



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

**#22-0828**

---

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

**FROM:** Greg Chavarria, City Manager

**DATE:** September 22, 2022

**TITLE:** Second Reading – Ordinance Amending the City of Fort Lauderdale Unified Land Development Regulations (ULDR) to Revise Section 47-13.30, Table of Dimensional Requirements for the SRAC Districts, Section 47-13.31, NWRAC-MU Table of Dimensional Requirements, Section 47-13.51, SRAC-SA Special Regulations, Section 47-13.52, NWRAC-MU Special Regulations, Section 47-20.3, Reductions and Exceptions, Section 47-24.1, Generally - Table 1. Development Permits and Procedures, Section 47-37B.3, Applicability and General Regulations and Create New Section 47-23.16, Affordable Housing Regulations. Case No. UDP-T21010  
**(Commission Districts 1, 2, 3 and 4)**

---

**Recommendation**

Staff recommends the City Commission consider an ordinance amending the City of Fort Lauderdale Unified Land Development Regulations (ULDR) to revise and adopt new affordable / workforce housing incentives including height bonuses, density bonuses and expedited review process.

**Background**

The necessity for workforce housing regulations stems from increased cost of living coupled with stagnant wage growth. According to historical Broward County Metropolitan Statistical Area (MSA) data and Federal Reserve Economic Data (FRED), over the past 20 years household income in Broward County has risen approximately 37%, while home values have increased 119% over the same period, making it more difficult to own a home. Simultaneously, based on the U.S. Census Bureau, rental rates have also risen, with 55% of rental households spending more than 30% of their gross income on rent. Furthermore, based on the housing and transportation (H&T) index, combined housing and transportation costs should not exceed 45% of a family's income. The city currently has an H+T Index of 62%, indicating affordable housing should be encouraged in areas of the City that are highly walkable, bikeable and close to public transportation.

On *July 10, 2018*, a joint affordable housing workshop was held with the City Commission, the City's Affordable Housing Advisory Committee (AHAC), the Housing and Community Development Division (HCD), and the Development Services Department (DSD). During

this meeting, DSD was tasked with developing affordable housing policies designed to encourage affordable housing development. Staff has since collaborated with community organizations, local stakeholders, and Broward County to create city-wide incentive-based affordable housing regulations. These regulations primarily focus on the City's regional activity centers (RACs) and major transit corridors and are intended for persons or households whose incomes are less than or equal to 50% and up to 120% of the Broward County MSA median family income (MFI), with a majority of city-based policies targeting households making between 80% to 100% of the MFI. During the 2021 fiscal year the MFI was \$73,400. These income categories are considered "workforce housing", or housing for middle income residents who do not traditionally qualify for housing provided through federal programs, such as the State Apartment Incentive Loan (SAIL) Program or the Low-Income Housing Tax Credit (LIHTC) Program. With increased cost of living expenses, middle income residents are experiencing financial hardship, requiring policies that create housing for households that federal programs do not address.

Three workshops between DSD, AHAC, and HCD took place on *November 26, 2018, January 20, 2019, and February 20, 2019.*

On *June 04, 2019*, the City Commission held a workshop during which DSD presented modified affordable housing policy recommendations based on collective input received at the meetings and presented a city-wide inclusionary zoning policy.

On *June 06, 2019*, the State Legislature adopted Chapter 2019-165 of the Florida Statutes, otherwise known as House Bill 7103, requiring municipalities to provide incentives to fully offset all costs to developers for mandated affordable housing contributions. Incentives can include height bonuses, floor area increases, fee waivers, and other considerations.

On *March 03, 2020*, staff presented recommendations to the City Commission addressing this new legislation through optional incentive-based affordable housing policies.

As part of the analysis, staff performed public outreach and met with community stakeholders, including the Downtown Development Authority (DDA), County Housing Finance and Community Development Division, Fort Lauderdale Housing Authority, Affordable Housing Advisory Committee, and Broward Workshop / Chamber of Commerce. Staff also reached out to the Council of Fort Lauderdale Civic Associations and several neighborhood associations.

After integrating feedback from stakeholders, staff provided a follow-up presentation to the City Commission on *April 06, 2021*, and to the Planning and Zoning Board on *May 19, 2021*.

The intent of creating the new ordinance, Section 47-23.16, Affordable Housing Regulations, is to provide affordable housing incentives to expand city-wide affordable housing opportunities. Current affordable housing activities are generally carried out by HCD and are focused on low to extremely low-income households, based upon funding

requirements for housing programs administered by the state and federal government. As the City grows and the cost of living increases, policies may need to be adjusted to include higher income ranges to ensure the City's residents have access to housing.

The proposed policy incentives are designed to be provided in exchange for a percentage of units to be set-aside as affordable housing and include:

- Density Bonuses
- Height Increases
- Expedited Review

In addition, the policy also integrates provisions from the Broward County Land Use Plan Amendment PCT 20-4, which permits residential units on properties with a future land use of Commerce (Employment Center, Commercial, Office Park and Industrial) that have direct access to state roads and country arterials, as well as RACs in exchange for developing affordable housing units. The policy overlaps the geographic boundary of the City's residential unified flex zone and is in alignment with the density incentives within existing regulations.

Density bonuses and height increases are primary instruments used to incentivize development and reduce the financial impact of providing below market rate housing. Limiting higher-density development to RACs and transportation corridors also protects the City's single-family neighborhoods and provides access to multi-modal transportation options and proximity to services.

Based on the need for a city-wide approach, incentives are located along strategic locations with access to transportation services and areas of high walkability. These areas include:

- Downtown Regional Activity Center (D-RAC)
- Northwest Regional Activity Center (NW-RAC)
- South Regional Activity Center (S-RAC)
- Uptown Urban Village (Uptown) area
- Primary transit corridors (Broward Blvd, Sunrise Blvd, Federal Hwy, State Road 84, Andrews Avenue, NE 4<sup>th</sup> Avenue, Davie Blvd, State Road 7, SE 17<sup>th</sup> Street, NE 13<sup>th</sup> Avenue, East Oakland Park Blvd, East Commercial Blvd, and NW 62<sup>nd</sup> Street).

By encouraging the development of affordable housing in the City's regional activity centers and along major transportation corridors, housing affordability can be enhanced by lowering transportation costs related to owning a car. Additionally, offering incentives city-wide and decentralizing affordable housing provides opportunities for families to live close to work, further decreasing transportation time and costs.

Where it is impractical to provide affordable units, developers may opt to use a payment in lieu of affordable housing option. Funds from the payment in lieu of option would be

deposited into the City's Affordable Housing Trust Fund to support affordable housing construction and supplement ongoing Housing and Community Development (HCD) Division programs. The accumulated Affordable Housing Trust Fund would have the advantage of being used for various income levels.

Staff presented the city-wide affordable / "workforce" housing amendments (Case #UDP-T21010) to the Planning and Zoning Board (PZB) on *November 17, 2021*. During the meeting, the PZB raised concerns over modifying existing conditional height increase requirements in the SRAC-SAE and SRAC-SAW zoning districts, without assessing appropriate incentives in return for setting aside affordable units along the South Andrews corridor. The PZB voted to move the proposed affordable housing amendments forward, excluding sections pertaining to the SRAC-SAE and SRAC-SAW zoning districts, and requested that staff obtain additional input from neighborhood associations that would be affected by the SRAC amendments.

The original SRAC amendment presented to the PZB included affordable housing incentives such as expedited review and decreasing the review timeframe by substituting City Commission Review with City Commission Request for Review (potentially saving applicants two to three months of review time). Other changes included modifications to the conditional use requirements for additional height, and to require 10% of units to be set-aside as affordable, if requesting a 40-foot height increase. However, during the *November 17, 2021*, PZB meeting, Ms. Courtney Crush, land use attorney, raised concerns regarding adding affordable housing requirements to existing conditional height requests, since developers currently have the ability to request additional height, without affordable housing conditions. Members of the Board discussed if a burden was placed on the SRAC area and discussed concerns over potential downzoning. Based on these concerns, staff created alternative incentives, incorporating a density bonus coupled with an expedited review process, similar to some other areas in the City.

Staff presented the revised amendments to the Poinciana Park Civic Association on *January 12, 2022* and on *January 25, 2022*. Following the second presentation, the Poinciana Park Civic Association voted in support to move the revised amendments forward, with some members urging policy makers to consider additional tax incentives to help alleviate increases in property taxes.

On *February 16, 2022*, at the request of the Croissant Park Civic Association, the PZB voted to defer the modified text amendments for the SRAC (Case # UDP-T22001) to *March 16, 2022*, until a presentation was provided to the Croissant Park Civic Association.

On *February 22, 2022*, staff made a presentation to the Croissant Park Civic Association, with members of the River Oaks Civic Association and Harbordale Civic Association in attendance. The consensus was not to support a density bonus as an alternative affordable housing incentive. Community members in attendance voiced concerns over potential increases in traffic, population growth, demands on sewer infrastructure, and a perceived concern of concentrating low income households into their neighborhoods having a negative impact on property values.

On *March 16, 2022*, the PZB heard the deferred Case (# UDP-T22001) and voted to approve the SRAC amendments with alternative incentives, which included increasing the permitted density of the SRAC-SAe and SRAC-SAw zoning districts from 50 dwelling units per acre to 100 dwelling units per acre, requiring at least 10% of units in a development to be set aside as affordable, with a 30-year deed restriction. The revised language specifies that at least 5% of the units in a development shall be set-aside for households with an annual gross income less than or equal to 80% of the MFI, and an additional 5% of units in a development shall be set-aside for households with an annual gross income less than or equal to 100% of the MFI. Applications providing at least 10% of units as affordable will also have access to expedited review, subject to a Site Plan Level II (DRC) review with City Commission Request for Review, rather than being scheduled on a City Commission agenda for review. Expedited review will also be available to projects applying for additional height or seeking the affordable housing density incentive, if the minimum 10% affordability requirements have been met.

Language recommended for approval by the PZB under Case #UDP-T22001 and Case #UDP-T21010 were reunified into proposed amendments under one cohesive policy (Case #UDP-T21010) for the City Commission's review. The item was on the May 03, 2022, City Commission Agenda and was deferred to the June 07, 2022, City Commission meeting.

### **June 7, 2022, Public Hearing and Additional Feedback**

On June 07, 2022, staff presented on the city-wide affordable housing / workforce housing text amendments to the City Commission, approving staff's language under CAM # 22-0264, as presented in a 4 to 0 vote, with Vice Mayor Sorensen not present. During the meeting, Stephanie Toothaker, a land use attorney, proposed additional density and height incentives to the SRAC-SAe and SRAC-SAw zoning districts. The City Commission requested staff work with the neighborhood associations along the South Andrews corridor to discuss Ms. Toothaker's proposed text amendment changes and to present staff's findings during second reading.

The proposed modifications create an additional density incentive, permitting an increase in density from 100 dwelling units per acre to 200 dwelling units per acre, requiring an additional 5% of unit's be set-aside as affordable for every additional 50 dwelling units per acre. Therefore, if a developer seeks to construct 200 units per acre the first 10% of units shall be set-aside as affordable, per the density incentive introduced by staff (5% of all units at or below 80% of the MFI and 5% of all units at or below 100% of the MFI), and then an additional 5% of units shall be set-aside as affordable for every additional 50 dwelling units, at an income level at or below 100% of the MFI. Thus, a 200 unit development shall set-aside no less than 20% of all units as affordable or provide a payment in lieu of fee.

Furthermore, the language proposes an additional height incentive, increasing the allowable height to be requested from 150 feet to 200 feet, in exchange for an additional 5% of unit's set-aside as affordable. Therefore, if a developer seeks to construct a building at a height of 200 feet, the first 10% of units shall be set-aside as affordable, per the incentives proposed by staff (5% of all units at or below 80% of the MFI and 5% of all units at or below 100% of the MFI) and an additional 5% of all units shall set-aside as affordable for households with an annual gross income less than or equal to 100% of the MFI in order to access the additional 50 feet in height or provide a payment in lieu of fee. If the proposed height increase of 200 feet is adopted, staff recommends the additional height incentive terminates at SW 18th Court based on the proximity to the lower lying residential neighborhoods to the west/southwest of SW 18th Court.

Per the City Commission's request, staff provided outreach to neighborhood associations along the South Andrews Avenue corridor, hosting a virtual meeting with the Poinciana Civic Association on July 13, 2022, with members of the Croissant Park Civic Association, Harbordale Civic Association, and River Oaks Civic Association in attendance. At the time of the meeting, staff presented to cut off the availability of the additional height incentive at SW 18<sup>th</sup> Street. The Poinciana Civic Association held a vote to support the additional height and density incentives.

Additionally, on August 25, 2022, staff held an in-person presentation in the City Commission Chambers. Invitations were sent to the Poinciana Park Civic Association, Croissant Park Civic Association, Harbordale Civic Association, and River Oaks Civic Association. Nine members of the public were in attendance. Primary concerns included keeping payment in-lieu of funds within the community where the affordable housing was to be built and ensuring the impact from the increased density did not cause an undue burden on local traffic patterns. Some concerns were raised over the increased height from 150 feet to 200 feet, with requests to consider keeping the height at the currently permitted height of 150 feet.

The proposed ULDR amendments are attached as Exhibit 1. Policy boundary maps are attached as Exhibit 2. Planning and Zoning Board Meeting Minutes from November 17, 2021, February 16, 2022, and March 16, 2022, are attached as Exhibits 3, 4 and 5, respectively. Staff presentation is attached as Exhibit 6.

## **New ULDR Sections**

### **Section 47-23.16.A, Definitions**

Intent: Provide definitions to provide guidance on navigating existing and new regulations.

Description: This section defines pertinent terminology related to affordable housing to help guide applicants through affordable housing incentive requirements, such as, but not limited to what constitutes an Affordable Housing Unit, Market Rate Unit, and MFI.

### **Section 47-23.16.B.1., Affordable Housing Height Incentives**

Intent: Amend the South Regional Activity Center - South Andrews East (SRAC-SAE), South Regional Activity Center - South Andrews West (SRAC-SAW), Northwest Regional Activity Center - Mixed Use East (NWRAC-MUE), and Northwest Regional Activity Center - Mixed Use West (NWRAC-MUW) zoning districts, to expedite review, add and adjust set-aside requirements, and increase affordable housing stock.

Description:

SRAC-SA Height Bonus Incentive

Currently, the SRAC-SAE and SRAC-SAW zoning districts allow a height of 110 feet by right, with an optional height increase up to 150 feet through City Commission approval. The intent of the proposed affordable housing incentive is to continue to allow applicants to request additional height through the current City Commission approval process but offer an alternative expedited review procedure for applications providing affordable housing. Expedited review would allow a Site Plan Level II (DRC) approval with City Commission Request for Review, giving the City Commission an option to review a development application, instead of the current Site Plan Level II (DRC) review process with required scheduling of a development application on a City Commission agenda for review, saving applicants time.

The new provision would require at least ten percent (10%) of units to be set-aside as affordable for 30-years. Of the ten percent (10%) of units in a development set-aside as affordable, five percent (5%) of the units in the development are required to be set-aside for households with incomes less than or equal to eighty percent (80%) of the MFI, and the remaining five percent (5%) of units in a development are to be set aside for households with incomes less than or equal to one hundred percent (100%) of the MFI. Affordable housing set-aside requirements are not cumulative, meaning applicants are permitted to access additional incentives without providing additional affordable housing units. Applicants are permitted to provide a payment in lieu of fee as an alternative to setting aside affordable housing units, with funds then being deposited into the City of Fort Lauderdale Affordable Housing Trust Fund. The payment in lieu of fee is calculated using the Broward County payment in-lieu of methodology. Specific location information for the SRAC-SA zoning districts can be found on Page 4 of Exhibit 2. Reference Table 1, below, for SRAC height bonus requirements.

Table 1- SRAC Height Bonus

<b>Zoning Districts</b>	<b>Height Bonus</b>	<b>Percentage Set-aside</b>	<b>MFI</b>	<b>Deed Restriction</b>
<b>SRAC-SAE - SRAC-SAW</b>	Additional Height from 110' to 150' With Expedited Review	10%	5% of Units less than or equal to 80% of MFI & 5% of Units less than or equal to 100% of MFI	30 Years

<b>Payment in Lieu</b>	Based on Florida Housing Finance Corporation Average Cost of Development and Number of Units
------------------------	--

#### NWRAC-MU Height Bonus Incentives

The NWRAC-MUe and NWRAC-MUw zoning districts currently permit a height bonus in exchange for ten percent (10%) of residential units set-aside as affordable in perpetuity, with units rented or sold to households less than or equal to fifty percent (50%) of the MFI and less than or equal to one hundred percent (100%) of the MFI. The proposed amendment would continue to require ten percent (10%) of units be set-aside as affordable but require a thirty (30) year deed restriction in alignment with municipal and county requirements rather than having affordable units set-aside in perpetuity.

Projects within the NWRAC-MUe zoning district will continue to receive a height bonus up to 110 feet, an increase of 45 feet over the districts permitted height of 65 feet. Projects within the NWRAC-MUw zoning district will continue to receive a height bonus up to 65 feet, an increase of 20 feet over the districts permitted height of 45 feet.

Target incomes are currently vague and permit affordable housing units to be set-aside on a sliding scale. The proposed amendment seeks to specify income categories, requiring 5% of units to be set-aside at or below 80% of MFI and 5% of units at or below 100% of MFI. Income categories differ based on local economic demographics as well as the type of incentive being offered to the developer. Although other policies encompass higher income categories, up to 120% of the MFI, the NWRAC does not currently lend itself to higher income categories.

Applicants are permitted to provide a payment in lieu of fee as an alternative to setting aside affordable housing units, with funds then being deposited into the City of Fort Lauderdale Affordable Housing Trust Fund. The payment in lieu is calculated using the Broward County payment in lieu of methodology. Specific location information for the NWRAC-MU zoning districts can be found on Page 1 of Exhibit 2. Reference Table 2, below, for NWRAC height bonus requirements.

Table 2- NWRAC Height Bonus

Zoning District	Height Bonus	Percentage Set-aside	MFI	Deed Restriction
NWRAC-MUe	Additional Height from 65' to 110'	10%	5% of Units less than or equal to 80% of MFI	30 Years
NWRAC-MUw	Additional Height from 45' to 85'		& 5% of Units less than or equal to 100% of MFI	
Payment In Lieu	Based on Florida Housing Finance Corporation Average Cost of Development and Number of Units			

#### **Section 47-23.16.B.2., Affordable Housing Density Incentive**



Intent: Modify deed restriction requirements for the Uptown Urban Village residential density bonus incentive, create an expedited review process and density bonus incentive for the SRAC-SAE and SRAC-SAW zoning districts, and provide mixed-use and mixed-income development opportunities along state roads and county arterials through a residential density bonus incentive.

Description:

*Uptown Urban Village Zoning Districts Density Bonus*

The ULDR will continue to permit up to 50 units per acre without affordable housing set-aside obligations. Developers opting to provide affordable housing units can receive a density bonus in addition to the base level of units permitted, not to exceed 100 units per acre. The target demographic are households making less than or equal to 80% of the MFI and households making less than or equal to 100% of the MFI. In this set of amendments, the affordable housing deed restriction requirement is proposed to change from 15 years to 30 years for developments requesting an affordable housing density bonus. Specific location information for the Uptown Urban Village zoning districts can be found on Page 2 of Exhibit 2. Refer to Table 3, below, for Uptown Urban Village density bonus requirements.

Table 3- Uptown Urban Village Density Bonus

Affordable Units	MFI	Market Rate Unit Bonus	Deed Restriction
1 Unit	At or below 80% of MFI	4 Units	30 Years
1 Unit	At or below 100% of MFI	2 Units	
Payment In Lieu	Based on Florida Housing Finance Corporation Average Cost of Development and Number of Units		

Additionally, ULDR Section 47.B.3.- Applicability and General Regulations, was modified to reflect changes to the Uptown Urban Village zoning district density bonus policy.

*SRAC Density Bonus Incentives*

The proposed density bonus would permit developers to increase permitted density from 50 units per acre to 100 units per acre and require 10% of units in a development to be set-aside as affordable, with a 30 year deed restriction. Additionally, developers would have access to a Site Plan Level II Approval with City Commission Request for Review application process.

Five percent (5%) of the units in a development are required to be set-aside for households with incomes less than or equal to eighty percent (80%) of the MFI and the remaining five percent (5%) of units in a development are required to be set-aside for households with incomes less than or equal to one hundred percent (100%) of the MFI.

Applicants are permitted to provide a payment in lieu of fee as an alternative to setting aside affordable housing units, with funds then being deposited into the City of Fort Lauderdale Affordable Housing Trust Fund. The payment in lieu is calculated using the Broward County payment in lieu of methodology. Reference Table 4, below, for SRAC Incentive requirements.

Table 4- SRAC Density Bonus

	Zoning Districts	Incentive	Percentage Set-aside	MFI	Deed Restriction	Review Process
Density Bonus	SRAC-SAe - SRAC-SAw	Density up to 100 Units per Acre	10%	5% of Units ≤ 80% of MFI &	30 Years	Site Plan Level II/CC-Request for Review
Height Bonus		Expedited Review		5% of Units ≤ 100% of MFI		
Payment in Lieu	Based on Florida Housing Finance Corporation Average Cost of Development and Number of Units					

Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing

Broward County amended their Land Use Plan on March 09, 2020, to permit residential density on properties that have a Future Land Use of Commercial, Employment Center, or Office Park with direct access onto a roadway classified as a State road or County arterial per the Broward Highway Functional Classification Map, including the Downtown Regional Activity Center, Northwest Regional Activity Center, South Regional Activity Center and Uptown Urban Village.

The intent of the BCLUP amendment is to support adaptive reuse of existing commercial buildings and create mixed-use development in exchange for setting aside a percentage of residential units as affordable for less than 30 years. Residential unit distribution is based on the total number of units set-aside as affordable and their respective income levels. The lower the MFI level units are restricted to, the greater the number of market rate units that are permitted. As an additional incentive, studios are counted as one half (½) a unit, not to exceed 50% of a development's total unit count. The added restriction of capping the number of studios receiving the density incentive is to ensure unit diversification. The county requires at least 10% commercial floor area, and all affordable units must be available for occupancy before the final 25% of the bonus market rate units are available for occupancy. Required affordable units cannot be 10% smaller than the average gross floor area of all bonus units in a development project. This means finding the average size of bonus units and subtracting ten percent of the floor area to figure out the minimum floor area permitted for required affordable units.

The amendments include a payment in lieu of affordable housing development calculated using the Broward County payment in lieu of methodology based upon the Florida  
09/22/2022  
CAM #22-0828

Housing Finance Corporation's (FHFC) most recent "Total Development Cost Per Unit Base Limitations". The City's affordable housing payment in lieu of policy, requires that 50% of the payment in lieu of funds are deposited into the County Affordable Housing Trust Fund and 50% of the funds are deposited into the City's Affordable Housing Trust Fund. Reference Table 5, below, for BCLUP affordable housing density bonus and set-aside requirements. For location information on where the Broward County Land Use Plan density bonus can be applied, reference Page 3 Exhibit 2.

Table 5 - BCLUP Affordable Housing Density Bonus

Affordable Units	MFI	Bonus Market Rate Unit	Deed Restriction
1 Moderate Income Unit	At or below 120% of MFI	6 Units	30 Years
1 Low Income Unit	At or below 80% of MFI	9 Units	
1 Very Low Income Unit	At or below 50% of MFI	19 Units	
Payment In Lieu	Based on Florida Housing Finance Corporation Average Cost of Development and Number of Units		

#### **Section 47-23.16.C.- Exemptions**

Intent: Avoid duplicable set-aside requirements and deed restrictions.

Description: This section will allow developers to access incentives without additional deed restrictions or affordable housing set-aside requirements if the development is receiving funding or assistance through a governmental program or agreement. Documentation is required to be submitted, showing the proposed development meets or exceeds the affordability requirements of the ULDR. In many instances affordable housing developers seek federal or state funding that have affordable housing set-aside requirements that exceed the timeframe and obligations of our proposed policies. Removing the requirement for applicants to record additional agreements and restrictions will reduce overall approval process time and decrease costs.

#### **Section 47-23.16.D.- Affordable Housing General Requirements**

Intent: Provide language for affordable housing policy implementation and continued oversight.

Description: The general requirement section provides guidance to applicants on understanding the affordable housing development plan criteria, affordable housing development agreement, conversion language, income limits for rental and for sale units, resale requirements, payment in-lieu of language and annual affidavit requirements. Developments seeking a height and density bonus must comply with these requirements to receive incentives. The affordable housing development plan and affordable housing

development agreement ensures units will continue to be rented or sold as affordable for no less than thirty (30) years in compliance with the guidelines of the deed restriction.

### **Additional ULDR Amendments**

#### **Sec. 47-20.3., Reductions and Exceptions**

Intent: Update parking reduction code section and deed restriction timeframe for multifamily developments containing affordable housing units.

Description: Provides the ability to request a parking reduction for multifamily developments containing affordable housing units rented or sold to households with an income less than or equal to one hundred twenty percent (120%) of the MFI and deed restricted for a minimum of ten (10) years. The ten-year deed restriction reflects federal programs, administered locally through Housing and Community Development, such as SAIL and HOME.

#### **Income Eligibility**

To be in alignment with Broward County, State, and Federal programs, the City's proposed regulations for incentivizing affordable housing use the Broward County Metropolitan Statistical Area MFI. The MFI is updated and released annually by HUD and is used to adjust maximum sale and rental rates for affordable housing units. The County's MFI was \$73,400 in 2021. Based upon the County's MFI, maximum income, rental rate, and sale prices are referenced below.

#### **Income Limits**

---

	<b>Income Limit by Persons in Household</b>				
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>60%</b>	\$36,960	\$42,240	\$47,520	\$52,800	\$57,060
<b>80%</b>	\$49,280	\$56,320	\$63,360	\$70,400	\$76,080
<b>100%</b>	\$61,600	\$70,400	\$79,200	\$88,000	\$95,100
<b>120%</b>	\$73,920	\$84,480	\$95,040	\$105,600	\$114,120

## Maximum Rental Rates

---

	Rent Limit by Number of Bedrooms in Unit					
	0	1	2	3	4	5
<b>60%</b>	\$924	\$990	\$1,188	\$1,373	\$1,532	\$1,691
<b>80%</b>	\$1,232	\$1,320	\$1,584	\$1,831	\$2,042	\$2,254
<b>100%</b>	\$1,540	\$1,650	\$1,980	\$2,289	\$2,553	\$2,818
<b>120%</b>	\$1,848	\$1,980	\$2,376	\$2,747	\$3,063	\$3,381

---

## MAXIMUM SALE LIMITS

---

	Maximum Sales Price by Bedroom Count					
	0	1	2	3	4	5
<b>60%</b>	\$94,288	\$114,234	\$134,179	\$154,125	\$170,217	\$186,083
<b>80%</b>	\$140,828	\$167,422	\$194,016	\$220,610	\$242,066	\$263,221
<b>100%</b>	\$187,367	\$220,610	\$253,852	\$287,095	\$313,916	\$340,359
<b>120%</b>	\$233,907	\$273,798	\$313,689	\$353,580	\$385,765	\$417,496

### Resource Impact

Fiscal impact due to continued monitoring and oversight of affordability requirements.

### Strategic Connections

This item is a *2022 Top Commission Priority*, advancing the Homelessness and Housing Opportunities initiative.

This item supports the *Press Play Fort Lauderdale Strategic Plan 2024*, specifically advancing:

- Neighborhood Enhancement Focus Area.
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Ensure a range of affordable housing options.

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 Future Land Use Element
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.
- 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.

### **Attachments**

Exhibit 1 – Proposed ULDR Amendments

Exhibit 2 – Policy Boundary Maps

Exhibit 3 – November 17, 2021, Planning and Zoning Board Meeting Minutes

Exhibit 4 – February 16, 2022, Planning and Zoning Board Meeting Minutes

Exhibit 5 – March 16, 2022, Planning and Zoning Board Meeting Minutes

Exhibit 6 – Staff Presentation

Exhibit 7 – Ordinance

---

Prepared by: Adam Schnell, Urban Planner III, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department