

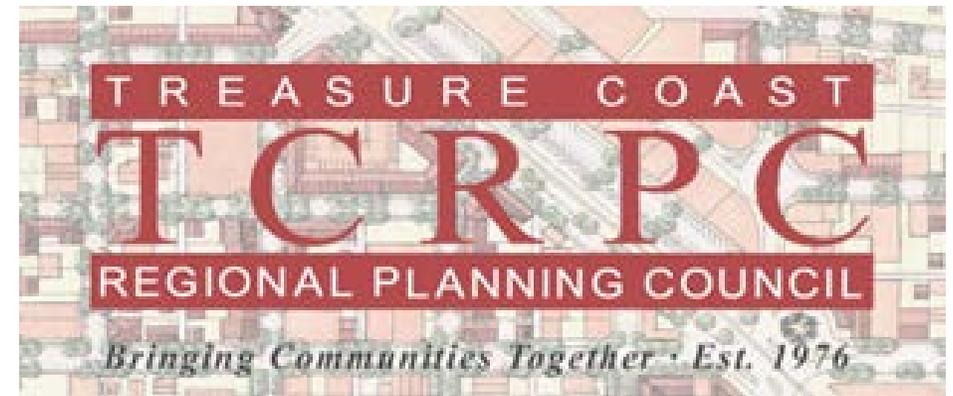
JOINT MEETING
TREASURE COAST AND
SOUTH FLORIDA REGIONAL
PLANNING COUNCILS

October 25, 2019

BROWARD HOUSING SUPPLY:
Additional Permitted
Residential Density Concept
Draft for Discussion Purposes Only



South Florida Regional Planning Council
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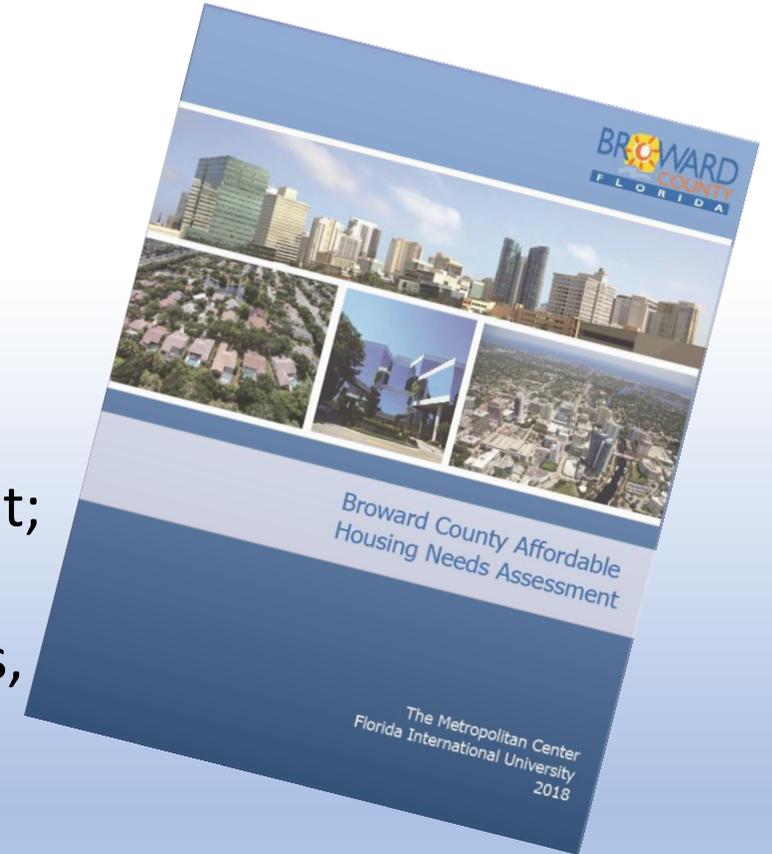
BROWARD HOUSING SUPPLY: Additional Permitted Residential Density Concept

--- Draft for Discussion Purposes Only ---

BROWARD COUNTY LAND USE PLAN

AFFORDABLE HOUSING NEEDS ASSESSMENT

- 87% of households in Broward cannot afford the median sales price - \$350,000;
- 147,000 renter households are Cost Burdened (pay >30% of income on housing);
- 78,000 renters spend more than half their income on rent;
- Almost 90,000 jobs will be created in the next eight years, but most will be low wage, service sector jobs.



CONCEPT GOALS

- **Increase affordable housing supply**
 - Every municipality has a deficiency of affordable housing at one or more critical income levels.
- **Increase overall housing supply**
- **Target strategic/appropriate locations**
- **Sustainability**
 - Reduce cars on the roads
 - Increase use of mass transit
 - Create walkable communities

CONCEPT BENEFITS

- **Seek to leverage other county programs and tie into county funding policies**
- **Not in conflict with House Bill 7103**
 - It is not an inclusionary zoning ordinance;
 - It creates opportunity for new units without need for developer compensation.



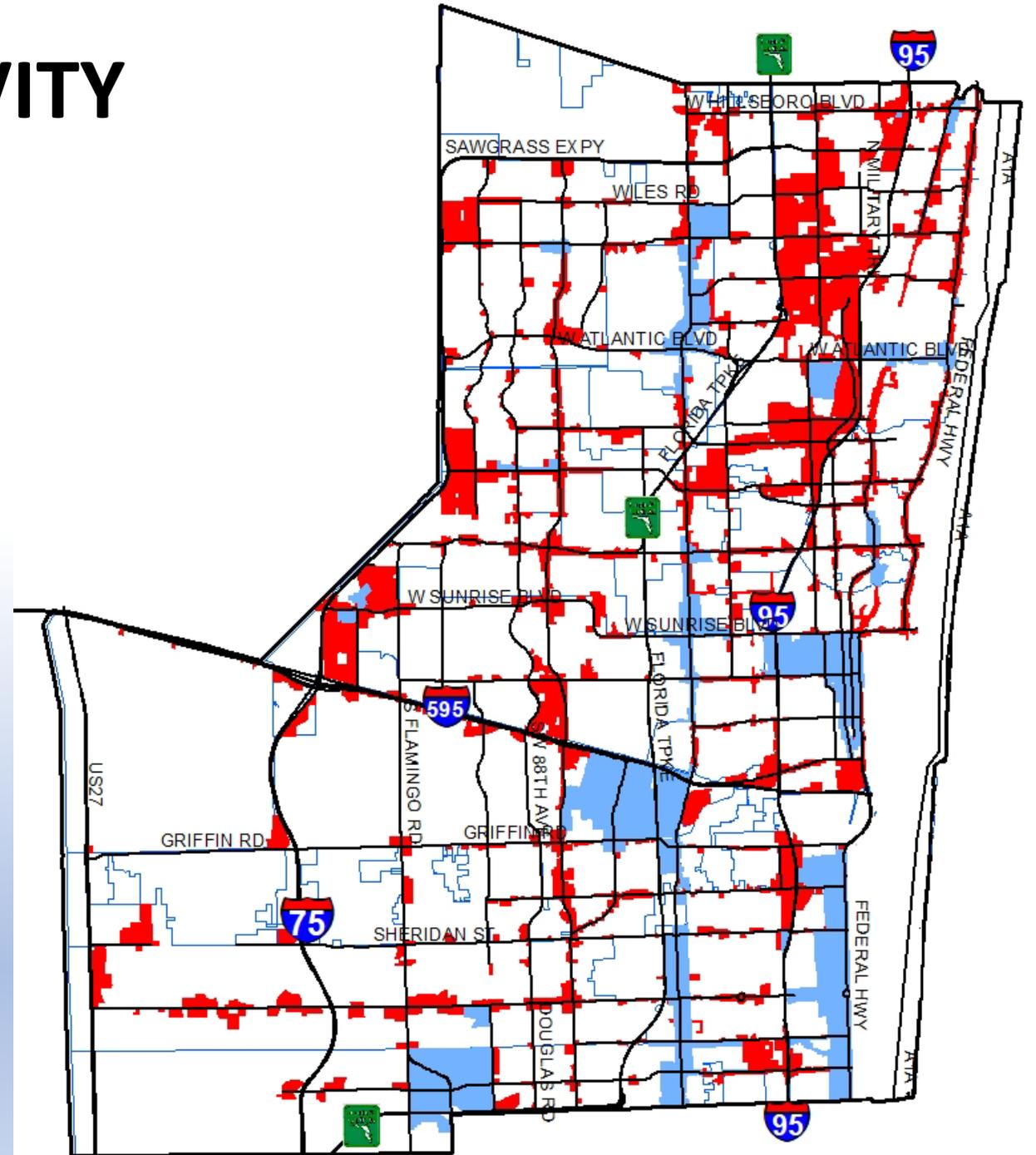
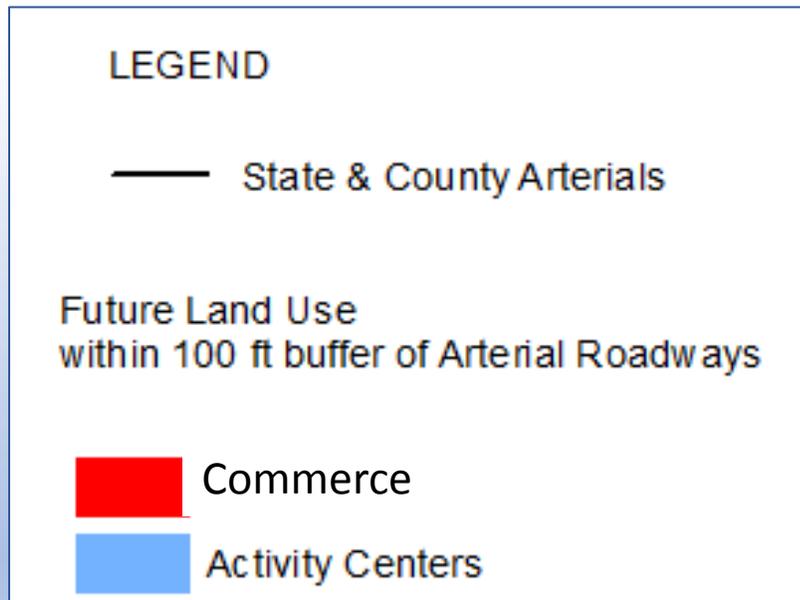
CRITERIA FOR NEW RESIDENTIAL DENSITY

- **Give the right to build new residential units with affordable component on land with current Commerce and Activity Center land use designations**
- **Properties must meet location criteria**
 - West of and including US-1;
 - Must front and have direct access to State Road or County Major Arterial; and
 - Activity Center or Commerce on Broward County Land Use Plan.
 - Limited to major roads to protect existing neighborhoods
- **New development must have an affordable component**
 - Up to 6 Market Rate units for every 1 Moderate Income unit
 - Up to 9 Market Rate units for every 1 Low Income unit
 - Up to 19 Market Rate units for every 1 Very-Low Income unit

CRITERIA FOR NEW RESIDENTIAL DENSITY

- **Affordable units restricted for at least 30 years**
- **Payment in-lieu option**
 - Approximately \$42,000 per unit being constructed
 - Money from buyouts would go into the Affordable Housing Trust Fund
- **Minimum 10% of Gross Floor Area required as Commercial or Office use**

COMMERCE AND ACTIVITY CENTER LAND USE BY ARTERIAL ROADS



BENEFITS TO MUNICIPAL ADOPTERS



All Carrot



No Stick

- **If municipalities make this a permitted use:**
 - **Bonus points for expired CRA funds projects**
 - **Bonus points for prospective surtax projects where substantial transportation-related benefits would be realized**
- **Municipalities are not forced to participate**
- **Other funding programs may be considered**
- **Municipalities could use additional permitted residential density as a conditional use or special exception without adopting entire plan**

FEEDBACK OR QUESTIONS

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- Office: (954) 357-7005



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Affordable Housing: Moving Forward – Policy Options



Introduction

- Current Focus
 - Funding Programs
 - Recent Municipal initiatives
 - Who Are Affordable Renters?
 - Bonus Density
 - Land Use Plan Amendment review
- Linkage Fee Study
- H.B. 7103
- Policy Options



Current Funding Programs

Federal Grants

- Continue to be flat and may be reduced;
- CDBG \$ 2.7M Broward County only (\$13.5 M Countywide);
- HOME \$ 1.9M Broward County only (\$ 5.3 M Countywide).

State Sadowski Trust Funds

- Broward contributes \$33M/year (10% total from all 67 counties);
- Broward County received \$2.5M SHIP Grant in FY19;
- Legislature swept \$332M of Sadowski Funds in FY19.

Broward County General Fund Support

- Doubled FY20 allocation to \$10M for Gap Financing;
- Leverages \$50M in construction financing;
- Assigned former BARC site for affordable housing (value \$2.5M).



Recent Municipal Initiatives

Dania Beach

- Contributing Tax Increment funds for new infill affordable housing.

Fort Lauderdale

- Gap financing for affordable multifamily development;
- Tax increment gap financing to match County funding (*proposed.*)

Hollywood

- Using converted TIF funds for affordable home purchase assistance.

Miramar

- Dedication of 16-20 acres for affordable development (*proposed.*)

Pompano Beach

- Contributing City land and funding assistance for affordable project.

Wilton Manors

- Gap financing for affordable senior special needs project.



Who are Affordable Renters?

Healthcare	Government
Medical Assistant X-ray Technician Insurance Rep.	Clerk TSA Security Driver
Corporate	Services
Legal Assistant Receptionist Bookkeeper Admin. Assistant	Pool technician Sales Associate Waitress Cleaner
Education	Other
Teacher Cafeteria Worker	Pastor Retiree



Who are Affordable Renters?

Healthcare	Government
Nurse Supervisor Home Health Aide Patient Care Tech	Court Specialist Benefits Clerk Legal Secretary
Corporate	Services
Accountant Receptionist Bookkeeper Office Manager	Hair Stylist Line Cook Cashier Groundskeeper
Education	Other
Pre-School Teacher School Bus Driver	Self-employed



Broward County Land Use Plan

Bonus Density Policy 2.16.3 *(Adopted April 2017)*

- Can be used on any lands permitting residential uses.
- **Moderate:** 2 bonus units for every 1 moderate unit; or
4 bonus units in Activity Center or near transit stop.
- **Very-Low/Low:** 4 bonus units for every 1 very-low/low unit; or
6 bonus units in Activity Center or near transit stop.
- Affordable units must be restricted for a minimum of 15 years.
- Municipality may use regardless of whether provisions are incorporated in municipal plan.



Micro-Units Policy 2.2.5

- Studio/efficiencies, up to 500 sq. ft. may count as 0.5 dwelling unit.

Planning Council Survey – Bonus Density

150+ survey respondents:

- Local government
- Developers/agents
- Other interested parties.

Majority of respondents:

- Not aware of local government bonus density implementation;
- Not aware of local government micro-unit implementation.
- Generally support improvements to policies/provisions.

Source: Broward County Planning Council Survey, Fall 2018.



Land Use Amendment Review

Policy 2.16.2

- Review is applied where 100+ additional units proposed.
- Requirements of local government:
 1. Estimate its supply of affordable housing (Meridian Methodology);
 2. Demonstrate implementation or adoption of policies, methods and programs to maintain or achieve a sufficient affordable housing supply.
- Applicants can be proactive if Policy has not been met:
 - Set aside 15% of project units as affordable;
 - Commit to \$1 per sq. ft., paid at final development review;
 - Some applicants have been proactive even when the Policy has been met (e.g. \$250-\$500 per unit.)



2019 Linkage Fee Studies

- FIU/Metropolitan Center Broward County Studies:
 - Rational Nexus between new development and demand for affordable housing;
 - Included new Commercial and Residential development;
 - Found both create demand for affordable housing.
- Linkage fees are Impact fees.
- Similar studies have been used nationally to support local impact fee ordinances or “Linkage Fees.”



H.B. 7103

- Specifically authorizes Inclusionary Zoning:
 - Requires Local government to “fully compensate” developers for required affordable units.
- Restricts the use of impact fees to funding infrastructure improvements:
 - Affordable Housing is not defined as “Infrastructure;”
 - Other communities use this definition (*Example: Boulder, CO impact fee ordinance.*)



Policy Options

1. Linkage Fees
2. Land Use Amendment Review
3. Residential Inclusionary Policy
4. Bonus Density Formulas
5. Residential Use on Major Corridors



1. Linkage Fees

Remove regulatory barrier to implementation of Commercial and Residential Linkage Fees.

Key Criteria:

- Linkage fees are impact fees;
- Impact fees can only be levied for infrastructure (per HB 7103).

Potential Next Step:

Lobby State legislature to amend Section 163.31801, F.S. to define Affordable Housing as “Infrastructure.”



2. Land Use Amendment Review

Revise the methodology/criteria used to evaluate land use plan amendments, by revising Policy 2.16.2 of the Broward County Land Use Plan.

Key Criteria:

- Consider replacing the “Meridian” methodology with recently issued “FIU Needs Assessment” or other;
- Consider requiring municipalities/applicants to address housing supply by income group (very-low, low, moderate), instead of total units.

Potential Next Step:

Initiate Broward County Land Use Plan text amendment to revise Policy 2.16.12.



3. Residential Inclusionary Policy

Require municipalities to adopt an “inclusionary” program for net new residential development through the County Land Use Plan.

Key Criteria:

- Minimum “set-aside” requirements (e.g. 15%, 10%, etc.)
- Bonus density /other incentives as an offset (to satisfy H.B. 7103)
- Threshold for implementation (e.g. all projects of 10+ units?)
- Minimum timeframe for affordable housing restrictions (e.g. 30 years?)
- Timeframe for local government compliance (e.g. 24 months?)
- Exempt lower income areas from this policy/program?

Potential Next Step:

Initiate Broward County Land Use Plan text amendment.



4. Bonus Density Formulas

Increase use and effectiveness of Bonus Density policy, by revising Policy 2.16.3 of the Broward County Land Use Plan.

Key Criteria:

- Update existing formulas from:
 - 2 market rate unit for 1 moderate unit,
 - 4 market rate units for 1 very-low/low unit.
- Consider increasing current 15-year restriction requirement for the affordable housing component.

Potential Next Step:

Initiate Broward County Land Use Plan text amendment.



5. Residential Use on Major Corridors

Allow residential in Commerce and Activity Center land uses, provided minimum set aside for affordable units.



Next Steps

Initiate Land Use Plan Amendment related to the policy option(s) where the Board has reached consensus:

1. Land Use Amendment Review
2. Residential Inclusionary Policy
3. Bonus Density Formulas
4. Residential Use on Major Corridors

Timeline:

Nov. 5, 2019 - Agenda Item to initiate the Amendment(s)

Jan. 2020 - Broward County Planning Council review

Summer 2020 - Adoption hearing(s)



Questions?



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