Considerations

- ☐ Affordable Housing Incentives

- ☐ Future AHAC Work Plan

Definition of Affordable Housing

- **Affordable** means that monthly housing costs do not exceed 30% of median income

  - **Extremely Low Income** – Household income <30% AMI
  - **Very Low Income** – Household income <50% AMI
  - **Low Income** – Household income <80% AMI
  - **Moderate Income** – Household income < 120% AMI

Need for Affordable Housing

- Not enough affordable inventory or production
  - 1 affordable for-sale home for every 76.3 median-income-earning households

- Nearly 38,000 households in the City are cost-burdened
  - 25% renters, over 18,000 households
  - 26% owners, over 19,500 households

- Rents are unaffordable to half the populations
  - A household must earn the median income ($43,000) to afford median rent ($1,057)

- Ongoing gap between earnings and housing costs
  - Despite decreases in sales prices, households still cannot afford home

**Statistics from 2012 presentation to City

AHAC History

2008

■ **AHAC** established as

Requirement of all municipalities and counties receiving State Housing Initiative Partnership funds (HB 1375) to review established policies and procedures, ordinances, and land development regulations, and prepare a report that recommends specific actions or initiatives to encourage or facilitate affordable housing

AHAC History

2009

- **AHAC** established as permanent Committee

  Commission requested AHAC continue to meet and provide guidance on affordable housing in the City

AHAC History

2010

- **City Commission (March 2, 2010)**

  AHAC conducted a workshop with the Commission and jointly identified the following housing priorities: Dedicated Sources of Funding; Proximity of New Development; Infill Strategies; Coordination, Building Capacity and Partnerships; and New Programs.

AHAC History

2011

- **AHAC Recommendations (April 2011)**

  AHAC produced specific recommendations and policies to accomplish each priority identified and produced "Affordable Housing Strategic Implementation Plan, Recommendations and Strategies" report.

- **City Commission (August 23, 2011)**

  AHAC presented "Affordable Housing Strategic Implementation Plan, Recommendations and Strategies" report to Commission and received support for several goals and strategies.

AHAC History

2012

◻ **AHAC Recommendations (June 2012)**

AHAC prepared a detailed report: "City of Fort Lauderdale Inclusionary Housing Feasibility Study and Recommendations".

◻ **City Commission (August 21, 2012)**

AHAC presented the "City of Fort Lauderdale Inclusionary Housing Feasibility Study and Recommendations" to the Commission and was asked to seek public input.

◻ **Public Outreach (October 23, 2012)**

AHAC held a public workshop and received feedback from dozens of citizens and community representatives, almost all of which was in support of the inclusionary housing and other program recommendations.

AHAC History

2013

□ **Public Outreach (January 30, 2013)**

AHAC presented ongoing recommendations, including inclusionary housing, to the Downtown Development Authority (DDA). DDA discussed their previous commitment to provide affordable housing in the downtown (10% of flex units received). AHAC asked for evidence of number of units actually produced.

□ **Public Outreach (June 28, 2013)**

AHAC presented ongoing recommendations, including inclusionary housing, to Broward Housing Council. Broward Housing Council expressed concern with the lack of action from the City.

□ **AHAC Recommendations (June 2013)**

AHAC provided recommendations for "Utilzing City-Owned Property for Affordable Housing" and guidance for the "Selection Criteria for Affordable Housing Developers".

□ **City Commission (September 17, 2013)**

AHAC provided "Affordable Housing Communication" to City Commission with recommendations for the City-owned properties.

Previous Recommendations

- **RECOMMENDATION #1:** Create a locally generated and dedicated source of funding for affordable housing.

  - Establish an affordable housing trust fund.
    - Use funds generated from the sale of City-owned land for affordable housing, linkage fees on commercial development, and payment-in-lieu for inclusionary zoning.
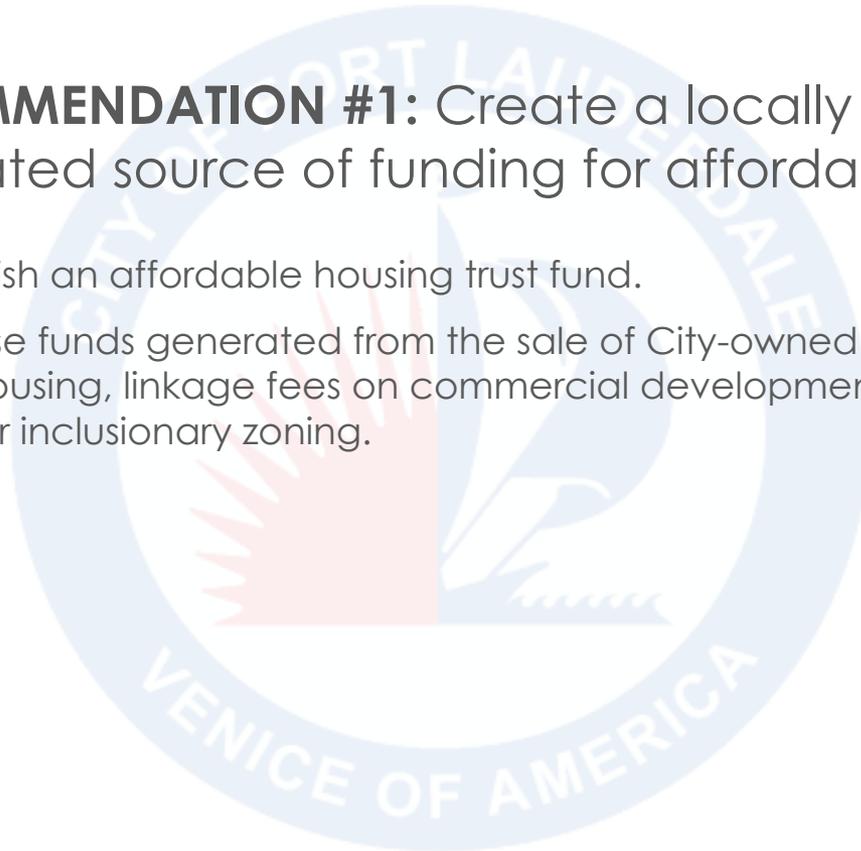
Previous Recommendations

◻ **RECOMMENDATION #2:** Locate new housing near transit corridors and employment centers.

- ◻ **Use favorable zoning and incentives to direct development.**
  - ◻ Categorize areas near employment centers, existing transportation corridors, future transit routes and large tracts of land as "high priority for affordable housing".
  - ◻ Create an Affordable Housing Overlay District allowing high density and reduced building requirements.
  - ◻ Allow inclusionary zoning density bonuses to encourage affordable housing.

Previous Recommendations

RECOMMENDATION #3: Enhance current infill strategies.

- Donate or discount City-owned properties for affordable housing.
- Consider ALL lots in City's inventory for affordable housing.
- **Create policies that encourage mixed-income communities.**
- **Renovate existing properties and use for affordable housing.**
- **Partner with nonprofits to provide infill housing for City's most needy Citizens.**

Previous Recommendations

□ **RECOMMENDATION #4:** Leverage resources through partnerships.

□ Increase coordination between City and County Departments.

□ Hold annual workshop with non-profit and for-profit housing providers to share information and determine new innovative strategies to build capacity for affordable housing.

□ Survey stakeholders to determine barriers to affordable housing development.

Previous Recommendations

- **RECOMMENDATION #5:** Create new programs to support affordable housing.

  - Develop a linkage fee program.
  - **Adopt an inclusionary zoning policy.**

Specific Policy Considerations

□ **INCLUSIONARY HOUSING**

   □ **Inclusionary Housing**, also known as **Inclusionary Zoning**, involves the set-aside of a percentage of residential units at affordable costs

      □ **Type:** MANDATORY

      □ **Percentage:** 10% Set-aside

      □ **Qualify:** >10 units

      □ **Target:** <80% AMI

      □ **Incentives:** 20% density bonus

      □ **Alternatives:** Payment in leui ($100,000)

      □ **Length of Affordability:** 20-30 years

Specific Policy Considerations

◻ Utilize City-Owned Property for Affordable Housing

- ◻ Consider ALL lots in City's inventory for affordable housing (STATE MANDATE);

- ◻ Place all proceeds from the sale of any residential property into affordable housing trust fund;

- ◻ Donate or discount City-owned properties for affordable housing;

- ◻ Give priority to nonprofit and experience affordable housing developers;

- ◻ Place properties into immediate use as affordable housing or into a land bank for future affordable housing development;

- ◻ Reserve affordable housing for low and moderate households, with 25% set-aside for very low-income households;

- ◻ Provide a variety of housing opportunities, including rental, lease-purchase and homeownership; and

- ◻ Create a permanent source of affordable housing through a community land trust or deed restriction.

Previous Recommendations

◻ **Selection Criteria for Affordable Housing Developers**

  ◻ **Experience**: Developers should have significant experience in affordable housing.

  ◻ **Targeting**: All units should be reserved for low to moderate income households, with additional priority given to projects that reserve housing for very low-income households.

  ◻ **Resources:** Projects that combine additional resources, including leveraging other financial sources as well as community assets such as housing counseling and empowerment services, should be prioritized.

  ◻ **Affordability Period**: All projects should maintain a minimum of a 15-year deed restriction with priority given to projects that preserve affordability for a longer term.

Affordable Housing Incentives

- **EXPEDITE PERMITTING**
  - *Review of the current Expedited Permitting Process*
  - *Establish "Point Person" with authority to coordinate and track projects*
  - *Report monthly status of active affordable housing projects*

- **WAIVE FEES**
  - *Continue Fee Waiver Assistance Strategy*
  - *Apply to State for impact fee funds ($4,000/project)*

- **DENSITY FLEXIBILITY**
  - *Adopt Broward County's density bonus plan*
  - *Increase project density on case-by-case basis*

Affordable Housing Incentives

- **PARKING AND SETBACK REQUIREMENTS**
  - *Reduce parking requirements on a case-by-case basis*
  - *Base on availability of mass transit, off site parking and proximity to downtown*

- **FLEXIBLE LOT CONFIGURATION**
  - *Offer flexible lot configurations on a case-by-case basis*
  - *Base on changes in character of the neighborhood*

- **STREET MODIFICATIONS**
  - *Reconstruct roads to promote affordable housing*
  - *Allow smaller right of way width standards in subdivisions*

Affordable Housing Incentives

- **LAND BANK**
  - *Adopt Land Bank Inventory strategy in current Local Housing Assistance Plan*
  - *Use available public land suitable for the development of affordable housing*

- **REVIEW IMPACTS**
  - *Review impacts of regulations through the Community Services Board.*

- **PROXIMITY TRANSPORTATION**
  - *Create mixed-income/mixed-use near hubs through land use and zoning*
  - *Coordinate future development near transportation and employment with County*

Affordable Housing Incentives

- **Remove zoning barriers**
  - *Give Planning and Zoning Director authority to remove barriers and support affordable housing development*

- **Support affordable housing developers**
  - *Increase nonprofit capacity through workshops, training, etc.*
  - *Establish public-private partnerships*

- **Target Income Groups**
  - *Support all income levels (up to 140% AMI)*
  - *Emphasize low-income populations with greatest need*

Next Steps

- Adoption of Affordable Housing Recommendations

- Direction for AHAC from Commission