



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

**#15-0290**

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

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** October 6, 2015

**TITLE:** Resolution Adopting an Affordable Housing Policy and Accepting the  
Affordable Housing and Economic Analysis

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**Recommendation**

It is recommended that the City Commission adopt a resolution for an Affordable Housing Policy for the City of Fort Lauderdale and accept the Affordable Housing and Economic Analysis prepared for the City of Fort Lauderdale by the Florida International University Metropolitan Center.

**Background**

At the City Commission Conference Meeting of February 3, 2015, the Fort Lauderdale Affordable Housing Advisory Committee presented its recommendations for affordable housing policy implementation, specifically focused on city-owned properties considered for disposal. Upon the conclusion of this discussion, the City Commission requested an agenda item be prepared to adopt a formal affordable housing policy for the City of Fort Lauderdale.

In response, City staff worked with the Affordable Housing Advisory Committee (AHAC) to prepare an affordable housing policy document, provided as Exhibit 1.

A connected policy effort is the City of Fort Lauderdale's request to Broward County for an amendment to the land use plan for the Downtown Fort Lauderdale area to increase the residential development allowed in the Downtown Regional Activity Center (RAC) by 5,000 dwelling units. The request would bring the total number of development units allowable for development in the Downtown RAC to 16,060. In response to the City's request, Broward County has conditioned approval of the City's application on the adoption of an affordable housing policy.

To assist with creating an affordable housing policy the City hired the Florida International University Metropolitan Center to conduct a study on Affordable Housing and Economic Analysis focused on housing affordability. The scope of study centered on understanding how housing and transportation costs both play a role in determining

housing affordability in Fort Lauderdale. The study was completed in two phases; Phase I was submitted in July 2015 and Phase II was provided to City staff on August 14, 2015. The study is attached as Exhibit 2.

Affordable housing programs are administered by the City's Housing and Community Development (HCD) Division of the Department of Sustainable Development. HCD's mission is to develop quality housing that is decent, safe, and affordable, to establish community development strategies, and economic development opportunities for low and moderate-income residents of the City.

HCD uses funds provided by the U. S. Department of Housing and Urban Development (HUD) and the Florida Housing Finance Corporation (FHFC) to administer the program and provide access to affordable housing opportunities through the following policy documents:

- Five Year Consolidated Plan – HUD
- Annual Action Plan – HUD
- FHFC's Local Housing Assistance Plan (LHAP) – FHFC

These documents serve as the day-to-day working documents for affordable housing strategies funded through HUD and FHFC. The City of Fort Lauderdale further encourages the development of affordable housing through the Comprehensive Plan, and development projects in the Downtown and Northwest Regional Activity Centers.

In 2007, the City of Fort Lauderdale established an Affordable Housing Advisory Committee (AHAC) in response to a requirement of the State of Florida for local municipalities that receive the State Housing Initiatives Partnership (SHIP) program funds. The AHAC works with HCD staff to review policies and procedures, ordinances, land development regulations and the adopted comprehensive plan and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate and to evaluate the implementation of affordable housing options and incentives. In the time since the AHAC was established, they have communicated several policy recommendations connected to the development of more affordable housing. Specifically the AHAC presented a series of recommendations at the February 3, 2015 City Commission Conference meeting. City staff reviewed the meeting minutes when the AHAC presented its recommendations and used this dialogue as a key resource tool for the development of the affordable housing policy. For reference, the AHAC recommendations are attached as Exhibit 3.

The policy document attached recognizes existing affordable housing resources and refines recommendations for implementation with input provided by local stakeholders such as the AHAC. It is envisioned that affordable housing policy will become key step in creating a comprehensive approach to development and preservation of affordable housing within the City of Fort Lauderdale. It is anticipated that upon adoption of the resolution, the affordable housing policy will be integrated into the City's property disposal process.

Additionally, the City Attorney's Office has prepared a document which describes the limitations of the City's Charter with respect to the disposal of city-owned property for the development of affordable housing in the City of Fort Lauderdale. The information prepared by the City Attorney's office is attached as Exhibit 4.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Option 2: Ensure a range of housing options for current and future neighbors.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035*: We are community.

### **Attachments**

Exhibit 1 – Affordable Housing Policy

Exhibit 2 – Affordable Housing and Economic Analysis (Phase 2)

Exhibit 3 – AHAC Policy Recommendations

Exhibit 4 – Options for Facilitating the Development of Affordable Housing

Exhibit 5 – Resolution

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