

June 14, 2017



Downtown Regional Activity Center – Affordable Housing Options

City of Fort Lauderdale | **Department of Sustainable Development**

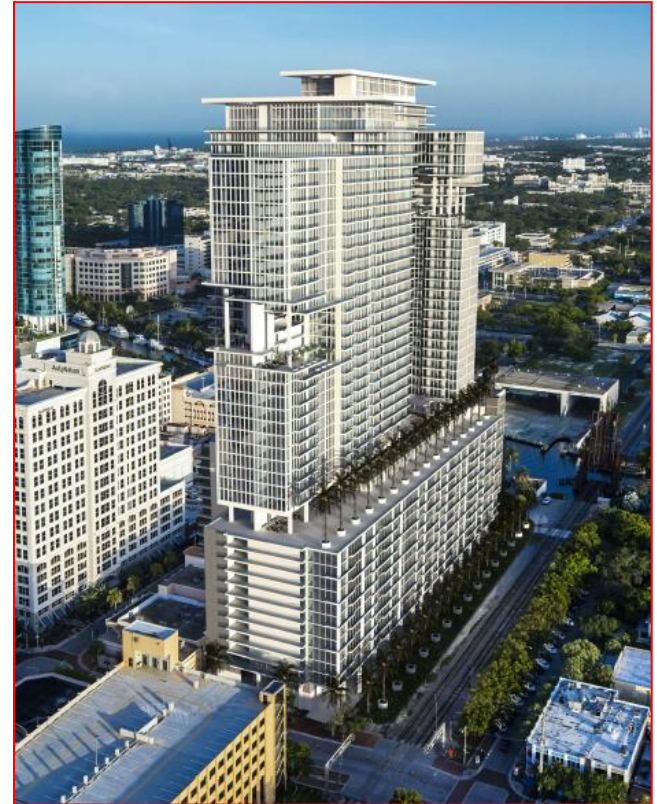


OVERVIEW

AFFORDABLE HOUSING DEFINITION & EXISTING POLICY

AFFORDABLE HOUSING OPTIONS:

- 1 - ADOPT NEW MIXED USE ZONING CATEGORY & FLEX UNIT POLICY FOR COMMERCIAL LAND USE CORRIDORS
- 2 - PAY IN LIEU OF FEE
- 3 - REDUCTION OF BUILDING PERMIT FEES
- 4 - PROPERTY TAX REBATE FOR AFFORDABLE HOUSING (RENTAL ONLY)
- 5 - REMOVE AFFORDABLE HOUSING REQUIREMENT



AFFORDABLE HOUSING DEFINITION

- Affordable housing means housing for which monthly rents or mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage, generally:
Very low = 50% / Low = 80% / Moderate = 120% of the median income limits adjusted for family size household
- Note: Workforce housing is included as Affordable Housing, Moderate Income described above means housing for households where the income does not exceed 140 percent of the median annual income within the County

EXISTING AFFORDABLE HOUSING POLICY

- Current Broward County land use amendment process requires analysis of affordable housing
- Potentially clusters affordable housing in specific areas
- Affordable housing is a regional issue that requires stronger regional partnerships and standardized monitoring



OPTION 1- FLEX UNIT POLICY

Adopt New Mixed Use Zoning Category & Flex Unit Policy for Commercial Land Use Corridors

Include a provision for affordable housing (i.e. permit up to 50 units per acre if 15% of dwelling units qualify as affordable, otherwise 43 units per acre)

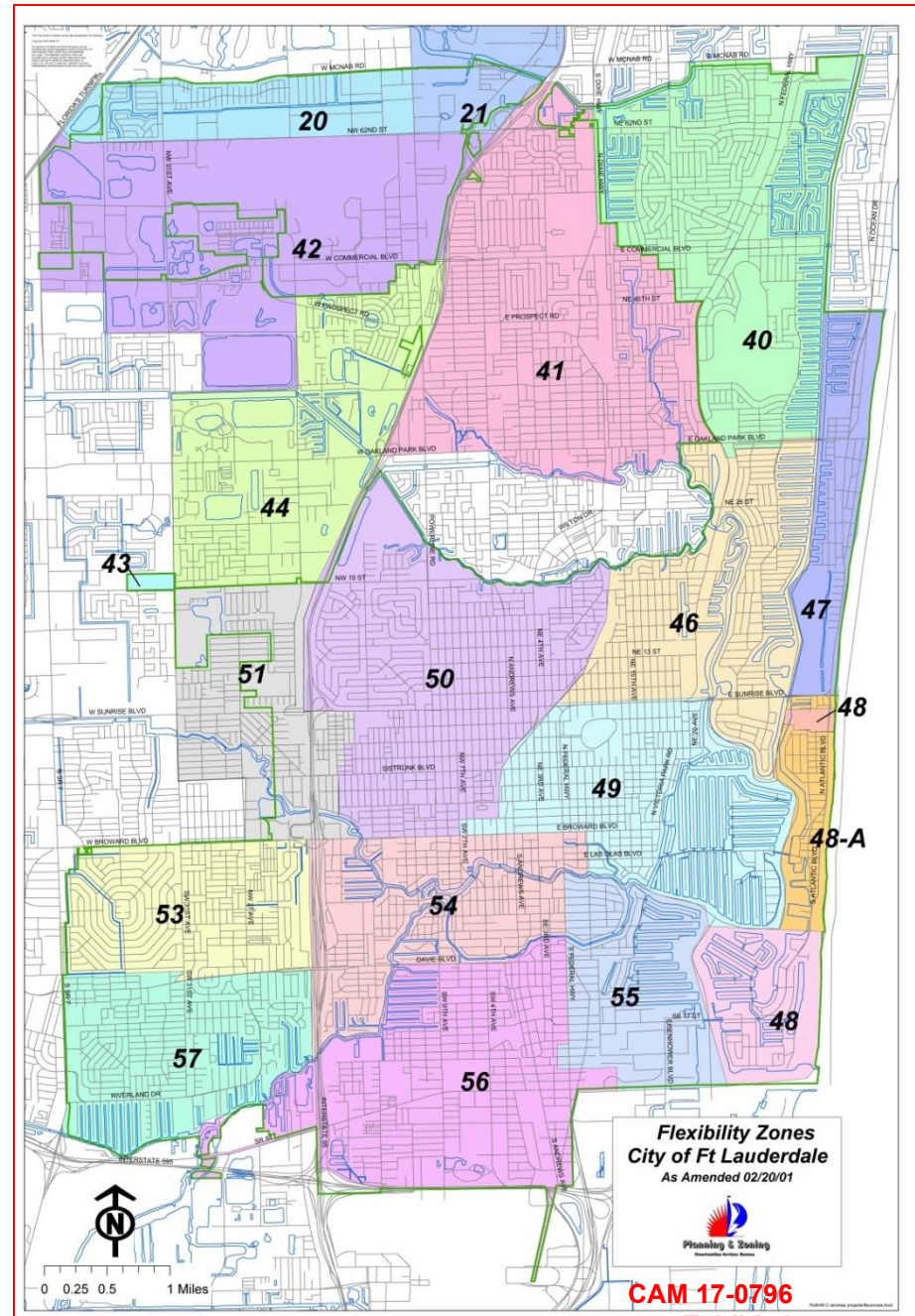
- Corridors offer an opportunity to provide a mixed-use environment with local supporting amenities
- Develop form-based standards to buffer adjacent neighborhoods



OPTION 1- FLEX UNIT POLICY

#BrowardNext Amendments
offer potential for:

- Unified strategy for 18,000 flex units currently available as a long term plan
- Amended BCLUP allows 5,000 units at a time
- Requires Broward County Planning Council and County Commission approval

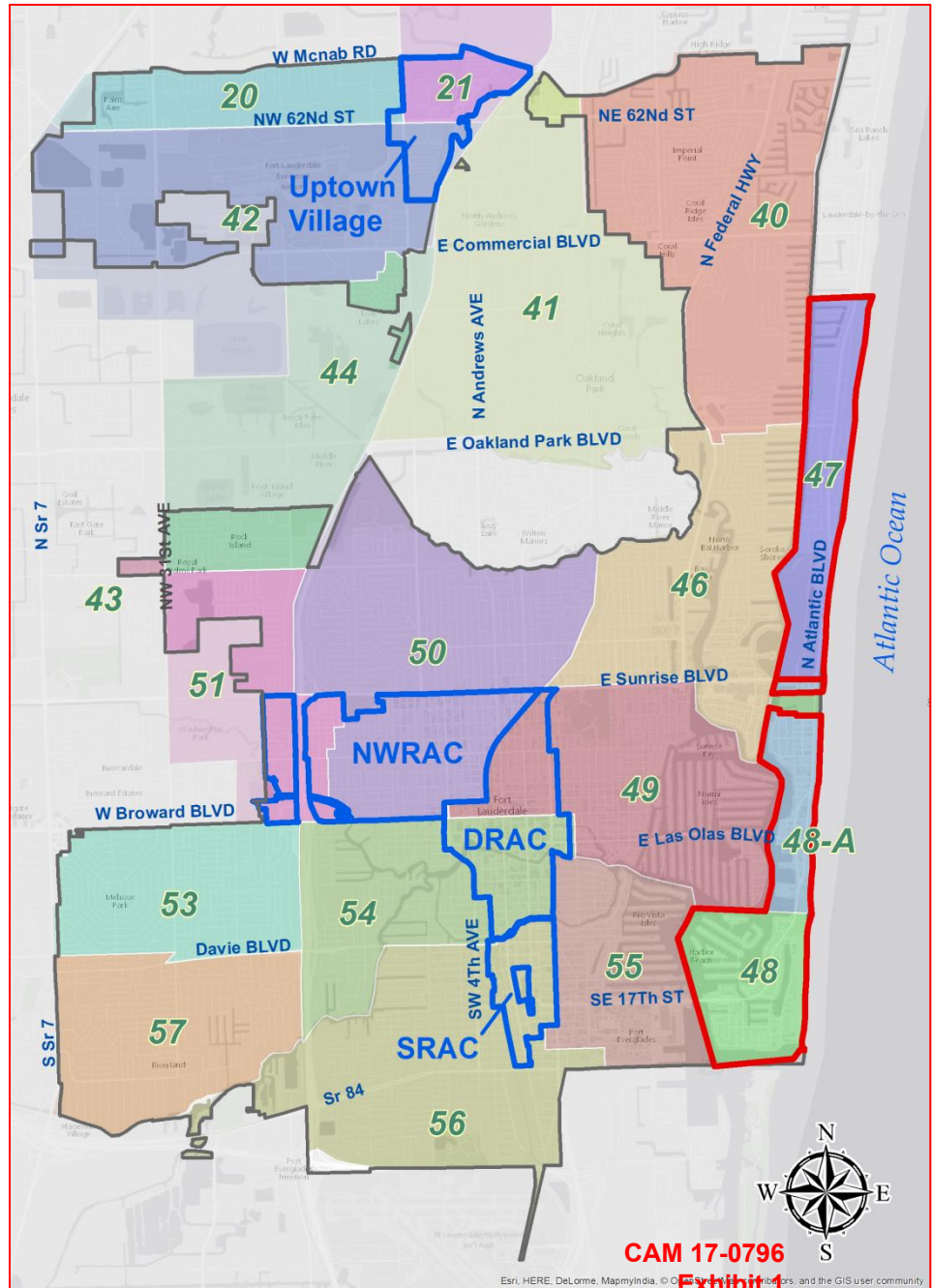


OPTION 1- FLEX UNIT POLICY

Initial Strategy:

Transfer barrier island flex units to:

- Downtown RAC,
- South Andrews RAC
- NW RAC
- Uptown Village
- New Mixed Use zoning areas along major corridors



OPTION 2 - PAY IN LIEU OF FEE

- Fee to be determined
- Use Existing Trust Fund
- Examples

Municipality	Required In Lieu Fee
Berkeley	\$15-34K per unit
Chicago	\$100k per unit
Denver	\$0.4-\$1.70 per square foot
San Jose	\$17-28 per square foot



Aria Apartments, Denver



Acton Courtyard, Berkeley



Armstrong Place, San Francisco

AFFORDABLE HOUSING TRUST FUND

- Fund created in January 2017 for affordable housing-related revenue and contributions;
- Proceeds from the sale of all city owned residential surplus lots shall be deposited into the trust fund;
- Provides support for affordable and workforce housing pursuant to guidelines recommended by the Affordable Housing Advisory Committee (AHAC);
- Ordinance allows the AHAC to create a Local Housing Assistance Program for fund administration



CAM 17-0796

Exhibit 1

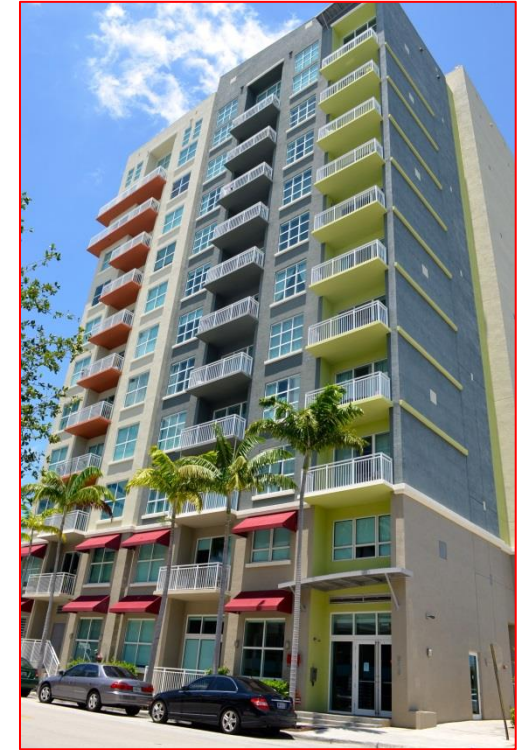
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OPTION 3 - REDUCTION OF BUILDING PERMIT FEES

- Affordable requirement on site would receive a partial refund of all building permit fees after receiving a certificate of occupancy

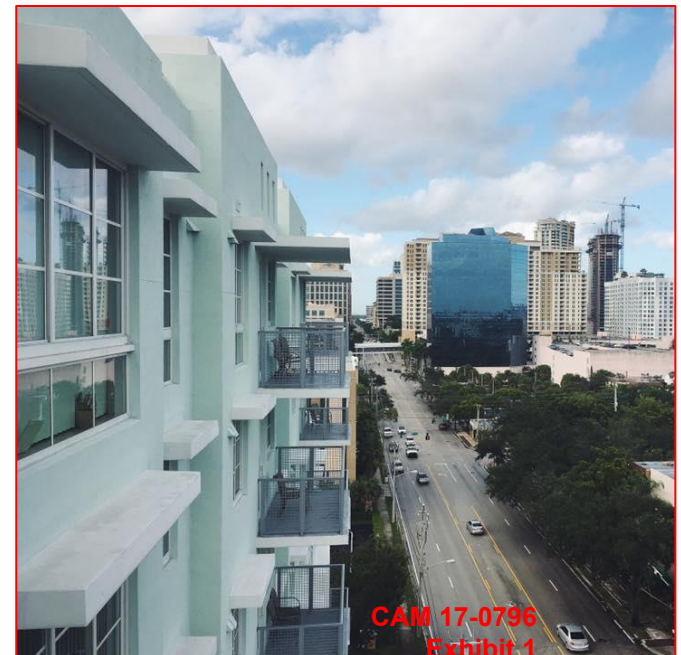
For example:

% of Affordable Housing Provided	% Refund of Building Permit Fees
15%	50%
10%	30%
0-9%	10%



OPTION 4 - PROPERTY TAX REBATE FOR AFFORDABLE HOUSING (RENTAL ONLY)

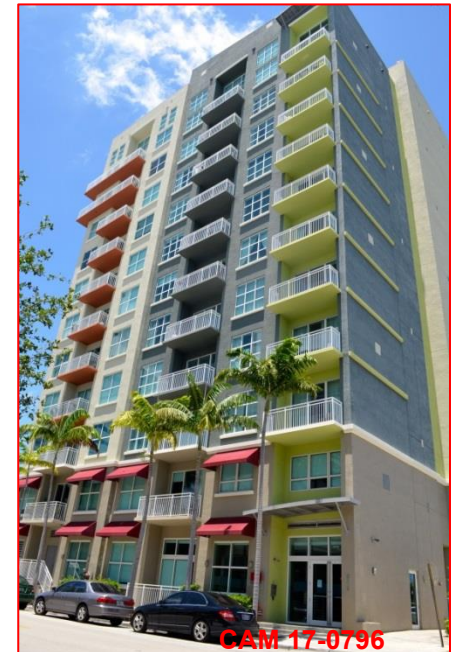
- 75% rebate of all city property taxes not to exceed \$250,000;
- Rebate period for 10 years for properties that meet 15% requirement for on-site workforce housing;
- Rebate period for 15 years for properties that meet 15% requirement for on-site affordable housing;
- Within 300 feet of a transit station, 100% rebate for 7 years and 75% rebate for 3 years of all city property taxes not to exceed \$250,000;
- Legal review of tax rebate option required.



CAM 17-0796
Exhibit 1

OPTION 5 - REMOVE AFFORDABLE HOUSING REQUIREMENT

- Pursue this as result of completion of housing study and new affordable housing policies through use of flex units and HCD activities



CAM 17-0796

Exhibit 1

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JOINT WORKSHOP: CITY COMMISSION & PLANNING AND ZONING BOARD

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