



City of Fort Lauderdale
Affordable Housing Advisory Committee
2022 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
Board of City / County Commissioners
SHIP Affordable Housing Incentive Strategies

SUBMITTED TO: FLORIDA HOUSING FINANCE CORPORATION
DATE SUBMITTED: _____

BACKGROUND

As a recipient of State Housing Initiatives Partnership funds, the City of Fort Lauderdale established an Affordable Housing Advisory Committee on June 17, 2008, as required by the Florida Statutes, Sec. 420.9076. Upon appointment of the AHAC members and every three years after, the AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the City of Fort Lauderdale's housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out at Florida Statutes, Sec. 420.9076 (a) - (k). Based on the AHAC evaluation, it may recommend to local government that it make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles which would encourage production of affordable housing.

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

COMMITTEE COMPOSITION

The City of Fort Lauderdale appointed or re-appointed members to the Committee. Florida Statutes, Sec. 420.9076(2) lists the categories from which committee members must be selected. Each AHAC must have a locally elected official from the county or municipality participating in the SHIP program. The locally elected official must be a City or County Commissioner. The elected official will count as a member of the AHAC for purposes of meeting the number of members requirements. There must be at least eight committee members with representation from at least six of the following categories:

Florida Statutes, Sec. 420.9076 (2) lists the categories from which committee members must be selected. There must be at least eight committee members with representation from at least six of the following categories:

- (a) Citizen who is actively engaged in the residential home building industry in connection with affordable housing.**
- (b) Citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.**
- (c) Citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.**

- (d) Citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) Citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) Citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) Citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) Citizen who is actively serving on the local planning agency pursuant to Florida Statutes, Sec. 163.3174.
- (i) Citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) Citizen who represents employers within the jurisdiction.
- (k) Citizen who represents essential services personnel, as defined in the local housing assistance plan.

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

Name	Category	Date Appointed
1. Ryan Wipplinger	Resides in the City	10/20/2020
2. William Condon	Non-specified	5/07/2022
3. Susan Spragg	One who is representative of those areas of labor actively engaged in home building in affordable housing	8/16/2022
4. Mayor Trantalis	Locally Elected Official	9/25/2020
5. Leann Barber	Advocate for low-income persons in connection with affordable housing	6/21/2022
6. Leighton Lindo	Essential Services Personnel as defined in the LHAP	2/15/2022
7. Brandon P. Stewart-Chair	Non specified	11/01/2019
8. Margi Nothard-Vice Chair	Engaged in the residential home building industry in connection with affordable housing	6/05/2018
9. Reed Solberg	Resides in the City	6/30/2022

AHAC's meetings are held monthly at the City of Fort Lauderdale City Hall, located at 100 North Andrews Avenue, Fort Lauderdale, FL 33311 or virtually during a declared emergency.

II. Public Hearing:

The Public Hearing was held on September 12, 2022 in the City Commission Chambers, 1st Floor City Hall, 100 North Andrews Avenue, Fort Lauderdale.

The following is a summary of the Public comments received:

Name of Commenter

None

Comments

None

The SHIP program mandates that all municipalities receiving SHIP funds establish local initiatives that foster affordable housing development. To guide advisory committees, the SHIP Statute provides eleven affordable housing incentives; each strategy must be considered by the AHAC. Florida Statutes, Sec. 420.9076 (4):

- a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- (b) All allowable fee waivers provided for the development or construction of affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) Affordable accessory residential units.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and 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.

AFFORDABLE HOUSING RECOMMENDATIONS

City staff provided the Committee with a copy of the overview of commonly used affordable housing incentives, the City’s Comprehensive Plan Housing Element, 2021 affordable housing incentive report and the Affordable Housing Incentive Strategies Guide book.

The AHAC has reviewed government plans, policies, and procedures; ordinances; regulations; statutes; and the comprehensive plan, among other documents applicable to affordable housing, for evaluation of their impacts on affordable housing. Further, the AHAC has specifically considered and evaluated the strategies listed in Florida Statutes, Sec 420.9076 (4) (a) - (k). Based on this review and evaluation, the AHAC has formulated recommendations to the City of Fort Lauderdale Commission that may encourage production of affordable housing.

The AHAC, from its review, consideration, evaluation, and recommendations, drafts and submits this report to the City of Fort Lauderdale Commission and to Florida Housing Finance Corporation, which details the resulting recommendations.

The AHAC made the following recommendations that were submitted to the Commission on July 10, 2018, at a joint meeting and would like these to also be considered in this report for 2022.

1. Create an Affordable Housing Overlay Zoning District to permit higher density and reduced building requirements for affordable housing developments and rehabilitation and make such Overlay available for application Citywide.
2. Create a funding source to provide grants to affordable housing developers to use to offset the cost of required infrastructure improvements (i.e., water, sewer, stormwater, street lighting and sidewalks) and provide utility connection fee waivers related to new and rehabilitation affordable housing developments.
3. Create a realistic aspirational goal for the number of new affordable housing units to be developed in the City over the next 3 years.
4. Evaluate whether the City's new electronic plan review provides sufficient opportunities to expedite permitting for affordable housing, rehabilitation, and new construction and if not, create a mechanism to provide such expedited processing.

AHAC included the following "Additional Recommendations" that were previously made in the 2015 Affordable Housing Incentive Report and

1. Include Community Land Trusts (CLTs) as a strategy to provide a permanent source of affordable housing.
2. Support tax credit developments—direct financial support utilizing Affordable Housing Trust Fund.
3. Establish public-private partnerships with nonprofit and for-profit affordable developers.
4. Increase the capacity of nonprofit agencies as they work to develop affordable housing by conducting workshops, training, and direct assistance.

New recommendations for 2022:

1. Allow Accessory Dwelling Units (ADU) in all single-family districts with the following incentives:

- Lot size reduction and amended setback
- Density calculation exemption
- Parking reduction
- Impact fee waivers

2. Surplus Land Program

- Process for the City to earmark funds to purchase land for use of affordable housing development
- Process for Affordable Housing developers (and nonprofits) to acquire City-owned property
- Marketed to SHIP, HOME, CDBG program partners

3. Affordable Housing Trust Fund grant program overseen by the AHAC to help leverage SHIP, HOME, & CDBG projects.

The following is the summary of the discussion of the required 11 incentives and the recommendations for each:

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:

1. The City's current process for expediting affordable housing projects, which includes:

A "point person" (either the Housing and Community Development Manager for projects receiving funds from the City or the Assistant Building Official for other affordable housing projects) to assist developers through the process.

2. The highlighting of affordable housing projects in the permitting system.

Recommendation:

1. Independent third party assessment and recommendation for new affordable housing permitting process.

Commission Action: TBD

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:

1. Per the Unified Land Development Regulations, Section 47-38.4-Exemptions, alternative affordable housing impact-fee payment methods can be identified and approved by the City Commission.

Recommendation:

1. Utilize alternative methods of fee payments for affordable housing, including SHIP, funds deposited into an Affordable Housing Trust Fund, and CRA dollars.
2. Provide fee waivers and reductions, where possible, for affordable housing projects.

Commission Action: TBD

c. Incentive: The allowance of flexibility in densities for affordable housing.

Review Synopsis: Per the Unified Land Development Regulations, Section 47-28-Flexability Rules, the allocation of bonus density units for affordable housing is up to one hundred percent (100%) over an underlying residential future land uses permitted density.

Recommendation:

1. Utilize density bonuses as an incentive for developers to build affordable housing
2. Create an Affordable Housing Overlay Zoning District to permit higher density and reduce building requirements for affordable housing developments and rehabilitation, and make such Overlay available for application Citywide.
3. Consider requests for density bonus in other zoning districts on a case-by-case basis as allowed by City code, depending upon the merits of the affordable housing development project.

Commission Action: TBD

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

Review Synopsis: Currently there is no City policy.

Recommendation:

Create a funding source to provide grants to affordable housing developers to use to offset the cost of required infrastructure improvements (i.e. water, sewer, stormwater, street lighting and sidewalks) and provide utility connection fee waivers related to new and rehabilitated affordable housing developments.

Commission Action: TBD

e. Incentive: The allowance of accessory residential units in residential zoning districts.

Review Synopsis:

1. Per the Housing Element of the 2020 Advance Comprehensive Plan the City shall regularly evaluate accessory dwelling unit regulations as a tool to promote affordable and attainable housing in areas of the City where zoned for single-family use as appropriate. Where permitted, the City shall set specific standards and conditions regarding the design, size and occupancy, among other conditions as necessary, to ensure quality development and maintenance of neighborhood standards as appropriate.

Recommendation: Allow Accessory Dwelling Units(ADU) in all single-family districts with the following incentives:

- Lot size reduction and amended setback
- Density calculation exemption
- Parking reduction
- Impact fee waivers

1. The City should adopt an ordinance to allow accessory dwelling units in any area zoned for single-family residential use.

Commission Action: TBD

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

Review Synopsis: Per the Unified Land Development Regulations, Section 47-20.2-Parking and Loading Zone Requirements, affordable housing parking requirements have been reduced to 1 parking Affordable unit. Per the Unified Land Development Regulations, Section 47-20.3 Reductions and exemptions, Multifamily developments containing affordable housing units are permitted to seek parking reductions. Moreover, parking reduction requests are processed through A Site Plan Level 1 Review, rather than the higher level conditional approval process Of a Site Plan Level III Review.

Recommendation:

1. City require at least one (1) parking space per affordable housing unit.

Commission Action: TBD

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

Review Synopsis: Currently there is no City Policy.

1. The need for flexibility in the development of affordable housing, particularly on smaller lots and awkward sized properties.
2. The allowance of flexible lot configurations and zero lot-lines will encourage development in low-income areas.

Recommendation:

1. Allow flexible lot configurations for affordable housing projects on a case-by-case basis.

2. Create an Affordable Housing Overlay Zoning District to permit higher density and reduced building requirements for affordable housing developments and rehabilitation and make such Overlay available for application Citywide.

Commission Action: TBD

h. Incentive: The modification of street requirements for affordable housing.

Review Synopsis: Currently there is no City Policy.

Recommendation:

1. Create a funding source to provide grants to affordable housing developers to use to offset the cost of required infrastructure improvement (i.e. water, sewer, stormwater, street lighting and sidewalks) and provide utility connection fee waivers related to new rehabilitated affordable housing developments.

Commission Action: TBD

i. Incentive: The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Review Synopsis:

1. The need to consider all lots in all neighborhoods so that the City does not concentrate poverty in the Northwest corridor.
2. Previous recommendations to the City Commission for utilization of City-owned property for affordable housing.

Recommendation:

1. Consider ALL lots in City's inventory for affordable housing.
2. Donate or discount City-owned properties for affordable housing.
3. Give priority to nonprofit and experience affordable housing developers.
4. Place properties into immediate use as affordable housing or into a land bank for future affordable housing development.
5. Provide a variety of housing opportunities, including rental, lease-purchase, and homeownership.

Commission Action: TBD

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

Review Synopsis:

1. On May 18, 2021 the City Commission adopted a Resolution #21-98 approving an Affordable Housing Surplus list of 71 properties:

The properties can be declared for surplus under City Charter 8.04 at 75% of the appraised value. Bids tailored for affordable housing will be given priority.

The properties can be deeded to the Community Redevelopment Agency (CRA) and the CRA will use a Request for Proposal (RFP) for Affordable housing bids.

The properties can be declared for surplus under City Charter 8.04 at 75% of the appraised value. Qualified nonprofits and community-based organizations as identified in the annual certified Community Housing Development Organization (CHDO) list will be given priority Under this process.

Recommendation:

1. Process for the City to earmark funds to purchase land for use of affordable Housing development.
2. Process for Affordable Housing developers (and nonprofits) to acquire City-owned property.
3. Marketed to SHIP, HOME, CDBG program partners

Commission Action: TBD

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

Review Synopsis: Currently no City Policy.

Recommendation:

2. The City shall continue to pursue policies and procedures to support the development of affordable housing near transportation hubs and major employment centers and mixed-use developments.

Commission Action: TBD

The Affordable Housing Advisory Committee approved the above incentive strategy recommendations by an affirmative vote of the majority of membership at a public hearing that was convened on September 12, 2022.

The recommendations in the final Report were adopted by the City Commission at their October 18, 2022 Regular meeting. The Commission adopted the Report by Resolution Number _____.