



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#20-0360

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 19, 2020

TITLE: Resolution Approving Affordable Housing Development Agreement
between the Broward Partnership for the Homeless, Inc., and the City of
Fort Lauderdale for Eight Residential Affordable Housing Units to be Set-
Aside in Perpetuity - **(Commission District 3)**

Recommendation

It is recommended the City Commission consider a resolution approving an Affordable Housing Development Agreement between the Broward Partnership for the Homeless, Inc., and the City of Fort Lauderdale for the “Seven on Seventh” project (Case No. R18078) for eight residential housing units to be set-aside as affordable in perpetuity, and authorizing the City Manager to execute the same.

Background

On December 18, 2018 the City Commission approved a quasi-judicial resolution (CAM No.18-1282) approving a height bonus for the “Seven on Seventh” development through a Site Plan Level II Development Permit for a 90-foot tall mixed-use development in the North West Regional Activity Center – Mixed Use east (NWRAC-MUe) Zoning District, on a parcel located between NW 7th Avenue and NW 6th Avenue, north of NW 9th Street, and south of 920 NW 7th Avenue. The development consists of 1,848 square feet of commercial space and 72 affordable residential units. Eight of the units are to be set-aside as affordable in perpetuity, with rents restricted to medium-income households earning no more than 100 percent of the Broward County medium family income as determined annually by the U.S. Department of Housing and Urban Development. Rents and utilities are limited to 30 percent of gross annual income. The remaining 64 affordable housing units are outside the purview of the Affordable Housing Development Agreement and follow the rental restrictions of the Florida Housing Finance Corporation’s Housing Credit Program, requiring units be rented to low-income households earning less than or equal to sixty percent of the area median income as determined by Florida Housing Finance Corporation’s annual rent limits for Broward County, for no less than fifty years. Rents and utilities are limited to 30 percent of gross household income.

The City’s Unified Land Development Regulations (ULDR) Section 47-13.52.B., Performance Standards and Criteria for Additional Height Bonus, requires the applicant to include at least 10 percent of all units in a development as affordable, in perpetuity,

and enter into an Affordable Housing Development Agreement with the City of Fort Lauderdale for these units. The applicant has agreed to set-aside eight of the 72 units as affordable in perpetuity, fulfilling the requirements for additional height. The Affordable Housing Development Agreement is attached as Exhibit 1.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Fiscal Year 2020 Commission Annual Action Plan* priority, included within the Management Agenda, advancing the Affordable Housing: Incentive initiative. This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- Neighborhood Enhancement
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

Attachments

Exhibit 1 – Affordable Housing Development Agreement

Exhibit 2 – Resolution

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Department Director: Anthony Greg Fajardo, Sustainable Development