

**City of Fort Lauderdale**  
**Affordable Housing Advisory Committee (AHAC)**  
**2018 Affordable Housing Incentive Report**

**Prepared for:**  
**The Florida Housing Finance Corporation**

**Prepared by:**  
**Affordable Housing Advisory Committee**

**Approved by the AHAC on September 17, 2018**

Affordable Housing Advisory Committee Report to  
Board of City / County Commissioners SHIP  
Affordable Housing Incentive Strategies

SUBMITTED TO: FLORIDA HOUSING FINANCE CORPORATION  
DATE SUBMITTED: \_\_\_\_\_

## **BACKGROUND**

As a recipient of State Housing Initiatives Partnership funds, the City of Fort Lauderdale established an Affordable Housing Advisory Committee on June 17, 2008 as required by the Florida Statutes, Sec. 420.9076. Upon appointment of the AHAC members and every three years after, the AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the City of Fort Lauderdale's housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out at Florida Statutes, Sec. 420.9076 (a) - (k). Based on the AHAC evaluation, it may recommend to local government that it make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles which would encourage production of affordable housing.

As approved by the City of Fort Lauderdale Commissioners, the recommendations are used to amend the Local Housing Assistance Plan (LHAP) and the local Comprehensive Plan Housing Element.

## **COMMITTEE COMPOSITION**

Florida Statutes, Sec. 420.9076 (2) lists the categories from which committee members must be selected. There must be at least eight committee members with representation from at least six of the following categories:

- (a) Citizen who is actively engaged in the residential home building industry in connection with affordable housing.**
- (b) Citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.**
- (c) Citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.**
- (d) Citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.**
- (e) Citizen who is actively engaged as a for-profit provider of affordable housing.**
- (f) Citizen who is actively engaged as a not-for-profit provider of affordable housing.**
- (g) Citizen who is actively engaged as a real estate professional in connection with affordable housing.**

- (h) Citizen who is actively serving on the local planning agency pursuant to Florida Statutes, Sec. 163.3174.
- (i) Citizen who is residing within the jurisdiction of the local governing body making the appointments.
- (j) Citizen who represents employers within the jurisdiction.
- (k) Citizen who represents essential services personnel, as defined in the local housing assistance plan.

Appointed AHAC Committee members are included below, along with their category affiliation:

Name	Category	Date Appointed
None	Represents employers in the City of Fort Lauderdale	
Peter Cooper	Non specified	8/19/2017
Skeet Jernigan	Labor in home building in connection with affordable housing	6/30/2016
Edwin P. Parke	Banking or mortgage industry in connection with affordable housing	6/30/2016
None	Not-For-Profit provider of affordable housing	
None	For-Profit provider of affordable housing	
Roosevelt Walters	Essential Services Personnel as defined in the City's Housing Assistance Plan	6/30/2013
Debbie M. Orshefsky	Real Estate Professional in connection with affordable housing	9/16/2016
Mitchell Rosenstein	Residential Home Building Industry in connection with affordable housing	2/02/2016
Frances Epstein	Resides in the city	6/30/2016
Donnalee Minott	Advocate for low-income persons in connection with affordable housing	9/16/2016
Brandon P. Stewart	Non specified	11/01/2016
Nancy Daly	Advocate for low-income persons in connection with affordable housing	5/01/2018
Margi Nothard	Engaged in the residential home building industry in connection with affordable housing	6/05/2018
None	Active in local community improvement activities	

AHAC's meetings are held monthly at the City of Fort Lauderdale City Hall, located at 100 North Andrews Avenue, Fort Lauderdale, FL 33311.

Currently, AHAC has reviewed and provided comments to the City's for the proposed Affordable Housing Policy and Affordable Housing Incentive recommendations at the July 10, 2018 joint meeting. Also, the Committee discussed a number of affordable housing issues ranging from expedited permitting, development of affordable housing using Inclusionary Zoning.

Additionally, the Committee was provided a copy of the 2016-2019 SHIP LHAP and a copy of the Affordable Housing Incentives a thru k as listed in F.S. 420.9072 .

**II. Public Hearing:**

List the Public Hearing information; the date and time of the public hearing and a synopsis of public input. Include the names of those who spoke during the public hearing, if any.

The Public Hearing was held on September 17, 2018 in the 8<sup>th</sup> floor conference room, City Hall. The following is a summary of the Public comments received:

<u>Name of Commenter</u>	<u>Comments</u>
None	None

The SHIP program mandates that all municipalities receiving SHIP funds establish local initiatives that foster affordable housing development. To guide advisory committees, the SHIP Statute provides eleven affordable housing incentives; each strategy must be considered by the AHAC. Florida Statutes, Sec. 420.9076 (4):

- (a) Expediting processing approvals of development orders or permits for affordable housing projects over other housing projects.
- (b) Modifying impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- (c) Allowing flexibility in densities for affordable housing.
- (d) Reserving infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.
- (e) Allowing affordable accessory residential units in residential zoning districts.
- (f) Reducing parking and setback requirements for affordable housing.
- (g) Allowing flexible lot configurations, including zero-lot-line configurations for affordable housing.\
- (h) Modifying street requirements for affordable housing.
- (i) Establishing a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) Preparing a printed inventory of locally owned public lands suitable for affordable housing.
- (k) Supporting development near transportation hubs and major employment centers and mixed-use developments.

Two incentives are required to be adopted: item (a) for expedited permitting and item (i) for a process of ongoing review.

## **AFFORDABLE HOUSING RECOMMENDATIONS**

The AHAC has reviewed local government plans, policies, and procedures; ordinances; regulations; statutes; and the comprehensive plan, among other documents applicable to affordable housing, for evaluation of their impacts on affordable housing. Further, the AHAC has specifically considered and evaluated the strategies listed in Florida Statutes, Sec 420.9076 (4) (a) - (k). Based on this review and evaluation, the AHAC has formulated recommendations to the City of Fort Lauderdale Commission that may encourage production of affordable housing.

The AHAC, from its review submits this report to the City of Fort Lauderdale Commission and to Florida Housing Finance Corporation, which details the scope of its work and the resulting recommendations.

On January 4 2017 City Commission approved Ordinance No. C-16-30 for an Affordable Housing Trust Fund and delegated authority to the AHAC to establish administrative procedures for the trust. AHAC has written these procedures and will submit them to City Commission for approval on September 25, 2018.

The AHAC made the following new recommendations that were submitted to the Commission on July 10, 2018 at a joint meeting.

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" that were previously made in the 2015 Affordable Housing Incentive Report.

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.

The following is the summary of the discussion of the required 11 incentives and the recommendations for each:

- a. **Incentive: The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.**

**Review Synopsis:** The Committee discussed:

1. The City's current process for expediting affordable housing projects, which includes:

A "point person" (either the Housing and Community Development Manager for projects receiving funds from the City or the Assistant Building Official for other affordable housing projects) to assist developers through the process.

2. The highlighting of affordable housing projects in the permitting system.

**Recommendation:** The Committee recommended that the City:

1. Continue to have the Assistant Building Official serve as the point person for affordable housing projects.
2. Coordinate with the Housing and Community Development Manager when appropriate.
3. Continue to clearly highlight affordable housing projects so that they can be identified in the new permit system.
4. Review and track progress to ensure efficiency.

**Commission Action:** TBD

- b. **Incentive: The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.**

**Review Synopsis:** The Committee discussed:

1. The City's current Impact Fees Strategy through SHIP.

2. The possibility of using additional sources of funds, including funds deposited into THE Affordable Housing Trust Fund and resources from the CRA, to cover impact fees for affordable housing projects.
3. The possibility of City deferring or exempting impact fees in conjunction with the development of affordable/workforce housing.
4. Utilize fee waivers as an incentive for developers to build

**Recommendation:** The Committee recommended that the City:

1. Utilize alternative methods of fee payments for affordable housing, including SHIP, funds deposited into an Affordable Housing Trust Fund, and CRA dollars.
2. Provide fee waivers and reductions, where possible, for affordable housing projects.

**Commission Action:** TBD

**c. Incentive: The allowance of flexibility in densities for affordable housing.**

**Review Synopsis:** The Committee discussed:

1. The allowance of density bonuses in housing development will enhance the capacity for additional affordable units to be built within the City of Fort Lauderdale.
2. There are currently no caps on density within the CITY RACS.

**Recommendation:** The Committee recommended that the City:

1. Utilize density bonuses as an incentive for developers to build affordable housing
2. Create an Affordable Housing Overlay Zoning District to permit higher density and reduce building requirements for affordable housing developments and rehabilitation, and make such Overlay available for application Citywide.
3. Consider requests for density bonus in other zoning districts on a case-by-case basis as allowed by City code, depending upon the merits of the affordable housing development project.

**Commission Action:** TBD

- d. **Incentive:** The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

**Review Synopsis:** The Committee discussed:

1. Current infrastructure projects, such as the sewer lines, in low-income neighborhoods.

**Recommendation:** 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 rehabilitated affordable housing developments.

**Commission Action:** TBD

- e. **Incentive:** The allowance of accessory residential units in residential zoning districts.

**Review Synopsis:** The Committee discussed:

1. The definition of accessory residential units.

**Recommendation:** No recommendation.

**Commission Action:** N/A

- f. **Incentive:** The reduction of parking and setback requirements for affordable housing.

**Review Synopsis:** The Committee discussed:

1. The need to establish criteria to reduce parking requirements for affordable housing developments, particularly in areas near mass transit

**Recommendation:** The Committee recommended that the City:

1. Establish criteria to reduce parking requirements, including availability of mass transit, off site parking, proximity to downtown, and percentage of affordable units.
2. Utilize reduction of parking and setback requirements as an incentive for developers to build affordable housing
3. Reduce parking requirements for affordable housing developments.

**Commission Action:** TBD



**g. Incentive: The allowance of flexible lot configurations, including zero-lot line configurations for affordable housing.**

**Review Synopsis:** The Committee discussed:

1. The need for flexibility in the development of affordable housing, particularly on smaller lots and awkward sized properties.
2. The allowance of flexible lot configurations and zero lot-lines will encourage development in low-income areas.

**Recommendation:** The Committee recommends that the City:

1. Allow flexible lot configurations for affordable housing projects on a case-by-case basis.
2. 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.

**Commission Action:** TBD

**h. Incentive: The modification of street requirements for affordable housing.**

**Review Synopsis:** The Committee discussed:

1. Create a funding source to provide grants to affordable housing developers to use to offset the cost of required infrastructure improvement (i.e. water, sewer, stormwater, street lighting and sidewalks) and provide utility connection fee waivers related to new rehabilitated affordable housing developments.

**Recommendation:**

**Commission Action:** TBD

**i. Incentive: The preparation of a printed inventory of locally owned public lands suitable for affordable housing.**

**Review Synopsis:** The Committee discussed:

1. The State requirement to create a list of surplus lots appropriate for affordable housing.
2. The need to consider all lots in all neighborhoods so that the City does not concentrate poverty in the Northwest corridor.

3. Previous recommendations to the City Commission for utilization of City-owned property for affordable housing.

**Recommendation:** The Committee recommends that the City:

1. Consider ALL lots in City's inventory for affordable housing;
2. Place 15% of net proceeds from the sale of commercial and industrial lots into City Affordable Housing Trust Fund;
3. Donate or discount City-owned properties for affordable housing;
4. Give priority to nonprofit and experience affordable housing developers;
5. Place properties into immediate use as affordable housing or into a land bank for future affordable housing development;
6. Provide a variety of housing opportunities, including rental, lease-purchase and homeownership.

**Commission Action:** TBD

- j. Incentive:** The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

**Review Synopsis:** The Committee discussed:

1. The City Commission needs to consider how their regulatory actions impact the availability and cost of affordable housing.

**Recommendation:** The Committee recommends that the City: The City review the Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous and if not already included incorporate a goal to increase and preserve affordable housing in the City of Fort Lauderdale.

**Commission Action:** TBD

- k. Incentive:** The support of development near transportation hubs and major employment centers and mixed-use developments.

**Review Synopsis:** The Committee discussed:

1. Previous recommendations to the City Commission for development of affordable housing near employment centers and transportation hubs.
2. The recent housing study and the Housing and Transportation Index.

**Recommendation:** The City shall continue to pursue policies and procedures to support the development of affordable housing near transportation hubs and major employment centers and mixed-use developments.

**Commission Action:** TBD

**Board/Council Consideration:**

The Affordable Housing Advisory Committee approved the above incentive strategy recommendations by an affirmative vote of the majority of membership at a public hearing that was convened on **T.B.D.**

The Affordable Housing Advisory Committee Report recommendations was submitted to the City Commission of the City of Fort Lauderdale on 7/10/18 for a conference discussion. The recommendations in the final Report were adopted by the City Commission at their **T.B.D.** Regular meeting. The Commission adopted the Report by Resolution Number **T.B.D.**