



# *City of Fort Lauderdale*

## *AFFORDABLE HOUSING ADVISORY COMMITTEE REPORT*

### *AFFORDABLE HOUSING INITIATIVES*

**Date: December 2012**

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

**Prepared by:  
Housing and Community Development Division  
700 NW 19th Avenue  
Fort Lauderdale, FL 33311**

## **INTRODUCTION**

In 2007, the Florida Legislature passed HB 1375, mandating that the Florida Housing Finance Corporation (FHFC) require each local municipality and county receiving State Housing Initiatives Partnership (SHIP) funds to reestablish an Affordable Housing Advisory Committee (AHAC). The AHAC is required by Florida State Statute 420.9072(2)(b)4 and the FHFC is the State Agency responsible for the SHIP Program. The City of Fort Lauderdale, as a recipient of SHIP funds, is required to comply with this requirement for the reestablishment of the AHAC. An original AHAC was established in 1993 but later dissolved.

The SHIP Program was created as a result of the William E. Sadowski Affordable Housing Act passed by the Florida Legislature in 1992. This legislation authorized the allocation of tax revenues under Chapter 201, Florida Statutes, and allocates such funds to counties and eligible municipalities for use in affordable housing programs.

The duties and makeup of this Affordable Housing Advisory Committee are outlined in Section 420.9076(2) of the Florida Statutes and requires the City to appoint persons to serve from the following disciplines:

- Resident who is actively engaged in the residential homebuilding industry in connection with affordable housing
- Resident who is actively engaged in the banking or mortgage banking industry in connection with affordable housing
- Resident who is a representative of those areas of labor engaged in home building in connection with affordable housing
- Resident who is designated as an advocate for low income persons in connection with affordable housing
- Resident who is actively engaged as a for profit provider of affordable housing
- Resident who is actively engaged as a real estate professional in connection with affordable housing
- Resident who is actively engaged as a not-for-profit provider of affordable housing
- Representative who actively serves on the Local Planning Agency
- Resident that is a concerned citizen for affordable housing
- Resident who represents employers in the City of Fort Lauderdale
- Resident who represents essential services personnel as defined in the housing assistance plan.

The charge to the Committee is to review established policies and procedures, ordinances, land development regulations and the adopted comprehensive plan of the City of Fort Lauderdale and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value and to evaluate the implementation of affordable incentives.

The City of Fort Lauderdale appointed this Committee on June 17, 2008 by Resolution 08-129 (Exhibit 1). This document represents the Draft Report developed by the City of Fort Lauderdale Affordable Housing Advisory Committee.

## **DEFINITION FOR AFFORDABLE HOUSING**

The Affordable Housing Advisory Committee (AHAC) recommends that the City Commission formally adopt a definition for affordable housing for the City of Fort Lauderdale. We recommend that the City adopt the same definition for “affordable” as defined by Chapter 420, Florida Statutes:

*Affordable means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities, do not exceed 30 percent of the median adjusted gross annual income for extremely low, very low, low, and moderate income households.*

*Extremely low means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the city.*

*Very low means one or more natural persons or a family whose total annual household income does not exceed 50 percent of the median annual adjusted gross income for households within the city.*

*Low means one or more natural persons or a family whose total annual household income does not exceed 80 percent of the median annual adjusted gross income for households within the city.*

*Moderate means one or more natural persons or a family whose total annual household income does not exceed 120 percent of the median annual adjusted gross income for households within the city.*

The Department of Housing and Urban Development (HUD) is required by law to set income limits that determine the eligibility of applications for assisted housing programs on an annual basis. The AHAC has included HUD’s income limits for FY 2011-2012. We suggest that the City Commission adopt HUD’s income limits each year in conjunction with the affordable housing definition.

<b>City of Fort Lauderdale Income Limits FY 2012</b>				
<b>AMI \$62,600</b>	<b>Extremely Low 30%</b>	<b>Very Low 50%</b>	<b>Low 80%</b>	<b>Moderate 120%</b>
1 Person	\$15,050	\$25,100	\$40,150	\$63,250
2 Person	\$17,200	\$28,650	\$45,850	\$72,300
3 Person	\$19,350	\$32,250	\$51,600	\$81,300
4 Person	\$21,500	\$35,800	\$57,300	\$90,350
5 Person	\$23,250	\$38,700	\$61,900	\$97,600
6 Person	\$24,950	\$41,550	\$66,500	\$104,800
7 Person	\$26,700	\$44,400	\$71,100	\$112,050
8 Person	\$28,400	\$47,300	\$75,650	\$119,300

**PART I**  
**CURRENT CITY INITIATIVES**

## **CURRENT AFFORDABLE HOUSING INITIATIVES**

The City of Fort Lauderdale, as a recipient of SHIP funds, originally adopted an Affordable Housing Incentive Plan, which set forth the following Affordable Housing Initiatives:

- > Expedited Permitting Process: The Housing and Community Development Division works in conjunction with the Building Department to expedite the planning review and permitting of affordable housing projects. The City adopted Ordinance #C-98-64 which designates an “expeditor” who has the responsibility for expediting applications in accordance with the Ordinance. This process is not being implemented as envisioned, but the City has improved with direct accountability in Construction Services and Zoning Departments.
- > Modification of Impact Fees: The City, through its Housing and Community Development Division, provides Fee Waiver Assistance in conjunction with its Infill Housing Program that provides up to \$7,500 to offset predevelopment costs (permits, park impact fees, etc). The City also refers these applicants to Broward County Government and the School Board of Broward County for additional considerations for waiver/modification of fees.
- > Ongoing process for the review of local policies, ordinances, regulations, and comprehensive plan provisions that significantly impact the cost of housing. This ongoing review is being conducted by the Community Services Board.

The Planning and Zoning and Construction Services Departments are working with the Housing and Community Development Division to oversee this initiative.

Further, the City of Fort Lauderdale, under the 2010-2013 SHIP Local Housing Assistance Plan, provides assistance to City residents through the following housing strategies:

1. Down Payment Assistance for income eligible first-time homebuyers for the purchase of a new or existing home;
2. Assistance for the substantial rehabilitation or replacement of their existing home;
3. Fee Waiver Assistance to offset developer predevelopment costs in conjunction with our Infill Housing Program;
4. Financial Assistance to owners of rental property to rehabilitate rental units that are leased to income eligible City residents; and
5. Disaster Recovery Funds for those City residents who experience loss or damage to their homes due to hurricanes.

**PART II**  
**RECOMMENDATIONS**

**City of Fort Lauderdale**  
**Affordable Housing Advisory Committee**  
**2012 Incentive Review and Recommendation Report**

**I. Background Information:**

The City of Fort Lauderdale's Affordable Housing Advisory Committee was adopted by Ordinance C-08-24 on June 3, 2008. Appointees to this Committee were made by Resolution No. 08-129 on June 17, 2008. The current Committee members include:

- Brian Poulin, For-profit provider of affordable housing
- Jonathan E. Jordan, Residential home building industry in connection with affordable housing
- Bradely Deckelbaum, Real estate professional in connection with affordable housing
- Jason Scott Crush, one additional member
- Margie Alexander, Resides within the City of Fort Lauderdale
- Roosevelt Walters, Essential services personnel as defined in the City's Housing Assistance Plan
- Rebecca J. Walter, Local community improvement activities
- Peter J. Henn, Represents employers in Fort Lauderdale
- Edwin P. Parke, Banking or mortgage industry in connection with affordable housing
- Mandy Spangler Bartle, Not-for-profit provider of affordable housing

The Committee's meetings are convened monthly at the City of Fort Lauderdale Building Services, located at 700 NW 19th Avenue, Fort Lauderdale, FL 33311.

The Committee discussed a number of affordable housing issues ranging from expedited permitting, development of affordable housing near major transportation corridors to Inclusionary Zoning.

Additionally, the Committee was provided an overview of the City's current affordable housing programs/strategies and copies of the City's SHIP Local Housing Assistance Plan, CDBG Annual Action Plan, City of Fort Lauderdale Workforce Housing Study, Affordable Housing Incentive Ordinance C-98-64, the Housing Element from the City's Comprehensive Plan, the Broward County Potential Housing Linkage Fee Program and a copy of the City of Fort Lauderdale Municipal Scorecard as prepared by the Florida International University Metropolitan Center were distributed and reviewed. This "scorecard" evaluates the response of local governments to their workforce affordable housing needs.

The Committee expressed concern about the limited dollars available for the development of affordable housing within the City.

## 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 Meeting before the Affordable Housing Advisory Committee was convened on October 23, 2012 at 5:30pm in the City Commission Chambers.

The Public Hearing was held before the City Commission of the City of Fort Lauderdale on **T.B.D.** at **T.B.D.** in the City Commission Chambers. The following is a summary of the Public comments received:

### **Name of Commenter**

### **Comments**

## III. Incentives & Recommendations:

### **Executive Summary**

The purpose of the State's SHIP Program is to provide funds to local governments as an incentive for the creation of local housing partnerships, to expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing and to increase housing-related employment.

With this purpose in mind, the City of Fort Lauderdale's Affordable Housing Advisory Committee worked to create incentive recommendations that enhance the City's current affordable housing initiatives.

Eleven (11) incentives as set forth in State requirements were discussed. Recommendations are provided for nine of these incentives. The AHAC proposes that priority consideration be given for the following incentives:

- Expedited permitting
- Flexible zoning that focuses on the removal of regulatory barriers to the development of affordable housing
- Creation of more public/private partnerships to facilitate the production of more affordable housing
- Additional funds set aside for development of affordable housing.

**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 cost of development of affordable housing in relation to the time required to complete the Development Review Process, permitting and final certification process. This process needs reform when dealing with affordable housing as this process could substantially increase the cost to the project.
2. A “point person” should be designated to work specifically on affordable/workforce housing that understands the interests of developers and can assist them through the expedited process.
3. Creation of a checklist be implemented to track the permitting process.
4. Overall assessment of the City’s current expedited permitting process.
5. Removal of Affordable housing projects from DRC process.

**Recommendation:** The Committee recommended:

1. Ongoing review of the current Expedited Permitting Process and confirmation of a clearly defined person to not just act as the contact person for processing of affordable housing projects but also the “Point Person” with authority from the City Manager’s Office, work to coordinate and track, if necessary by checklist, the project from beginning to completion. It is further recommended that a monthly report be submitted to the City Manager and City Commission regarding the status of active affordable housing projects. This process should be reviewed on an annual basis 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 Fee Waiver Assistance Strategy, which assists developers of affordable housing, offset a portion of predevelopment costs.
2. The possibility of City deferring or exempting impact fees in conjunction with the development of affordable/workforce housing.
3. The Collier County Impact Fee Deferral Programs.
4. Possibility of the City of Fort Lauderdale applying for funds under the recent round of funding for the States’ Appropriation 1616 by which the State appropriated \$20,000,000 in non recurring funds in the State Housing Trust Fund to be used for homeownership assistance in counties and municipalities which have reduced impact fees within the twelve months prior to the effective date of the States act or reduced impact fees subsequent to the effective date of this act, by a minimum of 25% for a period not less than 18 months, or which impose no impact fees entirely for

homeownership purposes. The City can make application for these funds up to a maximum amount of \$2,000,000. The maximum award amount for each project is limited to \$4,000.

**Recommendation:** The Committee Recommended:

1. The City continues its current Fee Waiver Assistance Strategy.
2. The City consider applying for the potential new State allocation of Impact Fee funds up to the \$4,000 maximum award, which is the highest level allowed by the regulations.

**Commission Action:** TBD

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

**Review Synopsis:** The Committee discussed:

1. City should review request for increased density for each project on a case-by-case basis to assess its impact on the surrounding neighborhood, based on the criteria as established by a City Zoning Ordinance.
2. 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.

**Recommendation:** The Committee recommended:

1. That the City considers adoption of the Broward County Plan for the allowance of density bonuses, which includes the provision of specific minimum set-aside requirements for new affordable housing construction. (Broward County Planning Council Affordable Housing Potential Options, Policies and Programs – February 23, 2006)
2. The City considers each request for density bonus 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: Reservation of Infrastructure Capacity for Affordable Housing.**

**Review Synopsis:** The Committee discussed adequate infrastructure capacity in the City for affordable housing but did not make a recommendation.

**Recommendation:** No recommendation.

**Commission Action:** N/A

**e. Incentive: Allowance of Accessory Dwelling Units in Residential Zoning Districts.**

**Review Synopsis:** The Committee discussed:

1. Accessory dwelling units in residential zoning districts can cause parking issues.
2. The City has recently commissioned a Neighborhood Character Plan that may include the allowance of mother-in-law units as an option in certain zoning districts. These units are considered accessory dwelling units

**Recommendation:** No recommendation.

**Commission Action:** N/A

**f. Incentive: Reduced Parking and Setback Requirements for Affordable Housing.**

**Review Synopsis:** The Committee discussed:

1. Traditional parking standards are impeding redevelopment and have increased the costs of developing affordable housing.
2. Concern of the impact of additional on street parking on emergency vehicle access.
3. The current City of Fort Lauderdale beach buy down parking ordinance and how the same kind of ordinance can be adopted for affordable housing development.
4. There is currently no City policy to address parking flexibility in relation to affordable housing development.
5. Consideration of shared parking.
6. The City's current Northwest RAC has a provision for parking reduction. City should piggyback on that ordinance as additional affordable housing is developed.
7. Reduced parking should be allowed in affordable housing developments with 25 or more units.

**Recommendation:** The Committee recommends that reduced parking requirements for affordable housing should be considered on a case-by-case basis determined by an established criteria to include consideration of the availability of mass transit, off site parking and proximity to downtown Fort Lauderdale.

**Commission Action:** TBD

**g. Incentive: Flexible Lot Configurations.**

**Review Synopsis:** The Committee discussed:

1. The City should encourage all opportunities of flexible lot configurations in the development of affordable housing units

including zero lot line configurations and consideration of additional set back requirements.

**Recommendation:** The Committee recommends that the City consider flexible lot configurations for affordable housing projects on a case-by-case basis due to possibility of changes in character of the neighborhood.

**Commission Action:** TBD

**h. Incentive: Street Requirement Modifications for Affordable Housing.**

**Review Synopsis:** The Committee discussed:

1. The impact of street modifications on emergency vehicle access in relation to street modifications.
2. The City should consider a policy for street modifications in affordable housing developments.

**Recommendation:** The Committee recommends:

1. The City considers adopting an ordinance with the provision to reconstruct roads to promote affordable housing.
2. The City considers a policy to relax subdivision requirements to include possibly smaller right of way width standards in an effort to support the development of affordable housing.

**Commission Action:** TBD

**i. Incentive: Land Bank Inventory: Public Lands Suitable for Affordable Housing.**

**Review Synopsis:** The Committee discussed:

1. The City's current land inventory under the HUD guidelines. The City currently acquires properties through LAFT's, Deeds in Lieu of Foreclosure and out right purchase.

**Recommendation:** The Committee recommends that:

1. The City adopts a Land Bank Inventory strategy and incorporates it in the City's current Local Housing Assistance Plan and utilizes this land bank as a source of available public land suitable for the development of affordable housing.

**Commission Action:** TBD

**j. Incentive: Analysis of Potential Impacts of Proposed Regulations on Affordable Housing.**

**Review Synopsis:** The Committee discussed:

1. That the current City's Community Services Board is the entity assigned to conduct an ongoing review of any City action before adoption, policies, procedures, ordinances, and regulations or plan provisions that increase the cost of affordable housing.

**Recommendation:** The Committee recommends:

1. That the City continues this review process through the Community Services Board.

**Commission Action:** TBD

**k. Incentive: Proximity of Development Near Transportation Hubs/Major Employers.**

**Review Synopsis:** The Committee discussed:

1. The need for future land use plans to provide for the development of affordable housing near major transportation corridors and/or near major employers, i.e., Broward County, hotels on the beach, the School Board, etc.
2. Coordinated efforts between Broward County government and other municipalities and employers to achieve this incentive.

**Recommendation:** The Committee recommends:

1. The City Commission supports, through its land use and zoning requirements, the development of affordable housing that are mixed-income and mixed-use developments near transportation hubs and major employment centers.
2. That the City coordinates with Broward County government, this effort for future development of affordable housing near major transportation corridors and/or near major employers.

**Commission Action:** TBD

**IV. Additional Recommendations:**

The Committee made these additional recommendations for consideration by the City Commission:

- a. The Planning and Zoning Director should be given more authority to work on the removal of all zoning ordinance barriers to the development of affordable housing.
- b. The City should work to increase the capacity of nonprofit agencies as they work to develop affordable housing by conducting workshops, training, etc.
- c. The City should establish public-private partnerships with nonprofit and for profit affordable housing developers.

- d. All income levels should be considered as the City continues to formulate strategies to further support affordable housing development, from poverty level (30% of area median income up to middle income 140% of area median income) with greatest emphasis on the lowest income population as evidenced by the needs identified by the Florida Housing Finance Corporation, the City's Workforce Housing Study and the University of Florida's Shimberg study data.

**V. 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 **T.B.D.** 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.**

**VI. Attachments:**

**Affordable Housing Strategic Implementation Plan**

C i t y o f F o r t L a u d e r d a l e  
*Affordable Housing Advisory Committee*

Affordable Housing Strategic Implementation Plan  
*Recommendations and Strategies*

**April 2011**

# C O M M I T T E E

## Affordable Housing Advisory Committee (AHAC)

*Prepared for the Fort Lauderdale City Commission*



The **Affordable Housing Advisory Committee (AHAC)** was created to review established policies and procedures, ordinances, land development regulations and the adopted comprehensive plan of the City of Fort Lauderdale and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value and to evaluate the implementation of affordable incentives.

### Committee Members:

#### **Janet Riley, Chair**

Jonathan Jordan, Vice Chair

Margie Alexander

Amanda Spangler Bartle

Jason Crush

Bradley Deckelbaum

Peter Henn

Edwin Parke

Brian Poulin

Rebecca Jo Walter

Roosevelt Walters



# I N T R O D U C T I O N

As a result of the March 2, 2010 City Commission Workshop, the Affordable Housing Advisory Committee (AHAC) has been directed to prepare an Affordable Housing Strategic Implementation Plan to go beyond the minimum requirements of the State Housing Initiative Partnership (SHIP). The purpose of the plan is to outline specific action-oriented programs and initiatives that remove existing barriers and increases the production of affordable housing in the City of Fort Lauderdale for all income levels (such as very low, low, moderate, and workforce...etc).

A list of priorities that the Commission has outlined for the plan include:

## Dedicated Sources of Funding

Identifies strategies that can be used to create a dedicated source to fund affordable housing projects

## Proximity of New Development

Identifies and recommends locations for new affordable housing development within the City of Fort Lauderdale that is near transportation hubs and major employers

## **Infill Strategies**

Includes recommendations to enhance the current infill strategies for single-family development

## **Coordination, Building Capacity, and Partnerships**

Identifies strategies that effectively leverage financing and resources through partnerships

## **New Programs**

Identifies, evaluates, and recommends affordable housing programs used throughout the State

# S U M M A R Y

**The AHAC recommends that the City Commission adopt the following policies listed below and further expounded upon throughout this document.**

~~**POLICY #1:** Create a locally generated and dedicated source of funding for affordable housing.~~

- ~~➤ Establish an affordable housing trust fund.~~
  - ~~○ Use funds generated from the sale of City-owned land for affordable housing, linkage fees on commercial development, and payment-in-lieu for inclusionary zoning.~~

**POLICY #2:** Locate new housing near transit corridors and employment centers.

- Use favorable zoning and incentives to direct development.
  - Categorize areas near employment centers, existing transportation corridors, future transit routes and large tracts of land as “high priority for affordable housing”.
  - Create an Affordable Housing Overlay District allowing high density and reduced building requirements.
  - Allow inclusionary zoning density bonuses to encourage affordable housing.

**POLICY #3:** Enhance current infill strategies.

- ~~➤ Donate or discount City-owned properties for affordable housing.~~
- ~~➤ Consider ALL lots in City’s inventory for affordable housing.~~
- Create policies that encourage the development of mixed-income communities.
- Renovate existing properties and use for affordable housing.
- Partner with nonprofits to provide infill housing for the City’s most needy Citizens.

**POLICY #4:** Leverage resources through partnerships.

- Increase coordination between City and County Departments.
- Hold annual workshop with non-profit and for-profit housing providers to share information and determine new innovative strategies to build capacity for affordable housing.
- Survey stakeholders to determine barriers to affordable housing development.

**POLICY #5:** Create new programs to support affordable housing.

- ~~➤ Develop a linkage fee program.~~
- Adopt an inclusionary zoning policy.

**Please Note:** The items struck-through were items the City Commission did not approve. The items that remain are items the City Commission requested further information and / or research, before a decision could be made.

# S T R A T E G I E S

## ***Dedicated Sources of Funding***

The City should create a dedicated source of funding for Affordable Housing. The “Affordable Housing Trust Fund” could be capitalized by:

- Federal/State/County programs and funding
- City programs and funding
- Private sector programs and funding

Currently, Federal/State/County programs and funding seem to be unpredictable and subject to severe budget cut-backs; City programs and funding – especially increased real estate property taxes – seem unrealistic; and Private Sector programs and funding is currently limited or non-existent in the City (although they are being used by other governmental entities throughout the United States – including Florida – to provide additional affordable housing opportunities).

Therefore, the AHAC recommends that the City establish new programs and funding sources including, but not limited to, Inclusionary Zoning and Linkage Fee Programs. Detailed recommendations can be found in “New Programs”. The AHAC also recommends that the City utilize funds from the sale of existing City-owned properties for affordable housing. See “Infill Strategies”.

The Commission’s decision to include (or not to include) new programs (i.e. Inclusionary Zoning and Linkage Fee) may impact all other aspects of the Plan. These new programs are expected to capitalize the Affordable Housing Trust Fund and fund the other affordable housing recommendations.

## ***Proximity of New Development***

The development of future affordable housing will occur in various types and forms. Some of it will result from the conversion of existing housing (see “Infill Strategies”) while other forms may result from new construction. The locations of new development will result from a number of factors including availability, favorable zoning, and incentives created by the City of Fort Lauderdale. Incentives and drivers initiated by the City of Ft. Lauderdale can be utilized to direct the development of affordable housing to locations deemed to be most practical and preferable for future inhabitants as well as for the City.

When evaluating the locations for future development of new affordable housing, the critical factors are the availability of existing land, land use considerations, the proximity to existing transportation, utilities and other necessary infrastructure.

**The proximity of future affordable housing to existing and future transit corridors and hubs and large employment centers** is a logical solution to traffic congestion and parking costs/challenges that the City should strongly promote.

Existing transit corridors include, but are not limited to:

- Oakland Park Boulevard
- Sunrise Boulevard
- Broward Boulevard
- U.S. 1
- Andrews Avenue
- State Road 7/441

Locations within walking distances of these corridors should be viewed as preferable zones for future development of affordable housing since they already contain the existing infrastructure to provide the needs of the future inhabitants that require public transportation to get to employment centers. Any existing under-utilized properties that the City owns in proximity to these transportation corridors should be carefully evaluated to determine their suitability as well as the ability of the City to make them available to developers who are willing to meet the City's affordable housing goals.

Broward County's Long Range Transportation Plan also identifies future transit routes for modes of transportation that are less certain but for planning purposes should be considered when discussing future opportunities for affordable housing. These routes include the Wave and other "people mover" options. Additionally, the Florida East Coast railway corridor is included in the County's future planning as a public transportation corridor. This corridor parallels Dixie Highway (in the north south direction). Locations within the City of Fort Lauderdale that are within walking distance of the future people mover and rail lines would be favorable for affordable housing development assuming the plans for the future transportation corridors become a reality.

Additional development of affordable housing should also be encouraged in proximity to existing residential neighborhoods that have available land as well as the make up for various types of residential housing. This may include single family, multi-family single story, multi-family town-houses and low rise combinations. Currently, there are a number of neighborhoods which have available land and similar types of residential housing located between Broward Boulevard and Sunrise Boulevard between Andrews Avenue and N.W. 12<sup>th</sup> (i.e. Flagler Village).

All of the areas addressed in this report should be categorized as "high priority for affordable development" and targeted for development of additional housing of this type. Further, the AHAC recommends that the City establish an Affordable Housing Zoning Overlay District for all transit corridors (e.g., Oakland Park Blvd., Sunrise Blvd., Broward Blvd., U.S. 1, Andrews Avenue, State Road 7) and major employment centers (e.g., downtown and Broward General Hospital) that promotes additional affordable housing opportunities in these areas. High densities, lower parking

requirements and other development criteria should be reduced in order to encourage more affordable housing opportunities in these areas.

## ***Infill Strategies***

### **City-Owned Land**

The existing inventory of land that the City owns should be carefully analyzed to determine the suitability of each property for affordable housing development prior to disposing of these lands. The City should then take action on the properties deemed most suitable and market them to the organizations that are potential developers of affordable housing. A number of those properties could either be contributed or sold at below market values to organizations (both profit and non-profit) that agree to construct affordable housing. This proactive approach toward using the existing inventory of property would increase the affordable housing development activity within the City once potential developers better understand the real property that is available.

While some new development will occur as a result of existing incentives for inclusionary zoning, a great deal of additional development will result from the financial (and other) incentives related to property which is owned by the City. At any one time, there are hundreds of properties that the City owns. Many of these are under-utilized and end up on a list to be disposed. A number of these properties could either be contributed or sold at below market values (or for nominal amounts) to organizations (both for profit and non-profit) that agree to construct affordable housing in conjunction with an agreed upon formula that achieves the City's Affordable Housing goals and complies with City Ordinances. Funds from the sale of the property could be placed in a trust fund for affordable housing.

Although some may argue that providing City owned land at below market values is fiscally irresponsible, the contribution of municipal owned land is encouraged by the Florida Affordable Housing Act of 1986 (as stated in the City of Fort Lauderdale's 2008 Comprehensive Plan, Volume I, Page 29 of the Housing Element). Therefore, it is an existing public policy that has been recognized as acceptable by the State of Florida and should be adopted when it results in achieving the City's needs and goals such as the addition of affordable housing.

### **Fair Housing**

Years of segregated development patterns continue to cause racial isolation and poverty concentration, affecting resident's health, safety and stability. The concentration of affordable housing perpetuates the problem, preventing the development of inclusive, diverse communities.

**This issue can be addressed by creating policies that encourage the development of mixed-income communities (i.e. density bonuses, inclusionary zoning ordinances, and other land-use regulations that encourage developers to reserve a portion of new housing for low-income households).**

**Further, the City should also consider developing affordable housing throughout the City's**

boundaries. Currently, much of the affordable housing is focused in the Northwest Corridor. Similarly, most of the City-owned properties identified for affordable housing are clustered in the northwest part of the City. The AHAC encourages the City to consider all appropriate City-owned property for affordable housing.

### ***Coordination, Capacity and Building Partnerships***

In order to increase coordination strategies, develop partnerships, and build capacity for affordable housing, the AHAC recommends that the following three areas are addressed: 1) local government, 2) non-profit organizations, and 3) for-profit corporations.

#### **Local Government**

Increased coordination and communication regarding affordable housing activities between Housing and Community Development and Broward County, the Housing Authority of the City of Fort Lauderdale, the Economic Development Department, and the Community Redevelopment Agency is essential. It is recommended that each of these departments/agencies meet semiannually to develop new approaches to work together for the purpose of building capacity. The outcomes of the meetings can be summarized and submitted to the City Manager and Commission.

#### **Non-Profit Organizations**

Housing and Community Development has already established partnerships with many local non-profits. In order to further develop these partnerships, a joint workshop could be held on an annual basis to share information and determine new innovative strategies to build capacity for affordable housing. Suggested local non-profits for the workshop include, but are not limited to: Broward Housing Partnership, HOMES, Inc., Broward Alliance for Neighborhood Development (BAND), Fort Lauderdale CDC, Mt. Olive, Mt. Bethel, Broward Housing Solutions, Habitat for Humanity, and South Florida Community Land Trust.

#### **For-Profit Corporations**

There are several local for-profit developers that are interested in entering the affordable housing market but have experienced many barriers to entry. An initial survey or meeting can be conducted to identify the primary barriers to entry and strategies can be developed to provide incentives and opportunities for-profit partners to engage in the production of affordable housing within the City of Fort Lauderdale.

### ***New Programs***

The AHAC recommends that the City establish an Inclusionary Zoning policy and Linkage Fee program. Residential development will still continue in the City if the Commission adopts an Inclusionary Zoning Program (“IZ Program”) - and not *per se* move to adjacent municipalities - since people want to live and play in Fort Lauderdale. Commercial development will still continue in the City if the Commission adopts a Linkage Fee Program (“LF Program”) - and not *per se* move to

adjacent municipalities - since commercial business centers and hotels want to be located in Fort Lauderdale.

### **Inclusionary Zoning**

Although there are many ways to structure an IZ Program, the common aspect is that all new residential development is required to either (1) include a certain number of affordable housing units within the new project on-site or (2) make a payment in lieu if the affordable housing units are not included on-site.

The AHAC recommends that all development applications that have ten or more residential units shall provide 10% of the units at prices that are affordable to low to moderate income households, or in the alternative make a payment-in-lieu of \$100,000 per unit to the City’s Affordable Housing Trust Fund. If the affordable dwelling units are provided on-site or off-site, then there is a one-for-one density bonus. If a payment-in-lieu is made, there is no one-for-one density bonus; provided, however, all projects with ten or more residential units are entitled to a ten percent (10%) density bonus if 20% of the units are at prices that are affordable to low to moderate income households, or in the alternative make a payment-in-lieu of \$100,000 per unit to the City’s Affordable Housing Trust Fund.

<b>Example:</b>	<b>Parcel A</b>	<b>Parcel B</b>
Location	Near downtown	Near beach
Size	4 Acres	4 Acres
Density	25 / Acre	25 / Acre
Permitted Density	100 Units	100 Units
Affordable Housing	Provide On-site or Off-site	Payment to AHTF
<b>Base Case</b>		
Base Units	100	100
Affordable Housing Units On-site or Off-site	10	0
One-for-one density bonus (market unit)	10 (fn. <sup>1</sup> )	0
Total Units	120	100
Payment to AHTF	0	1,000,000
<b>Bonus Case</b>		
Base	100	100
Bonus Density	10	10
Affordable On-site or Off-site	20	0
One-for-one bonus	20 (fn. <sup>1</sup> )	0
Total Units	150	110
Payment to AHTF	\$0	\$2,000,000

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fn.<sup>1</sup> If the developer cannot / does not develop these units on-site, 50% of these units may be transferred to any other project within the City that includes ten or more residential units as long as a building permit is obtained within ten years for the date a c/o is issued for the original project.

## **Linkage Fee**

Although there are many ways to structure a LF Program, the common aspect is that all new commercial development is required to pay an affordable housing fee based on the linkage (nexus) between the construction of new work place buildings within the City and the demand for housing by the new employees who work within these buildings.

The AHAC recommends that all non-residential development, including governmental facilities (e.g. Broward County Courthouse Complex) shall be required to pay, at the time of obtaining a building permit from the city, an affordable housing fee to the City's Affordable Housing Trust Fund based on the linkage (Nexus) between the construction of the new workplace buildings (ie: new office, retail, and commercial development) and the demand for housing by the new employees who work in those buildings.

The city shall reference the recent Broward County Housing Linkage Fee Nexus Study from the Metropolitan Center – Florida International University and develop a linkage fee for the City upon further analysis.

## **N E X T   S T E P S**

If it is the pleasure of the City Commission to implement these recommendations, the Affordable Housing Advisory Committee shall work with the various city departments and agencies to further detail these recommendations in order to craft specific policies ripe for implementation.