



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
JOINT WORKSHOP

#26-0076

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

FROM: Rickelle Williams, City Manager

DATE: February 17, 2026

TITLE: Joint Workshop between the City Commission and the Affordable Housing Advisory Committee (AHAC) to Discuss the City of Fort Lauderdale's Affordable Housing Incentive Report – **(Commission Districts 1, 2, 3 and 4)**

The 2025 Affordable Housing Incentive Report, attached as Exhibit 1, was approved by the City Commission on December 16, 2025. As a recipient of State of Florida State Housing Initiatives Partnership (SHIP) funds, the City of Fort Lauderdale is required to comply with the reporting requirements set forth in Florida Statute Section 420.907 – Section 420-9089, which governs the SHIP program.

Florida Statute Section 420.9076 requires the Affordable Housing Incentive Report to include eleven (11) affordable housing incentives. The Statute also allows the Affordable Housing Advisory Committee (AHAC) to include additional affordable housing incentives. The City's approved Affordable Housing Incentive Report includes the eleven (11) state mandated incentives as well as eleven (11) additional incentives as recommended by AHAC.

Joint workshops with the City Commission and AHAC were held in February 2025 and June 2025 to discuss the 2024 Affordable Housing Incentive Report. Workshops included discussions regarding three (3) Affordable Housing Incentive Report recommended incentives:

- 1) A strategy to expedite development approvals for affordable housing permits;
- 2) Waiving affordable housing development fees and impact fees; and
- 3) Reducing parking requirements for affordable housing developments.

The workshop also included discussion of AHAC's policy recommendations for the development of Accessory Dwelling Units (ADUs), grant funding opportunities for construction or renovation of ADUs, and the development of a centralized database of affordable housing information to analyze and track affordable housing goals.

On February 17, 2026, staff will present the Joint Workshop Presentation, as shown in Exhibit 2, which includes three (3) incentives for discussion by the City Commission and

AHAC. AHAC and staff are seeking feedback and direction on the following topics:

- 1) Public awareness and education
- 2) Use of City-owned land for affordable housing
- 3) Development of an Affordable Housing Master Plan
- 4) Accessory Dwelling Unit (ADU) policy
- 5) Waiver of impact fees for affordable housing

Based on the Commission's feedback, AHAC and City staff will further refine these initiatives and policies for future City Commission consideration and implementation.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a Fiscal Year (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 – 2025 Affordable Housing Incentive Report

Exhibit 2 – Joint Workshop Presentation

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Department Director: Porshia L. Garcia, Community Services Department