



**City of Fort Lauderdale**  
**Affordable Housing Advisory**  
**Committee**

**2025 Affordable Housing Incentive Report**

**Prepared for:  
The Florida Housing Finance Corporation**

**Prepared by: Housing & Community Development for the  
Affordable Housing Advisory Committee**

Affordable Housing Advisory Committee Report to City of Fort Lauderdale  
Commissioners on December 2, 2025

SHIP Affordable Housing Incentive Strategies

SUBMITTED TO: FLORIDA HOUSING FINANCE CORPORATION DATE

SUBMITTED: \_\_\_\_\_

## **BACKGROUND**

As a recipient of State Housing Initiatives Partnership (SHIP) funds, the City of Fort Lauderdale established an Affordable Housing Advisory Committee (AHAC) on June 17, 2008, as required by Florida Statutes, Section 420.9076. Upon the appointment of AHAC members—and every three years thereafter—the committee is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the City’s housing activities that affect the production of affordable housing.

Additionally, the AHAC is specifically directed by the SHIP statute to consider and evaluate the implementation of the incentives outlined in Florida Statutes, Section 420.9076(a)-(k). Based on its evaluation, 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.

As approved by the Fort Lauderdale City Commission, these recommendations are used to amend the Local Housing Assistance Plan (LHAP) and the Housing Element of the local Comprehensive Plan.

## **REQUIRED COMMITTEE COMPOSITION**

The City of Fort Lauderdale appoints or reappoints members to the AHAC in accordance with Florida Statutes, Section 420.9076(2), which outlines the categories from which committee members must be selected. Each AHAC must include a locally elected official from the county or municipality participating in the SHIP program.

This elected official must be a City or County Commissioner and will count toward the committee’s membership requirement.

Florida Statutes, Section 420.9076(2), requires that the committee include at least eight members, with representation from at least six of the following categories:

- a) Citizens actively engaged in the residential homebuilding industry related to affordable housing
- b) Citizens involved in the banking or mortgage banking industry related to affordable housing
- c) Citizens representing labor in homebuilding connected with affordable housing
- d) Citizens who are advocates for low-income individuals in affordable housing
- e) Citizens serving as for-profit providers of affordable housing
- f) Citizens serving as nonprofit providers of affordable housing
- g) Citizens who are real estate professionals engaged in affordable housing
- h) A citizen serving on the local planning agency under Section 163.3174
- i) Citizens who reside within the jurisdiction
- j) Citizens who represent employers in the jurisdiction
- k) Citizens who represent essential services personnel as defined in the Local Housing Assistance Plan

**Appointed AHAC Committee members are included here, along with their category affiliation:**

	<b><u>Name</u></b>	<b><u>Category</u></b>	<b><u>Appointed Date</u></b>
1	Susan Spragg, Chair	Resides in City	2/18/2023
2	Shantel Jairam, Vice Chair	Actively engaged as a real estate professional in connection with affordable housing	12/3/2024
3	Dr. Pamela Beasley-Pittman, Commissioner	Locally Elected Official	9/25/2023
4	Willie McKay	Actively engaged as an advocate for low-income individuals in connection with affordable housing	6/20/2023
5	Roderick Newkirk	Actively engaged as an advocate for low-income individuals in connection with affordable housing	11/7/2023
6	Arminda Figueroa	At large	2/20/2024
7	Rich Degirolamo	Actively engaged as a real estate professional in connection with affordable housing	12/3/2024
8	William Condon	Actively engaged as an advocate for low-income individuals in connection with affordable housing	5/7/2025
9	Agustina Sklar	Actively engaged in the residential home building industry in connection with affordable housing	6/30/2025
10	Amanda Wilson	Actively engaged as a real estate professional in connection with affordable housing	6/30/2025

AHAC's meetings are held monthly at 914 Sistrunk Boulevard, Suite 200, 2<sup>nd</sup> Floor Conference, Fort Lauderdale, Florida 33311.

**I. Public Hearing**

The Public Hearing was held on November 10, 2025, at 914 Sistrunk Blvd, Suite 103, Fort Lauderdale, Florida 33311.

The following is a summary of the public comments received:

<b>Name of Commenter</b>	<b>Comments</b>
None	None

The SHIP program mandates that all municipalities receiving SHIP funds establish local initiatives that promote the development of affordable housing. To guide advisory committees, the SHIP statute outlines eleven affordable housing incentives, each of which must be considered by the Affordable Housing Advisory Committee (AHAC), as stated in Florida Statutes, Section 420.9076(4):

- a) 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.
- b) Provision of all allowable fee waivers for the development or construction of affordable housing.
- c) Allowance of flexibility in residential densities for affordable housing.
- d) Reservation of infrastructure capacity for housing designated for very low-income, low-income, and moderate-income individuals.
- e) Support for affordable accessory residential units.
- f) Reduction of parking and setback requirements for affordable housing.
- g) Allowance of flexible lot configurations, including zero-lot-line configurations, for affordable housing.
- h) Modification of street requirements to accommodate affordable housing.
- i) 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.
- j) Preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- k) Support for development near transportation hubs, major employment centers, and mixed-use developments

**Two incentives are required to be adopted: item (a) for expedited permitting and item (i) for a process of ongoing review.**

## **II. AFFORDABLE HOUSING RECOMMENDATIONS**

City staff provided the Committee with copies of the FHFC Affordable Housing Incentive Strategies Guidebook, the City’s Comprehensive Plan Housing Element, and the 2024 Affordable Housing Incentive.

Each AHAC member was assigned an affordable housing incentive of their choice to review and develop recommendations for the Fort Lauderdale City Commission that may encourage the production of affordable housing.

Based on its review, consideration, evaluation, and resulting recommendations, the AHAC submits this report to both the Fort Lauderdale City Commission and the Florida Housing Finance Corporation, detailing its findings and proposals.

The following section summarizes the Committee’s discussion of the eleven required incentives and presents recommendations for each. The FHFC Affordable Housing Incentive Strategies Guidebook serves as a comprehensive resource for AHAC members, local government planning staff, and other stakeholders. Its primary purpose is to assist AHAC members in reviewing, evaluating, and recommending affordable housing incentive strategies to local elected bodies, such as city commissions.

The guidebook covers the entire AHAC process—from committee formation to report submission and triennial evaluations—and outlines the eleven required incentive strategies that AHACs must assess and provide recommendations on, including:

- A. Incentive: The processing of approvals of development orders or permits, as defined in s.163.3177(6)(f)3, for affordable housing projects is expedited to a greater degree than other projects.**

**Review Synopsis:**

Ordinance C-98-64 was implemented to support the prioritization of affordable housing development. Lauder Build, the City’s online paperless permitting platform, flags and tracks affordable housing projects to ensure they receive expedited review. Projects that meet the Unified Land Development Regulations (ULDR) requirements are offered a customer-led expedited review process, either through an alternative development review procedure or a streamlined permit review process.

The Permit Solutions Team collaborates with applicants to facilitate the smooth progression of affordable housing projects through the building development review process. They proactively identify and address issues, expedite permit approvals, and work to reduce both review time and associated costs.

Applicants are provided with the following assistance in the expedited review:

- a) Identifying zoning regulations applicable to the proposed development
- b) Oversight of the development from application to certificate of occupancy
- c) Assistance with any incomplete portions of the development application
- d) Where applicable, identify resources which may assist the applicant in meeting the requirements of development permit approval.

Development Services Department (DSD) is committed to completing all initial permit reviews within 30 days or less of receipt of permit application.

**AHAC Recommendations:**

- 1. The City of Fort Lauderdale should continue to utilize the Permit Solutions Team to expedite projects containing affordable housing.
- 2. DSD should publicize its success rate for completing all initial permit reviews within 30 days or less.

- B. Incentive: The modification of impact-fee requirements, including reduction or waiver of**

## fees and alternative methods of fee payment for affordable housing.

### **Review Synopsis:**

The City of Fort Lauderdale currently assesses a range of impact fees—including park, police, fire, library, and general government fees—with a combined estimate of \$9,600 to \$11,600 for a typical 2,000-square-foot home. Park impact fees alone range from \$1,650 to \$2,375 per unit, depending on square footage. These fees can present a significant barrier to the development of affordable housing.

At the county level, Broward County imposes additional fees, including road, school, park, and transportation concurrency fees. However, fee waivers are available for eligible affordable housing projects, helping to mitigate these financial obstacles.

Specifically:

- a. Projects certified as "very low income" or "low income" are eligible for a 100% waiver of County-imposed fees, including road and park impact fees, transportation concurrency fees, administrative fees, and application fees.
- b. These projects may also qualify for an educational or school impact fee waiver of up to \$50,000, subject to approval by the Broward County School Board.

[Source: Broward County Planning - Affordable Housing FAQs](#)

The City of Fort Lauderdale's Unified Land Development Regulations (ULDR), Section 47-38.4, authorizes the City Commission to approve alternative methods for the payment of affordable housing impact fees.

### **AHAC Recommendations:**

1. **Expand and Codify Impact Fee Waivers** Formalize and broaden the scope of impact fee waivers for all qualifying affordable housing developments—particularly those serving households earning below 80% of the Area Median Income (AMI). This initiative should mirror Broward County's existing 100% waiver policy for eligible projects.
2. **Establish a Streamlined Certification Process** Develop a unified certification pathway that enables affordable housing developments to access both local and county fee waivers concurrently. This process should be coordinated in partnership with Broward County's Housing Finance Division to ensure efficiency and consistency.
3. **Leverage Alternative Payment Mechanisms** Utilize alternative funding sources to offset impact fees, including but not limited to:
  - a. Revenue from the State Housing Initiatives Partnership (SHIP) program
4. **Coordinate with the School Board for Educational Fee Relief** Engage proactively with the Broward County School Board to secure educational/school impact fee waivers of up to \$50,000 per qualifying affordable housing project within Fort Lauderdale.

5. **Develop a Public-Facing Fee Waiver Toolkit** Create a comprehensive, developer-friendly guide that outlines eligibility criteria, application procedures, and timelines for securing fee reductions or waivers. This resource should be accessible online and updated regularly to reflect policy changes.

### **C. Incentive: Allowance of Flexibility in Densities for Affordable Housing**

In 2022, the City of Fort Lauderdale adopted Ordinance No. C-22-18, amending the Unified Land Development Regulations (ULDR) to establish incentive-based zoning regulations aimed at promoting affordable and workforce housing. A key component of this ordinance is the implementation of **density bonuses**, which are summarized as follows:

#### **Bonus Flexibility Units:**

Up to **100% density increase** of the underlying Future Land Use permitted density, subject to:

1. **50 dwelling units/acre** (residential parcels)
2. **100 dwelling units/acre** (non-residential parcels)
3. **No density limitation** for RAC (Regional Activity Center) parcels

#### **Bonus Requirements:**

- A. Affordable unit ratios:
  1. 120% MFI: 1 affordable unit = 6 market-rate units
  2. 80% MFI: 1 affordable unit = 9 market-rate units
  3. 50% MFI: 1 affordable unit = 19 market-rate units
- B. Site Plan Level III approval required
- C. 30-year deed restriction.

#### **AHAC Recommendations:**

1. **Promote developer awareness and use** of the new density bonus incentives
2. **Expedite and implement Live Local Act** policy recommendations
3. **Allow housing in commercial zoning districts** under Live Local Act provisions
4. **Add deeper affordability (30% MFI) bonus levels** to incentivize extremely low-income units - 1 affordable unit = 25 market-rate units

**D. Incentive: The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.**

#### **Review Synopsis:**

The purpose of reserving infrastructure capacity is to ensure that new developments comply with the City's concurrency requirements by meeting designated levels of service for key infrastructure systems. This process guarantees that adequate infrastructure—such as water, sewer, transportation, and public facilities—is available to support new growth. The City of Fort Lauderdale offers assistance to affordable housing developments in securing infrastructure capacity reservations, helping to streamline approvals

and support timely project delivery.

Currently there is no City policy.

**AHAC Recommendations:**

1. **Prioritize Underserved Communities in Infrastructure Planning** Ensure that very-low, low-, and moderate-income neighborhoods—as well as other underserved areas—are prioritized in City infrastructure improvement decisions. This should be reflected in the City’s land use planning framework, with a commitment to guaranteeing infrastructure availability for these populations.
2. **Reduce Developer Costs Through Fee Waivers and Grant Support** Waive filing fees to lower the overall cost burden for developers of affordable housing. Additionally, establish a funding source to provide grants that offset the costs of required infrastructure improvements—such as water, sewer, stormwater, street lighting, and sidewalks—and offer utility connection fee waivers for both new and rehabilitated affordable housing developments.
3. **Assess Existing Infrastructure Capacity** Prepare a comprehensive report detailing the City’s current infrastructure conditions. This report should compare existing excess capacity with forecasted demand based on housing development and construction currently in the pipeline, including both affordable and market-rate projects.
4. **Conduct AHAC-Focused Infrastructure Capacity Review** Task the City with preparing a report for the Affordable Housing Advisory Committee (AHAC) that identifies any existing infrastructure capacity issues.

This should include:

**Hard infrastructure:** roadways, street lighting, public transit, water supply, wastewater, stormwater, flood protection, drainage, sewer, and solid waste

**Soft infrastructure:** parks, community centers, schools, libraries, and broadband.

If no current capacity issues exist, the report should describe how excess capacity aligns with projected demand from upcoming housing developments. Upon receiving this information, AHAC will revisit and further evaluate this strategy in 2026.

**E. Incentive: The allowance of accessible residential units in residential zone districts.**

**Review Synopsis**

According to the current Housing Element of the Advance Comprehensive Plan, the City of Fort Lauderdale shall regularly evaluate regulations governing accessory dwelling units (ADUs) as a strategy to promote affordable and attainable housing. This evaluation will focus on areas of the City zoned for single-family use, where appropriate.

Where ADUs are permitted, the City shall establish specific standards and conditions related to design, size, occupancy, and other relevant factors. These measures are intended to ensure high-quality development while maintaining neighborhood character and standards.

**AHAC Recommendations:**

Accessory Dwelling Units (ADUs), whether stand-alone or attached, offer a fast and cost-effective

solution for expanding affordable housing options. These units address critical housing challenges by providing additional living spaces within existing residential areas. Promoting the development of ADUs as a viable strategy can significantly contribute to increasing the overall supply of housing units, particularly in neighborhoods zoned for single-family use.

**AHAC makes the following recommendations:**

1. **Create a Homeowner Education Guide** Develop a comprehensive, user-friendly guide for homeowners detailing the process of adding Accessory Dwelling Units (ADUs). The guide should explain benefits, eligibility, permitting steps, and design options to encourage broader participation in expanding affordable housing.
2. **Provide Pre-Approved, Low-Cost ADU Model Plans** Offer a library of pre-approved architectural plans for ADUs that include options for converting part of an existing home or garage, adding to an existing structure, or constructing a freestanding unit. These plans should be designed to minimize cost and streamline the permitting process.
3. **Revise Regulatory Barriers to ADU Development** Conduct a thorough review of existing zoning and land use regulations that limit ADU feasibility in single-family and multi-family zones. This includes evaluating and revising restrictions related to lot size, setbacks, parking requirements, and other design standards to promote ADU development.
4. **Establish an ADU Grant Fund** Create a dedicated funding source to provide grants for the construction or renovation of ADUs. This financial support will help offset development costs and incentivize homeowners and developers to invest in affordable housing solutions.
5. **Adopt and Implement the ADU Action Plan (2024–2030)** Recommend that the City Commission formally adopt the Accessory Dwelling Unit Action Plan for 2024–2030, as presented at the June 30, 2025 Joint Workshop. Authorize City staff to collaborate with the Affordable Housing Advisory Committee (AHAC) to implement the strategies outlined in the plan.

**F. Incentive: The reduction of parking and setback requirements for affordable housing.**

**Review Synopsis:**

Per Section 47-20 of the City of Fort Lauderdale’s Unified Land Development Regulations (ULDR), Ordinance C-18-45 was amended on December 18, 2018, to establish a standard parking ratio for affordable housing units—one (1) parking space per dwelling unit. Affordable housing developments may request a parking reduction in any zoning district that permits residential development. Additionally, these developments are permitted to count on-street parking toward their required parking allocation. This approach ensures that on-street parking serves as a community asset, enhancing both parking availability and pedestrian conditions.

Multifamily developments are eligible for a Site Plan Level I (Administrative) parking reduction, provided that at least 10% of the units are designated as affordable housing for a minimum of 30 years, serving households at or below 120% of the Low and Moderate Income (LMI) threshold.

**AHAC recommendations**

A more nuanced approach to parking requirements enables the City of Fort Lauderdale to better support affordable housing development while remaining responsive to evolving resident needs. By tailoring

parking standards to reflect actual usage patterns and household demographics—particularly in affordable and workforce housing communities, the City can reduce unnecessary development costs and land use constraints.

This flexibility allows for strategies such as reduced parking ratios, shared parking models, and the inclusion of on-street parking credits. It also acknowledges that transportation preferences may shift over time due to factors like increased public transit access, proximity to employment centers, and changing car ownership trends among lower-income households.

By integrating adaptive parking policies into its land use and housing framework, Fort Lauderdale can promote more inclusive, cost-effective, and sustainable housing solutions—without compromising neighborhood functionality or resident mobility.

- 1) Implement parking requirements:
  - a. 0.3 parking space per unit for affordable housing where there is public transportation within a half mile
  - b. 0.5 parking space per unit for affordable housing units serving households with an AMI below 60%.
  - c. Provide optional additional parking spaces for residents who need them, which could be provided at a lower ratio, e.g., 0.25 spaces per unit.

This approach will provide more flexibility for residents who may not need parking, while still encourage alternative modes of transportation and reduce the financial burden of parking requirements

- 2) Consider parking management strategies:
  - a. Sharing parking arrangements with nearby businesses or residents
  - b. Prioritizing parking for residents with disabilities or special needs.

#### **G. Incentive: The allowance of flexible lot configurations, including zero-lot line configurations for affordable housing**

##### **Review Synopsis:**

Per Section 47-18.38 of the City of Fort Lauderdale’s Unified Land Development Regulations (ULDR), single-family detached units may request zero-lot-line site configurations through a Site Plan Level III application process. While this provision offers some flexibility, broader zoning restrictions continue to limit housing density—particularly in areas zoned exclusively for single-family detached homes.

This zoning constraint restricts the development of higher-density housing types such as duplexes, townhomes, and small apartment buildings. Expanding allowable housing forms in these areas—especially those located near public transportation corridors—would support increased density without requiring additional parking infrastructure.

Another key barrier to density is the City’s setback and lot line requirements. Fort Lauderdale currently enforces a combined side yard setback of 14 feet, consistent with cities like Tampa and Charlotte. However, Section 47-18.38 only permits zero-lot-line exceptions for single-family detached dwellings. To maximize density, the City should consider extending lot line flexibility to multi-family housing developments.

Additionally, the zoning code increases setback requirements for buildings exceeding 24 feet in height, further limiting vertical density. These restrictions also affect homeowners' ability to construct Accessory Dwelling Units (ADUs). While ADUs are subject to a 14-foot combined side yard setback and a 10-foot rear yard setback, other accessory structures—such as sheds and garages—require only a 3-foot setback (except on corner lots).

**Policy Consideration:** To promote affordable and attainable housing, Fort Lauderdale should revise zoning regulations to allow greater flexibility in lot line and setback requirements for multi-family housing and ADUs. This would enable more efficient use of limited land, especially in transit-accessible areas, and support the City's broader housing goals.

**AHAC Recommendation:**

1. **Evaluating Setback Requirements on a Case-by-Case Basis** Zoning requirements for affordable housing construction should be assessed individually to allow greater flexibility. In certain cases, zero setback or reduced setbacks—such as 3 feet, similar to those permitted for fences and accessory buildings—should be considered when the adjacent dwelling maintains at least a 7-foot setback from the side lot line. This approach balances density goals with neighborhood compatibility.
2. **Include All Construction Types in Zoning Flexibility** Zoning reform should apply to all residential construction types, not just single-family detached homes. Allowing multi-family dwellings such as duplexes, townhomes, and small apartment buildings will significantly enhance the City's capacity to increase housing density without substantially raising construction costs.
3. **Revise Height-Related Setback Increases** The current zoning code increases setback requirements for buildings exceeding 24 feet in height. This restriction should be removed or adjusted to allow greater vertical density, especially for affordable and workforce housing developments.
4. **Align ADU Setbacks with Accessory Structures** Accessory Dwelling Units (ADUs) should be subject to the same setback requirements as other accessory structures, such as sheds and garages—typically 3 feet. This change would make ADU development more feasible for homeowners and contribute to the overall supply of affordable housing.

**H. Incentive: The modification of street requirements for affordable housing.**

**Review Synopsis:**

The City of Fort Lauderdale's Master Plans emphasize the optimization of on-street parallel parking along all street frontages. This strategy is paired with the narrowing of travel lanes to enhance public safety, reduce excessive paved surfaces, and increase shared parking availability for businesses and residents.

Per Section 47-20.3 of the Unified Land Development Regulations (ULDR), the required number of onsite parking spaces may be reduced by the number of on-street parking spaces that abut the development site. This provision supports more efficient land use and encourages walkable, community-oriented design.

Additionally, Section 47-20.2 outlines parking and loading zone requirements, including a reduced parking standard for affordable housing developments—set at one parking space per dwelling unit. This reduction

helps lower development costs and supports the feasibility of affordable housing projects, particularly in transit-accessible areas.

**AHAC Recommendation:**

1. **Implement Case-by-Case Street Modifications via Administrative Review** Allow Development Services to approve street design modifications through administrative procedures on a case-by-case basis. This approach enables tailored solutions that reflect the unique conditions and needs of each affordable housing project.
  2. **Eliminate Unnecessary Paved Area Requirements** Review and remove requirements for walkways, sidewalks, alleys, and other paved areas that do not serve a functional or safety purpose. Reducing excessive paving lowers development costs and minimizes environmental impacts related to stormwater runoff and heat absorption.
  3. **Permit Parking on One Side of the Street for Affordable Housing Projects** Consider allowing affordable housing developments to plan for on-street parking on only one side of the street. This design strategy reduces road width, paving costs, and associated drainage and water retention requirements. It also helps developers avoid allocating excessive space for garages, carports, or other on-lot parking solutions.
  4. **Revise On-Site Parking Requirements Based on Bedroom Count** Update the City’s on-site parking standards for affordable housing communities by replacing the current “1 space per unit” rule with a more flexible ratio of **0.5 parking spaces per bedroom**. This adjustment better reflects actual parking demand and supports more efficient land use in affordable housing developments.
- I. Incentive: Implement a process for local governments to evaluate the impact of new policies, procedures, ordinances, regulations or plan provisions before adoption.**

**Review Synopsis:**

**Policy HS 1.3.6** Requires the City to regularly review policies, procedures, ordinances, regulations, and plans that may contribute to increased housing costs, in alignment with Florida Statutes. This ensures that regulatory frameworks do not inadvertently hinder housing affordability.

**Policy HS 1.1.1d** Mandates an **annual review and revision** of strategic policies, financing mechanisms, and departmental actions—including those by Building Services, Urban Planning and Design, and the City Commission—to advance the City’s affordable housing goals. This ongoing evaluation promotes accountability and responsiveness to changing housing needs.

**AHAC Recommendation:**

1. **Provide AHAC with Strategic Review Synopses** Ensure that AHAC receives a clear and timely synopsis of the City’s strategic reviews, including any revisions to policies, financing mechanisms, and action steps related to affordable housing. This promotes transparency and accountability, enabling AHAC to monitor progress and offer informed recommendations aligned with the City’s housing goals.
2. **Expand Departmental Review of the Local Housing Assistance Plan (LHAP)** AHAC recommends that all City departments—not just Planning—review the Local Housing Assistance Plan (LHAP) for potential impacts on housing costs. LHAP is a foundational document guiding housing assistance across income levels, and a cross-departmental review reinforces the understanding that housing affordability can be influenced by a wide range of municipal actions.

3. **Require Housing Impact Analyses for Cost-Increasing Proposals** Any proposed item projected to increase housing costs must be accompanied by a housing impact analysis. This analysis should be conducted by the originating department and reviewed collaboratively with the Planning Department and other relevant agencies. This proactive measure ensures that all departments serve as responsible stewards of housing affordability and helps mitigate unintended cost burdens on residents.

**J. Incentive: The preparation of a printed inventory of locally owned public lands suitable for affordable housing.**

**Review Synopsis:**

On May 18, 2021, the Fort Lauderdale City Commission adopted **Resolution #21-98**, approving an **Affordable Housing Surplus List** consisting of **71 properties**. These properties may be declared surplus under **City Charter Section 8.04** and offered at **75% of their appraised value**, with priority given to bids specifically tailored for affordable housing development.

**Priority Consideration** is extended to:

- a) **Qualified nonprofits and community-based organizations**, as identified in the annually certified **Community Housing Development Organization (CHDO)** list.
- b) **Affordable housing proposals** submitted through the **Community Redevelopment Agency (CRA)**, which may receive properties via deed transfer and issue **Requests for Proposals (RFPs)** to solicit competitive bids.

Per a **state mandate**, a new surplus property list was required by **October 1, 2023**. After review, the City determined that no changes were necessary, and the existing list remains in effect.

**Ongoing Action:** The City will continue to **analyze potential properties** as they are acquired, evaluating their suitability for inclusion in future surplus lists and affordable housing initiatives. This proactive approach ensures alignment with long-term housing goals and maximizes the use of public assets to support community development.

**AHAC Recommendations:**

1. **Review and Refine the Surplus Property Evaluation Process** Conduct a thorough documentation and review of the procedures used by the City Manager's Office to evaluate city-owned properties for surplus designation. This includes assessing how properties are identified, declared as surplus or excess, and evaluated for their suitability for affordable housing. Recommendations should be made to improve transparency, consistency, and alignment with affordable housing goals.
2. **Expand Criteria for Property Inclusion Based on Updated Statutory Guidance** The most recent inventory, prepared under CAM 21-0417, limited eligible parcels to those zoned for residential or mixed-use residential within the Unified Flex Zone District and meeting minimum land size requirements. However, **Florida Statute 166.04151** permits affordable housing development on parcels zoned for **commercial or industrial use**, regardless of other local ordinances. This statutory provision eliminates the need for zoning changes or comprehensive plan amendments, thereby streamlining development.
  - a. **Recommendation:** Expand the surplus property criteria to include commercially and industrially zoned parcels, especially where multiple small, adjoining parcels could be aggregated to meet development thresholds.

3. **Continue CRA Partnership and RFP Distribution to Nonprofits** Maintain the practice of deeding surplus properties to the **Community Redevelopment Agency (CRA)** for affordable housing development. The CRA should continue to issue **Requests for Proposals (RFPs)** targeting qualified **nonprofit organizations**, including those listed in the annual **Community Housing Development Organization (CHDO)** certification. This approach ensures equitable access to development opportunities and reinforces the City’s commitment to community-based housing solutions.

**K. Incentive: The support of development near transportation hubs and major employment centers and mixed-use developments**

**Review Synopsis:**

The City of Fort Lauderdale has approved an ordinance amending the Unified Land Development Regulations (ULDR) to incorporate **policy incentives** that promote the development of **affordable housing in strategic locations**—specifically areas with **access to transportation services and high walkability**. This initiative aligns with the City’s broader goals of fostering equitable growth and reducing the combined financial burden of housing and transportation. Per **Policy HS 1.1.3 of the Housing Element of the Comprehensive Plan**, the City is committed to reducing the **Housing and Transportation Index** from its current level of **62% of household income to 45% by the year 2035**. Achieving this target will require coordinated land use planning, infrastructure investment, and housing policy reform.

A critical component of this strategy is the advancement of light rail projects in Broward County is particularly critical with its connections to downtown Fort Lauderdale, holding a significant potential to address the challenge of connecting the workforce with affordable housing hubs.

**AHAC Recommendation:**

1. **Develop a Comprehensive Housing and Transportation Affordability Plan** The City of Fort Lauderdale should create a detailed, milestone-driven plan to achieve its goal of reducing the **Housing and Transportation Index** from **62% to 45% of household income by 2035**, as outlined in **Policy HS 1.1.3** of the Comprehensive Plan. This plan should include:
  - a. Annual benchmarks and performance metrics
  - b. Cross-departmental coordination (Planning, Transportation, Housing, Finance)
  - c. Integration with land use, infrastructure, and transit investments
  - d. Public engagement and transparency mechanisms.
2. **Promote Transit-Oriented Development (TOD)** Fort Lauderdale should prioritize **Transit-Oriented Development** to foster vibrant, equitable, and sustainable urban environments. TOD supports the development of **affordable housing** within **mixed-use communities** where residents can live, work, and play within walkable distances. Key strategies include:
  - a. Incentivizing affordable housing near transit corridors
  - b. Aligning zoning and density bonuses with TOD principle
  - c. Enhancing pedestrian infrastructure and public transit access
  - d. Encouraging retail, services, and employment hubs within TOD zones

## **Repeat Additional Recommendations from 2024 and prior**

**1. Budget Planning for Key Studies and Initiatives** If departmental budgets are unable to accommodate the following initiatives during the 2025–2026 fiscal year, funding should be proposed in the 2026–2027 budget cycle to support the following:

**a. Property Utilization Study for Affordable Housing** Conduct a comprehensive study of privately owned vacant, nonutilized, and underutilized properties—both improved and unimproved—that could be adapted for affordable or transitional housing. Collaborate with community stakeholders to develop viable proposals.

Targeted property types may include:

- Churches and religious institutions
- Schools and educational facilities
- Hotels and motels
- Shopping centers, strip malls, and office buildings
- Medical facilities and properties with excess land or parking areas

(Recommendation from AHAC Joint Workshop with City Commission, October 17, 2023)

**b. Housing Market Study and Affordable Housing Master Plan** Commission a housing market study and develop a comprehensive Affordable Housing Master Plan for Fort Lauderdale. This plan should identify current and projected housing needs, guide future development, and align with the City’s long-term affordability goals. (Recommendation from AHAC Meeting, June 10, 2024, and 2024 Incentive Report)

**c. Employer-Based Housing Needs Assessment** Study public and private employers whose workforce includes individuals at low and midrange Area Median Income (AMI) levels who face challenges securing affordable housing. Explore potential partnerships and development models to construct housing specifically for these employees. (Recommendation from AHAC Joint Workshop, October 17, 2023, and 2024 Incentive Report)

**d. Public Awareness and Education Campaign** Allocate funds to enhance public outreach and education regarding affordable housing opportunities and City programs. Partner with community organizations and businesses to host workshops for first-time homebuyers and residents seeking affordable housing. (Recommendation from 2024 Incentive Report)

## **2. Goal Setting and Progress Tracking for Affordable Housing Development**

Establish **realistic, measurable goals** for the number of new affordable housing units to be developed in Fort Lauderdale over the next **three years**. Implement a tracking system to monitor progress and produce **semi-annual public reports**, beginning in **Q2 2026**.

These reports should include:

- Unit counts by income level served
- Geographic distribution of new developments
- Status updates on funded projects
- Community impact assessments (Recommendation from AHAC Joint Workshop, June 30, 2025, and 2023–2024 Incentive Reports)
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3. The City of Fort Lauderdale should proactively expand its collaborations and partnerships with **community stakeholders** to strengthen the development, delivery, and sustainability of affordable housing. These partnerships are essential to leveraging local expertise, resources, and trust within the community.

**Key Strategies Include:**

- a) Builders and developers
- b) Not-for-profit and community-based housing providers
- c) Community land trusts
- d) Lending institutions
- e) Local Employers
- f) Social service providers
- g) Property owners
- h) Local governments and quasi-governmental entities
- i) Religious institutions
- j) Philanthropic organizations
- k) Colleges and universities
- l) Broward county schools

(Recommendation for 2024 Incentive Reports)

4. While the City of Fort Lauderdale has demonstrated success in securing state and federal grants for affordable housing, it currently allocates **no general revenue** toward this critical need. The **Affordable Housing Trust Fund**, intended to receive **payments in lieu of affordable housing** at the time of building permit issuance, has yet to receive any contributions as of **July 2025**. Even when activated, this funding mechanism alone will not be sufficient to address the scale of the City's affordable housing crisis.

To ensure long-term impact and sustainability, the following permanent funding sources are recommended:

- a. **Annual General Revenue Allocation** Include a dedicated allocation of **\$5 million annually** in the City's general budget, with a **10% annual increase**, to be deposited into the **Affordable Housing Trust Fund**. These funds should be used to:
  - Supplement state and federal housing programs
  - Support construction and rehabilitation of affordable units
  - Provide disaster recovery assistance
  - Fund rental assistance programs (*Recommendation from 2024 Incentive Report*)
- b. Set aside a percentage, as determined by the City Commission, of incremental property tax growth attributed to new development units to provide a dedicated, sustainable revenue source for the Affordable Housing Trust Fund.