



# **City Commission**

## **Affordable Housing Policy Recommendations Update**

**MARCH 3, 2020**

# AFFORDABLE HOUSING MEETINGS

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City Commission Joint Affordable Housing Workshop

July 10, 2018

AHAC, UD&P and HCD Meeting

November 26, 2018

AHAC, UD&P and HCD Meeting

January 14, 2019

AHAC, UD&P and HCD Meeting

February 20, 2019

City Commission Joint Affordable Housing Workshop

June 04, 2019

UD&P Monthly Meetings to Revise Policy Recommendations

July – January, 2019-2020

City Commission Affordable Housing Update

March 3, 2020



# FLORIDA STATUTE; AMENDMENT TO SEC. 166.04151 (HOUSE BILL 7103)

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## Mandate :

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*“...Provide incentives to fully offset all costs to a developer for affordable housing contribution ”*

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- *Floor Area Increase*
- *Density Bonus*
- *Fee Waivers*
- *Other (Funding?)*

## Optional:

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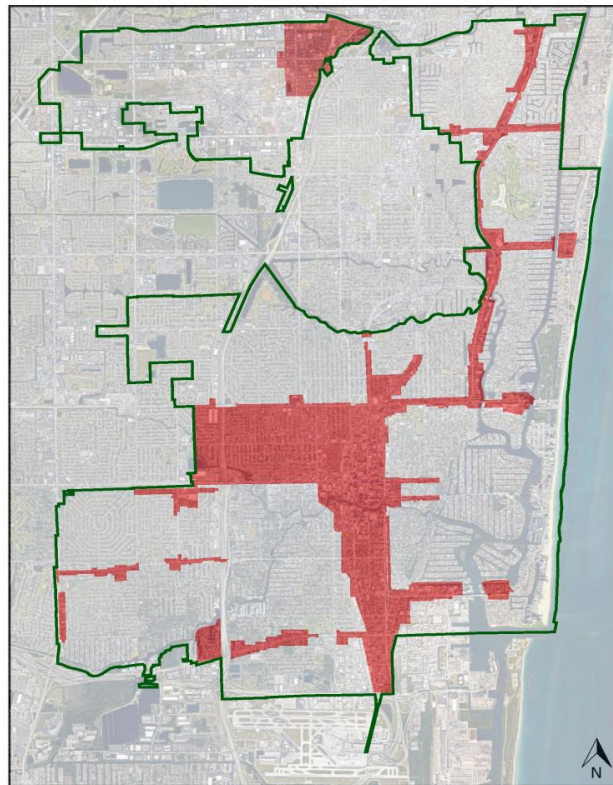
*Provide optional incentives*

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- *No offsets required*

# OPTIONAL INCENTIVE - RESIDENTIAL FLEX UNITS

- Incentivize Affordable Housing opportunities throughout Unified Flex Zone;
  - Provide Affordable Housing through Allocation of Residential Flex Units;
  - RACs and primary TOD corridors provide opportunity to adopt a city-wide Policy;
  - Affordable housing located within access to transportation options;
- ➔ City-wide Policy
  - ➔ Units are not “By Right”
  - ➔ Economies of Scale
  - ➔ Reduce Cost of Living (*H&T Index*)



 Residential Unified Flex Map  
City of Fort Lauderdale Department of Sustainable Development 11/20/2024



# INCREASED COST OF LIVING

Multifamily rental rates  
increased

**22%**

since 2013

Single-family Sale  
Price increased

**41%**

since 2013

Median Household  
Income Increased

**6.51 %**

Since 2013

Approximately

**60.6%**

of  
households spend  
more than 30% of  
their income on  
housing



**\$11,036**

**Annual Transportation  
Costs**

**37%**  
Remaining  
Income

**40%**  
Housing

**23%**  
Transportation

**H+T = 63 %**

■ Housing  
■ Transportation  
■ Remaining Income

## 2018 Median Sale Price

Single-Family      **\$352,000**

3 Bedroom      **\$440,000**

4 Bedroom      **\$835,000**

## 2018 Average Rental Price

1 Bedroom      **\$1,941**

2 Bedroom      **\$2,705**

3 Bedroom      **\$3,204**

Sources: Center for Neighborhood Technology; U.S. Census, 2017 ACS; Costar, Colliers International; The Metropolitan Center Florida International University; Zillow, 2018; 3Q 2018 Reinhold P. Wolff Economic Research, Inc.

# SET-ASIDE REQUIREMENTS/ DEED RESTRICTION



15 % Set-Aside  
30 Year Deed Restriction



5% of Units at or below **60%** of MFI  
5% of Units at or below **80%** of MFI  
5% of Units at or below **100%** of MFI



10 % Set-Aside  
30 Year Deed Restriction



5% of Units at or below **100%** of MFI  
5% of Units at or below **120%** of MFI



Amount Per Unit TBD



Deposited into Affordable  
Housing Trust Fund

# WORKFORCE HOUSING INCOME AND RENT LIMITS



**Income Limit by Persons in Household**

	1	2	3	4	5	6
<b>60%</b>	\$35,400	\$40,440	\$45,480	\$50,520	\$54,600	\$58,620
<b>80%</b>	\$47,200	\$53,920	\$60,640	\$67,360	\$72,800	\$78,160
<b>100%</b>	\$59,000	\$67,400	\$75,800	\$84,200	\$91,000	\$97,700

<b>FY 2019 Broward County – Median Family Income</b>
<b>\$68,600.00</b>

**Rent Limit by Number of Bedrooms in Unit**

	0	1	2	3	4	5
<b>60%</b>	\$885	\$948	\$1,137	\$1,314	\$1,466	\$1,618
<b>80%</b>	\$1,180	\$1,264	\$1,516	\$1,752	\$1,954	\$2,157
<b>100%</b>	\$1,475	\$1,580	\$1,895	\$2,190	\$2,443	\$2,696

Broward County Rent Limits,  
2019 (Fort Lauderdale MSA)  
Source: **Florida Housing  
Finance Corporation**

# WORKFORCE HOUSING SALE LIMITS

## Income Limit by Persons in Household

	1	2	3	4	5	6
<b>80%</b>	\$47,200	\$53,920	\$60,640	\$67,360	\$72,800	\$78,160
<b>100%</b>	\$59,000	\$67,400	\$75,800	\$84,200	\$91,000	\$97,700
<b>120%</b>	\$70,800	\$80,880	\$90,960	\$101,040	\$109,200	\$117,240

**FY 2019 Broward County –  
Median Family Income**

**\$68,600.00**

## Maximum Affordable Sales Price by Bedroom Count

	0	1	2	3	4	5
<b>80%</b>	\$132,970	\$158,355	\$183,741	\$209,126	\$229,676	\$249,924
<b>100%</b>	\$177,546	\$209,277	\$241,009	\$272,740	\$298,428	\$323,737
<b>120%</b>	\$222,121	\$260,199	\$298,276	\$336,354	\$367,179	\$397,551

Broward County Rent Limits,  
2018 (Fort Lauderdale MSA)  
Source: **Florida Housing  
Finance Corporation**

# ZONING INCENTIVES (POTENTIAL CODE AMENDMENT)

## NWRAC Height Bonus



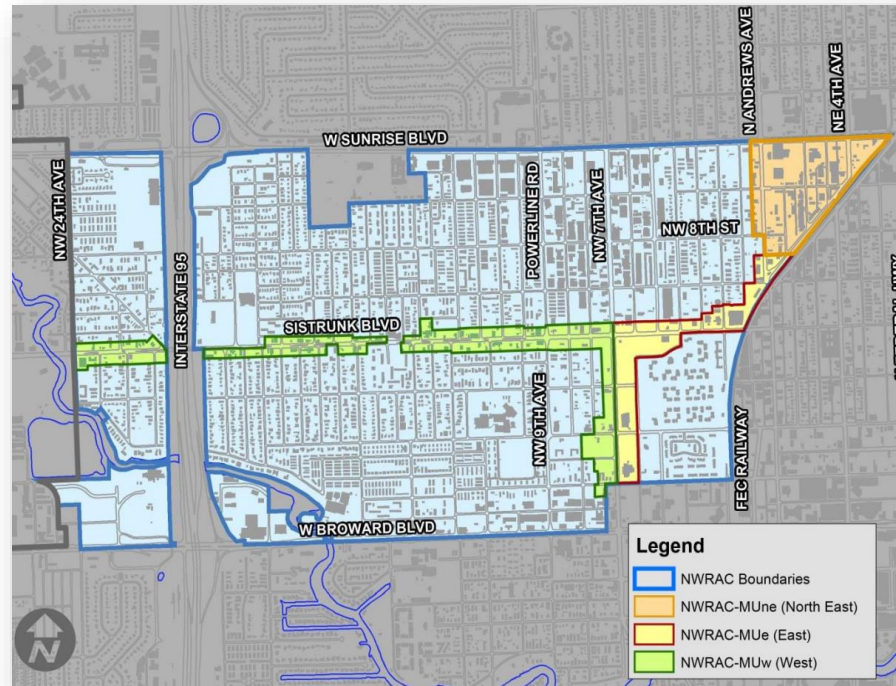
- 10% Set-aside Requirement In Perpetuity
- Income Levels
  - Low-Income: Less than 50% of MFI
  - Moderate Income: 50% to 100% of MFI
- Affordable Housing Plan, Housing Development Agreement, Deed Restriction/ Covenant

## Current

Site Plan level II and City Commission Approval

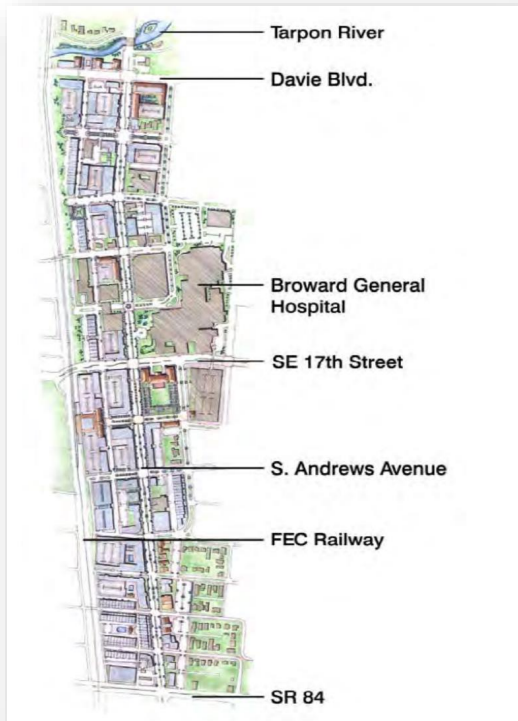
## Proposed

Site Plan level II approval and City Commission Call-up  
(Saves 2 to 3 Months)



# ZONING INCENTIVES (POTENTIAL CODE AMENDMENT)

## SRAC Height Bonus



### Current

Site Plan level II and City  
Commission Approval

### Proposed

Site Plan Level II and  
City Commission Call-Up  
(Saves **2 to 3 Months**)



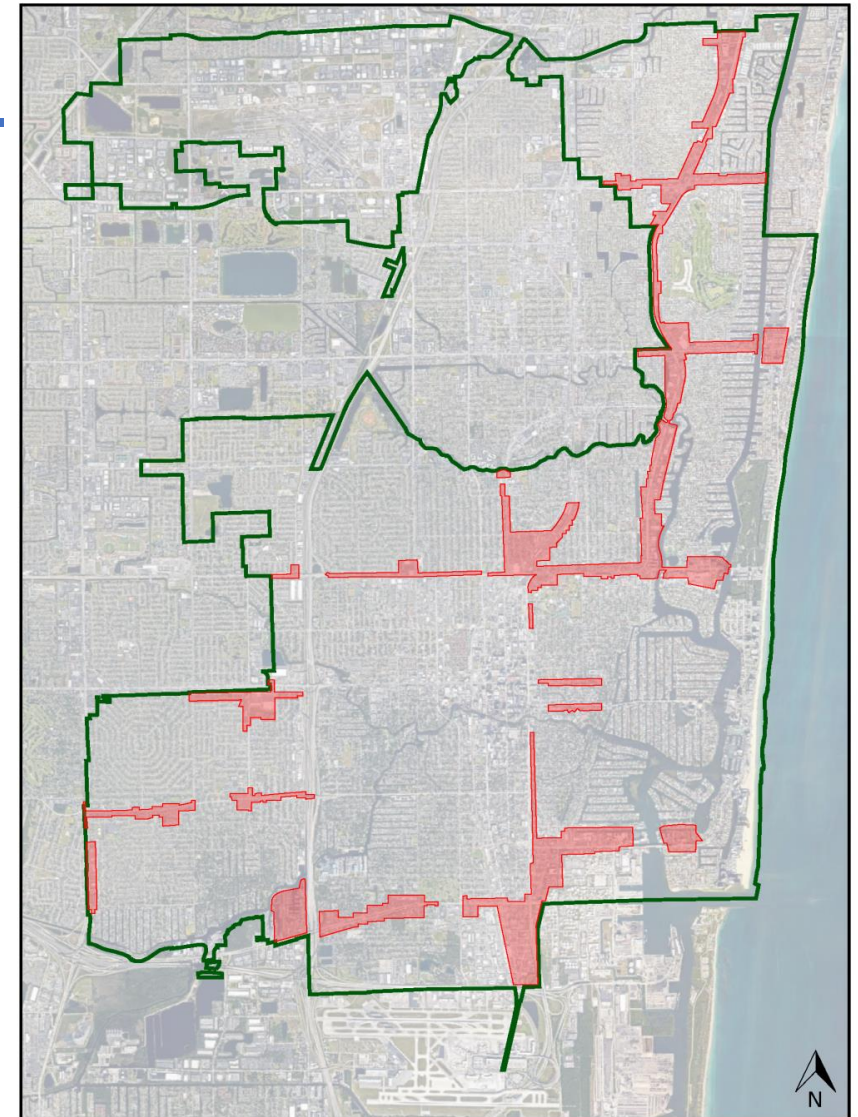
- 10% Set-aside
- 30 Year Deed Restriction
- Affordable Housing Plan and Affordable Housing Development Agreement



# ZONING INCENTIVES (POTENTIAL CODE AMENDMENT)

## Flex Allocation Density Bonus

Developments in commercial zoning districts opting to add affordable housing units over required percentage get density bonus of 1.5 market rate units per affordable housing unit, not to exceed 30% over permitted density



Commercial Corridors

# ZONING INCENTIVES (ADOPTED CODE)

## Bonus Density Incentive

- Base density of 50 dwelling units per acre
- Increase in density based on formula and affordable income category:
  - a. Very low and low income category: one (1) unit equals four (4) market rate units;
  - b. Moderate income category: one (1) unit equals two (2) market rate units
- No case shall density exceed 100 dwelling units per acre  
(Modify from a 15 year deed restriction to a 30 year deed restriction)



# ACCESSORY DWELLING UNITS

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## Broward County Land Use Plan Text Amendment (PCT 19-5)

- Allows cities to permit affordable, accessory dwelling units in any area zoned for Single-Family Residential Use
- Must include an affidavit from applicant attesting that unit will be rented at affordable rate
- Accessory dwelling unit not included in density calculations

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## City Regulations -ULDR Sec. 47-19.2. - Accessory buildings

- Update outdated definition- limited to specific types of residents
- Size restriction 600 square-feet

### Currently Permitted Residential Districts

- **RS-8**
- **RD-15**
- **RC-15**
- **RM-15**
- **RML-25**
- **RMM-25**
- **RMH-25**
- **RMH-60**

### Potential Residential Districts:

- **RS-4.4**
- **RDs-15**
- **RCs-15**
- **RS-3.52**
- **RS-6.70**
- **RS-6.85A**
- **RS-6.85B**



# Future Affordable Housing

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## Public Private Partnerships and Municipal Incentives

- **Poinciana Crossing-** 1801 SW 1<sup>st</sup> Avenue (113 Units) Sale of Municipal Land to the City of Fort Lauderdale Housing Authority for \$1
- **Broadview Park** (500 Units) Partnership to use Municipal Owned Land for Development
- **Six13** -613 NW 3rd Avenue (142 Units) Received Municipal Height Bonus and \$7 Million in CRA Funding
- **The Adderley-** 501 NW 7th Avenue (46 Units) Received 2 Story Height Bonus
- **FAT Village-** 501 NW 1<sup>st</sup> Avenue (125 Units) \$5 Million Loan for Workforce Housing Units
- **Broward Partnership for the Homeless-(Seven on Seventh)** 920 NW 7th Avenue (72 Units) 25 foot height bonus to develop homeless housing and for those earning less than 60% of AMI

## Additional Affordable Housing Development

- **Sailboat Bend II-** 1017 SW 4<sup>th</sup> Street (110 Units) City of Fort Lauderdale Housing Authority- Senior Housing Development
- **Suncrest Court-** 1615 NW 23 Avenue (48 Units) City of Fort Lauderdale Housing Authority- \$28.7 Million renovation to increase unit count from 68 units to 116 units.
- **Federal Apartments** (164 Units) Potential City of Fort Lauderdale Housing Authority - along Sistrunk Blvd
- **Village View-** 640 North Andrews Avenue (100 Units) Senior Housing Development

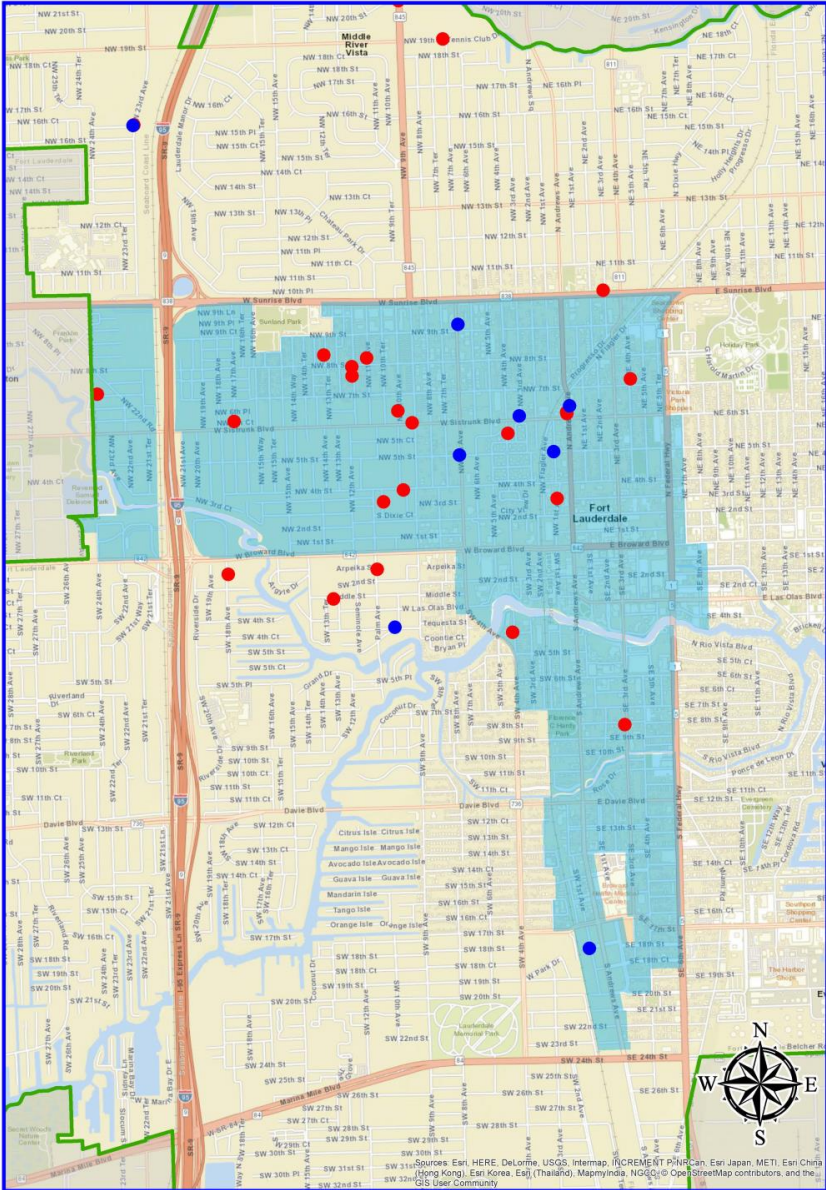
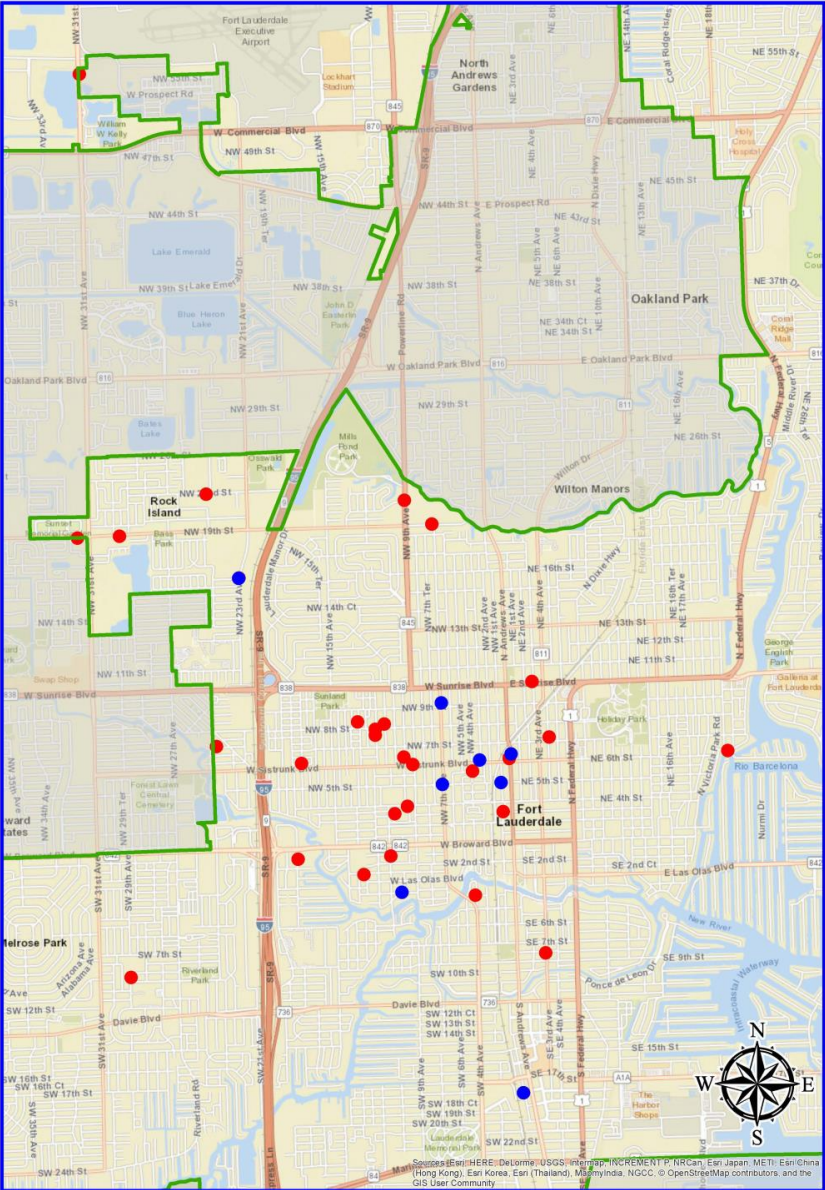
# Existing Affordable Housing

Name	Address	Units
Alan Apartments	915 Sistrunk Blvd.	72
Broward Gardens	2960 NW 19 Street	96
Driftwood Terrace	3146 NW 19 Street	176
Emerald Palms	5331 SW 43rd Terrace	318
Federal Apartments	821 NW 11th Avenue	164
Gateway Terrace Apartments	1842 NE 6th Ct.	257
Hillmont Gardens	2001 NW 9th Avenue	124
L.A. Lee Terrace Apartments	5189 NW 14th Avenue	65
Liberty Heights	412 NE 18th Street	64
Mount Olive Gardens Apts.	1701 NW 6th Ct.	60
New Citrus Park	765 NW 12th Avenue	68
Prospect Park	5500 NW 31st Avenue	125
Suncrest Court	2301 NW 16th Ct.	66
Sunny Reach Acres	100 SW 18th Avenue	129
Sailboat Bend Artists Lofts	1310 SW 2nd Ct.	37
Venice Homes	711 NW 19th Street	150
Meyer Estates	2411 NW 7th Street	87
Scattered Sites	2400 NW 22nd Street	87

Name	Address	Units
Clusters 11	940 SW 29th Avenue	2
Dixie Court	950 NW 4th Street	122
Dixie Court II	3220 West Dixie Court	32
Dixie Court III	306 West Dixie Court	100
Dr. Kennedy Homes	108 SW 11th Avenue	132
Eclipse	307 NW 1st Avenue	101
Northwest Gardens	645 NW 10th Avenue	143
Northwest Gardens II	1204 NW 8th Street	128
Northwest Gardens III	835 NW 13th Terrace	150
Northwest Gardens IV	Multiple Addresses	138
Northwest Gardens V	Scattered Sites	200
Pinnacle at Tarpon River	805 SE 3rd Avenue	112
Progresso Point	619 N. Andrews Avenue	76
Regal Trace	540 NW 4th Avenue	408
Sailboat Bend	425 SW 4th Avenue	105
VOA Broward 2 – Fort Lauderdale	1013 NE 3rd Avenue	4
Village Place	720 NE 4th Avenue	112
Wisdom Village Crossing	615 N. Andrews Avenue	105

# Development Locations

- Existing
- Under Construction/Proposed



# Timeline

Action Items	Timeline (Months)							
	1	2	3	4	5	6	7	8
<b>Draft Inclusionary Zoning Language and Associated Amendments</b>								
<b>Affordable Housing Guidance Documents</b> (Affordability Plan, Deed Restriction Process and Annual Affidavit)								
<b>Community Stakeholder Outreach</b> (DDA-AHAC- Urban Core- Council of Fort Lauderdale Civic Associations)								
<b>Policy Modifications Based on Community and Stakeholder Feedback</b>								
<b>Regulatory Adoption</b>								

# Questions ?