



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING

#17-1297

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

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

DATE: November 7, 2017

TITLE: Affordable Housing Policy and Unified Flex

Background

As directed by the City Commission, staff has conducted several meetings on a city-wide approach to affordable housing including a joint workshop between the Planning and Zoning Board and the Affordable Housing Advisory Board. This joint meeting was held on July 19, 2017, and a summary of recommendations from the joint workshop as well as summary of strategies to address affordable housing city-wide is attached as part of the presentation, Exhibit 1.

In addition, the City has been working with consultant Colliers International to generate data on existing rental rates that meet the affordability criteria in the Downtown RAC in order to develop a letter of understanding between the City and Broward County Planning Council (BCPC) staff, identify a reporting timeframe, and a commitment to maintaining the 15% affordable requirement. Please note household size was not accounted for in the data. We anticipate questions may arise from Broward County Planning staff regarding household size and what the rental cost indicated in the data would be for projects that are not yet completed or approved. The analysis is attached as Exhibit 2.

In addition, staff is also in the process of drafting a strategy document which outlines the rationale for unifying the City's flex zones into one pool of units, identifies receiving areas, and defines implementation. Staff conducted a preliminary meeting with BCPC staff regarding the City's Unified Flex Strategy document and BCPC staff provided positive feedback on the strategy and overall approach. Approval from BCPC will be required in order to release units from the unified pool in 5,000 unit increments. BCPC staff indicated that submitting the overall strategy plan will be helpful in receiving such approval.

Staff will provide a presentation and overview.

Attachments

Exhibit 1 – Presentation

Exhibit 2 – Colliers' AFH Rental Analysis

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