



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

FROM: Greg Chavarria, City Manager

DATE: March 8, 2023

TITLE: Resolution Delegating to the Director of the Development Services
Department the Authority to Approve and Execute Affordable Housing
Development Agreements and Amendments to Affordable Housing
Development Agreements - **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission consider a resolution authorizing the Director of the Development Services Department (DSD) to approve and execute affordable housing development agreements and amendments to affordable housing development agreements.

Background

The Unified Land Development Regulations (ULDR) provide development incentives for the development of affordable housing such as increased height, density bonuses and an expedited review and approval process. Pursuant to Section 47-23.16. Affordable Housing Regulations, an applicant receiving these incentives shall enter into an affordable housing development agreement with the City of Fort Lauderdale to ensure continued affordability. The current process for the City Commission to approve an affordable housing development agreement increases the time required for site plan approval for site plans not requiring City Commission approval, such as Site Plan Level II applications that have not been requested for review by the City Commission.

Section 4.01(b) of the City Charter states as follows:

- (b) All contracts, agreements, leases or other instruments to which the city is a party and under which the city assumes any liability, shall be executed in the name of the city by the mayor and city manager, attested by the city clerk, and the form of any such instrument shall be previously approved by the city attorney or assistant city attorney, provided, however, that where by ordinance or resolution, the execution of short-term leases or other instruments is delegated to another person, such instrument may be executed in the manner provided by such ordinance or resolution.

The delegation of authority to the Director of DSD to approve new and amended affordable housing development agreements, will result in expedited processing of site plans and lower expenses for applicants of affordable housing development projects. Approval of the resolution would grant the Director of DSD the authority to execute new and amended affordable housing development agreements, subject to the review and approval of the Interim City Attorney or City Attorney or an Assistant City Attorney.

Resource Impact

There is no fiscal impact associated with this action.

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

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.

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.
 1. Objective HS 1.3: Incentivize Construction and Development of Affordable Housing.
 - Policy 1.3.2: The City shall expedite the processing of building permits for affordable, attainable and workforce housing units.

Attachment

Exhibit 1 – Resolution

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

Department Director: Christopher Cooper, AICP, Development Services Department