

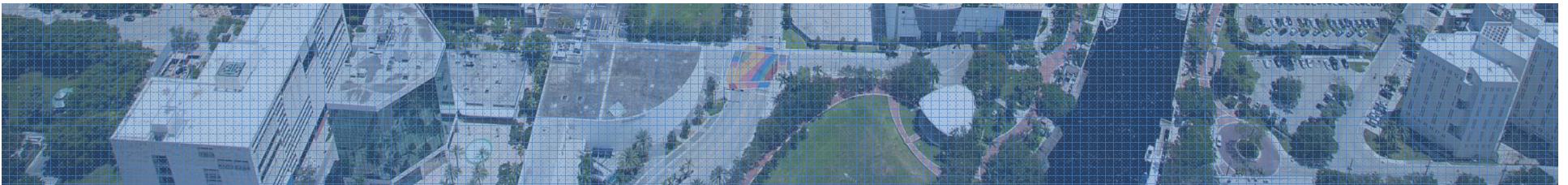
# *CITY COMMISSION MEETING*

November 7, 2017



## **AFFORDABLE HOUSING POLICY AND UNIFIED FLEX**

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





# MEETINGS TO DATE

- City Commission and PZB Joint Workshop June 14, 2017
- PZB and AHAC Joint Workshop July 19, 2017
- Meeting with The Broward MPO Staff October 10, 2017
- Meeting with Broward County Planning Council Staff October 13, 2017



# RECOMMENDATIONS

## Recommendations from the Joint Workshop between Planning and Zoning Board and Affordable Housing Advisory Committee:

- Provide funding options including in lieu of fee for rehabilitation of existing housing;
- Sale of surplus City-owned commercial or industrial properties should go into the Affordable Housing Trust Fund; Consider reduced parking requirements for affordable housing projects;
- Consider location of affordable housing to reduce concentration in areas;
- Require mixed-use development to provide housing for those employed in the same mixed-use project or be subject to a linkage fee;
- Provide for a dedicated revenue stream for the Affordable Housing Trust Fund
- Incorporate any policies to include and require non-residential development to support affordable housing effort; and
- Some affordable housing should be located in proximity to the barrier island.



# RECOMMENDATIONS

Create a citywide affordable housing policy that focuses on the City's Regional Activity Centers (except Central Beach) and major corridors:

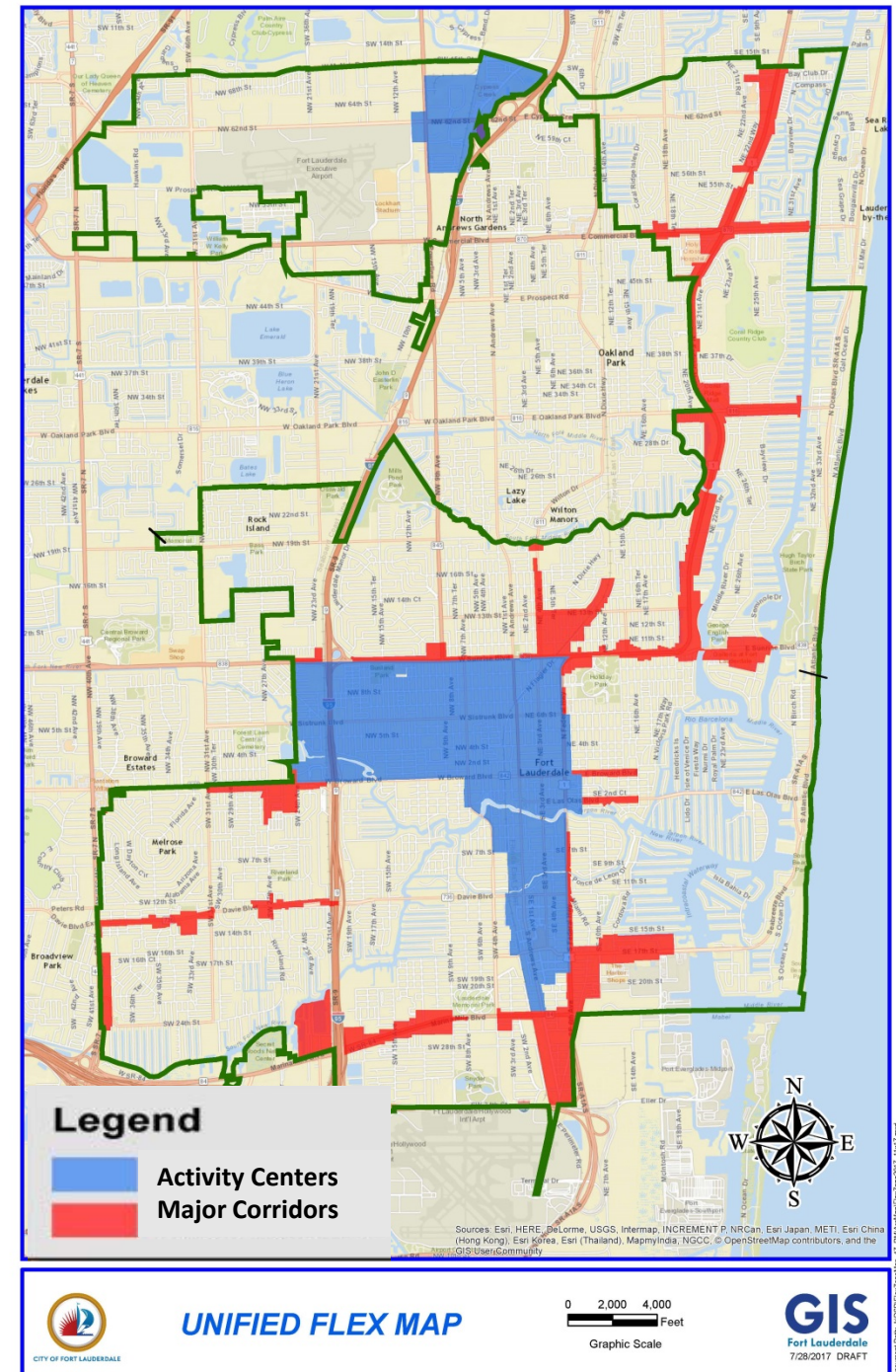
- Adopt new Unified Flex Strategy, collapsing flex zones into citywide pool:
  - Allocation of new flex units permitted in RACs (except Central Beach) and along major corridors;
  - Determine appropriate amount / percentage for affordable or moderate housing for projects in RACs and major corridors when flex units are applied;
  - Adopt a new Mixed-Use Zoning Category with form-based design standards to ensure appropriate type and scale of development along major corridors when applying flex units;
- Provide for In-Lieu of Fee as an option to developing affordable housing;
- Create a Buy-Down Program to utilize monies from the affordable housing trust fund for potential partnerships with developers to reduce cost of unit.





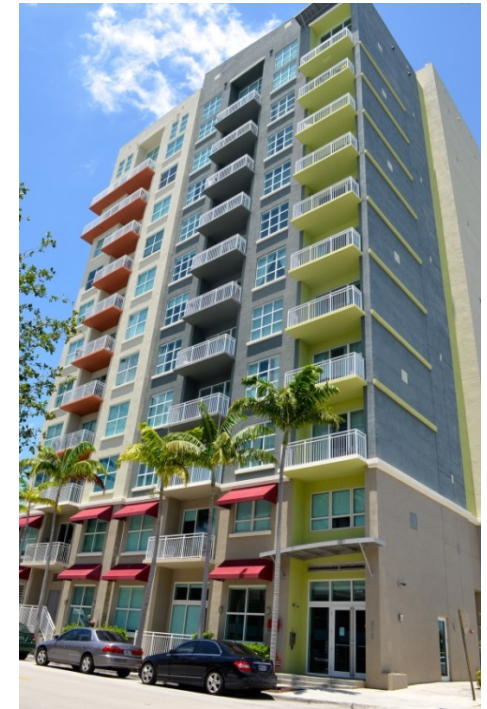
# UNIFIED FLEX STRATEGY

- Prepare Unified Flex Policy Strategy Document for approval by Broward County Planning Council
- Combine existing available flex and reserve units into one unified pool
- Maintain nonresidential flex acreage for commercial projects
- Identify Receiving Areas
  - Activity Centers (except Central Beach)
  - Major transit corridors



# EXISTING FLEX UNIT DATA

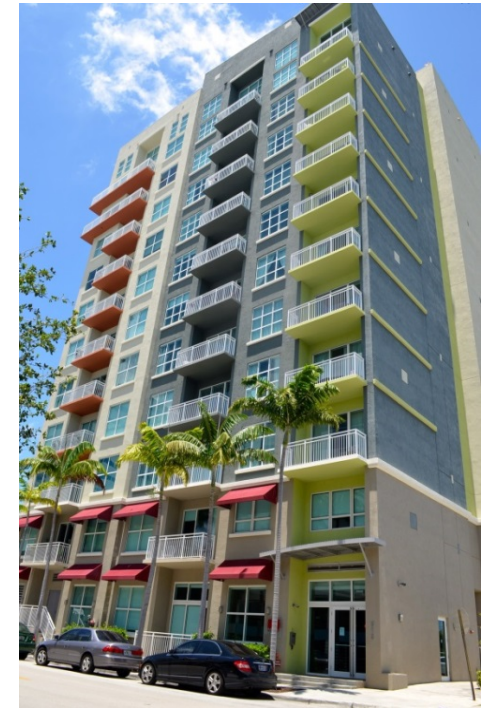
	TOTAL	ASSIGNED TO DATE	BASE AVAILABILITY FOR UNIFICATION
RESIDENTIAL FLEX UNITS	20,623	6,904	13,719
RESIDENTIAL RESERVE UNITS	2,120	369	1,751
AFFORDABLE HOUSING UNITS (10% of Flex Units)	2,320	105	2,215





# AFFORDABLE HOUSING UNITS STATUS IN DOWNTOWN

PREVIOUS ALLOCATION POOLS	UNITS
Existing and Approved AFH Projects	489
Existing and Approved Market Rate Rent meeting Moderate Income Projects (Collier's Report)	425
<b>SUBTOTAL</b>	<b>914</b>
NEW 5,000 UNIT POOL	
Pending AFH Projects	105
Approved and Pending Market Rate Rent anticipated to meet Moderate Income Projects (Collier's Report)	670
<b>SUBTOTAL</b>	<b>775</b>
<b>Downtown AFH TOTAL</b>	<b>1,689</b>



# BROWARD COUNTY FUNDING FOR AFFORDABLE HOUSING

- County intends to dedicate 50% of savings from expiring CRAs for affordable housing beginning FY18

Existing & Potential Funding Source	FY18 - FY22		FY23 - FY27		FY28 - FY32		FY33 - FY37	
	\$	Units	\$	Units	\$	Units	\$	Units
Housing Grants - Broward	14,580,000	265	14,580,000	208	14,580,000	163	14,580,000	128
Housing Grants - Cities	61,968,000	1,127	61,968,000	883	61,968,000	692	61,968,000	542
State 9% Tax Credit		500		500		500		500
HFA Bond Issuance		500		500		500		500
<b>Subtotal: Units Added with Existing Funding Sources</b>		<b>2,392</b>		<b>2,090</b>		<b>1,855</b>		<b>1,670</b>
<b>50% of Savings from Expired Tax Increment Financing Payments to CRAs</b>	<b>8,010,000</b>	<b>135</b>	<b>22,965,000</b>	<b>323</b>	<b>112,420,000</b>	<b>1,236</b>	<b>141,850,000</b>	<b>1,240</b>
County Reserves	15,000,000	286						
<b>Subtotal: Units Added with Potential Funding Sources</b>		<b>421</b>		<b>323</b>		<b>1,236</b>		<b>1,240</b>
<b>Total: Units Added with All Funding Sources</b>		<b>2,813</b>		<b>2,413</b>		<b>3,091</b>		<b>2,910</b>
<b>Total Units Added Over 20 Years</b>								<b>11,227</b>

Broward County • 2018 Budget Workshop—County Administrator's Recommendations • June 15, 2017





# NEXT STEPS

- **City Commission identifies which affordable housing recommendations presented staff should develop specific affordable housing strategies: Yes /No**
  - Affordable Housing Provision tied to Flex Units
  - Mixed Use Zoning Category
  - In Lieu of Fee
  - Buy Down Policy
- **Joint PZB/AHAC workshop recommendations: Yes /No**
  - In lieu of fee for rehabilitation;
  - Sale of surplus City-owned commercial or industrial properties should go into the Affordable Housing Trust Fund;
  - Consider reduced parking requirements for affordable housing projects;
  - Reduce concentrations of affordable housing;
  - Require mixed-use development to provide housing for those employed in the same mixed-use project Dedicated revenue stream for the Affordable Housing Trust Fund;
  - Require non-residential development to support affordable housing effort; and
  - Affordable housing in proximity to the barrier island.
- **City Commission direction on Unified Flex Strategy document submission to Broward County Planning Council**





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## DISCUSSION

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