



Broward County

Legislation Text

File #: 22-1674, Version: 1

Broward County Commission Regular Meeting

Director's Name: Leonard Vialpando

Department: Resilient Environment **Division:** Housing Finance Division

Information

Requested Action

MOTION TO APPROVE Broward County State Housing Initiatives Partnership (“SHIP”) Program Affordable Housing Incentive Strategies Report (“Report”) as developed by the Affordable Housing Advisory Committee (“AHAC”) and authorize the filing of the Report with the Florida Housing Finance Corporation; and provide for an effective date.

Why Action is Necessary

In accordance with Section 420.9076, Florida Statutes and Chapter 67-37, Florida Administrative Code, the Report is required to be approved by the Broward County Board of County Commissioners by December 31, 2022, prior to submittal of the Report to the Florida Housing Finance Corporation.

What Action Accomplishes

This item approves the Report and authorizes the filing of the Report with the Florida Housing Finance Corporation.

Is this Action Goal Related

Yes

Previous Action Taken

None taken.

Summary Explanation/Background

THE RESILIENT ENVIRONMENT DEPARTMENT AND THE HOUSING FINANCE DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

This item supports the Board’s Value of offering sustainable, compatible, innovative housing options for all income-levels, including integrated, permanent supportive housing: Goal 1: Facilitate a regional approach to growth and redevelopment through coordination and collaboration at the federal, state, and local levels; and, Goal 2: Increase the availability of affordable housing of all types, countywide, in every community using effective, uniform criteria, policies and strategies.

In accordance with House Bill 1337 passed in the 2007 Legislative Session and associated changes to Chapter 67-37, Florida Administrative Code, counties, and cities receiving State Housing Initiatives Partnership (SHIP) Program funds were required to establish an Affordable Housing Advisory Committee (AHAC) by June 30, 2008. The Broward County AHAC was established by Ordinance No. 2008-23 on June 10, 2008 (Item No. 9).

As outlined in Section 420.9076(2), Florida Statutes and Chapter 67-37, Florida Administrative Code, one of the responsibilities of the AHAC is to prepare an Affordable Housing Incentive Strategies Report (“Report”) and submit the Report to the local government, which Report evaluates established policies, procedures, ordinances, land development regulations and the comprehensive plan, and recommends changes to promote affordable housing, if necessary. The AHAC is required to address the implementation of affordable housing incentives in at least the following 11 areas: 1) Processing approvals of development orders or permits; 2) Modification of impact fee requirements; 3) Density flexibility; 4) The reservation of infrastructure capacity; 5) Affordable accessory residential units; 6) Reduction of parking and setback requirements; 7) Flexible lot configurations, including zero-lot-line configurations; 8) Modification of street requirements; 9) A process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing; 10) A printed inventory of locally owned public lands suitable for affordable housing; and 11) Policies which support development near transportation hubs and major employment centers and mixed-use developments. These incentives were addressed through presentations by the Broward County Planning Council and the then named “Planning and Development Management Division”. The AHAC is encouraged to make recommendations to existing incentives strategies and recommend new incentive strategies as it relates to affordable housing.

After the initial Report was submitted in 2008, the AHAC was required to submit a triennial Report to the local government for approval, and then to the governing agency, Florida Housing Finance Corporation (“FHFC”) by December 31st of that year. Effective October 1, 2020, local governments are now required to submit the Report annually. As such, Broward County must comply with these reporting requirements by submitting the Report by December 31, 2022.

The development of the current Report is the result of four AHAC meetings held between February 7, 2022, and October 10, 2022, which included presentations by the Broward County Planning Council and the Broward County Urban Planning Division. The Public Hearing was advertised, and a Sunshine notice was posted. There were no comments from the public hearing. The AHAC then approved the Report (see attached Exhibit 1). The Report supports prior years’ recommendations, and makes one new recommendation, to support legislation/policies/funding that would provide homeowner assistance with the payment of insurance premiums to eligible low-income households. The Report meets all required areas of evaluation regarding affordable housing policies, programs, and approaches.

Upon approval of this Motion, staff will then submit the Report to the FHFC.

Source of Additional Information

Ralph Stone, Director, Housing Finance Division, 954-357-5320.

Fiscal Impact

Fiscal Impact/Cost Summary

No fiscal impact.