



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
JOINT WORKSHOP

#18-0605

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

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

DATE: July 10, 2018

TITLE: Joint Workshop Agenda of City Commission and Affordable Housing
Advisory Committee

The July 10, 2018 Joint Workshop Agenda of the City Commission and Affordable Housing Advisory Committee (AHAC) includes the following topics:

- A. Affordable Housing Incentive Strategies Recommendations;
- B. Inclusionary Zoning Staff Presentation;
- C. Letter of Intent: Request for Transfer of City-Owned Land for Affordable Housing at 1801 SE 1st Avenue.

On January 4, 2017, the City Commission approved Ordinance No. C-16-30 for an Affordable Housing Trust Fund and delegated authority to the AHAC to establish administrative procedures including details for fund administration, eligible applicants, eligible uses and activities, eligible projects, award preferences and selection criteria and award process. These administrative procedures are governed by the current State Housing Initiatives Partnership Local Housing Assistance Plan of which the Affordable Housing Incentive Strategies will be incorporated.

A. Affordable Housing Incentive Strategies Recommendations

Every three years the AHAC must review the affordable housing incentives strategies per, Section 420.9076(4), Florida Statutes, to make recommendations to the City Commission. At its May 14, 2018 meeting, the AHAC supported the following recommendations:

- 1. Create an Affordable Housing Overlay Zoning District to permit higher density and reduced building requirements for affordable housing developments and rehabilitation, and make such Overlay available for application Citywide.
- 2. Place 15% of net proceeds from the sale of City owned commercial and industrial lots into the Affordable Housing Trust Fund.
- 3. Create a funding source to provide grants to affordable housing developers to use to offset the cost of required infrastructure improvements (i.e. water,

sewer, stormwater, street lighting and sidewalks) and provide utility connection fee waivers related to new and rehabilitation affordable housing developments.

4. Create a realistic aspirational goal for the number of new affordable housing units to be developed in the City over the next 3 years.
5. Evaluate whether the City's new electronic plan review provides sufficient opportunities to expedite permitting for affordable housing, rehabilitation and new construction and if not, create a mechanism to provide such expedited processing.
6. Prepare a comprehensive list of City owned properties which are vacant or underutilized and which are suitable for affordable housing development and can be donated to an affordable housing developer.

The AHAC also discussed keeping the following Additional Recommendations:

1. Include Community Land Trusts (CLTs) as a strategy to provide a permanent source of affordable housing.
2. Support tax credit developments—direct financial support utilizing Affordable Housing Trust Fund.
3. Establish public-private partnerships with nonprofit and for profit affordable developers.
4. Increase the capacity of nonprofit agencies as they work to develop affordable housing by conducting workshops, training, and direct assistance.
5. Adopt corresponding ordinances to implement the programs discussed in the affordable housing plan before the end of the fiscal year.

B. Inclusionary Zoning Staff Presentation (PowerPoint Attached)

C. Letter of Intent

The Housing Authority of the City of Fort Lauderdale (HACFL) has submitted a Letter of Intent to acquire a city-owned property located at 1801 SW 1st Avenue. The property was acquired to serve as the Wave streetcar maintenance facility. HACFL proposes to develop a new seven story, 125-unit affordable housing development on the vacant property. The site has a South Regional Activity Center land use designation and is zoned South Regional Activity Center – South Andrews west (SRAC-SAw). A project in this zoning district would be subject to the South Regional Activity Center design standards.

The Letter of Intent dated June 19, 2018 submitted by HACFL, requests the following from the City of Fort Lauderdale:

1. A no-cost transfer of city-owned property to the HACFL;
2. A non-recourse, non-amortizing loan in the amount of \$800,000 from the City of Fort Lauderdale for project expenses and local support of a local application for low income housing tax credits to the Florida Housing Finance

- Corporation (FHFC). The loan proposed would have a 35-year term and be secured by a second mortgage on the Project; and
3. Execute the property transfer prior to submitting an application to FHFC

The letter from the Housing Authority is attached.

Attachments

Exhibit 1 – Inclusionary Zoning Staff Presentation

Exhibit 2 - Letter from the Housing Authority of the City of Fort Lauderdale

Prepared by: Avis A. Wilkinson, Housing Programs Administrator
Al Battle Jr., Deputy Director - Department of Sustainable Development
Mario DeSantis, Acting Housing and Community Development Program
Manager

Department Director: Anthony Fajardo, Department of Sustainable Development