

City of Plantation



AFFORDABLE HOUSING ADVISORY COMMITTEE REVIEW AND RECOMMENDATIONS

Presented to Plantation City Council
March 30, 2022

BACKGROUND

As a recipient of State Housing Initiative Partnership (SHIP) funds, the City of Plantation is required to establish an Affordable Housing Advisory Committee (AHAC), as required by the Florida Statutes, Sec. 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the City housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set forth in Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on the AHAC evaluation, it may recommend to local government to make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles that would encourage production of affordable housing.

Recommendations by the Committee are used to amend the Local Housing Assistance Plan, the local Comprehensive Plan, land development regulations, and other policies affecting affordable housing.

Due to circumstances beyond City staff's control, the City of Plantation AHAC was unable to meet during the course of 2021. (City Council approved Ordinance No. 2602 at the October 6, 2021 meeting, establishing the Affordable Housing Advisory Committee (AHAC), and appointed most of its members at the October 20, 2022 meeting; the remainder of the committee members were appointed in January 2022.) As a result, the AHAC report was delayed in being submitted to the Florida Housing Coalition and Florida Housing Finance Corporation. City staff has developed a timeline that anticipates delivery of the AHAC report to FHC and FHFC by the end of March (Exhibit A).

COMMITTEE COMPOSITION

Florida Statutes, Sec. 420.9076(2) lists the categories from which committee members must be selected. The AHAC must also have a locally elected official from the municipality participating in the SHIP program. The elected official will count as a member of the AHAC for purposes of meeting the number of members requirement. There must be between eight and eleven committee members, with representation from at least six of the following categories:

- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.

- (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

The appointed AHAC Committee members are included here, along with their category affiliation.

Name	Category Represented	Date Appointed
Edwin Cordova (Anderson)	Advocate for low-income persons	October 20, 2021
Rick Seraphine (Horland)	Residential home building industry	October 20, 2021
David Weiss (Andreu)	Real estate professional	October 20, 2021
Katie Edwards (Sortal)	Citizen	October 20, 2021
Jon Auerbach (Mayor)	Residential home building industry	October 20, 2021
Gretchen Rovira (Horland)	Citizen	October 20, 2021
Maude Bruce (Fadgen)	Essential services	January 25, 2022
Leticia Achils (Anderson rotating seat)	Real estate professional	February 3, 2022
Mayor Lynn Stoner (Appointed by Council)	Elected official	December 1, 2021

AFFORDABLE HOUSING INCENTIVE STRATEGIES

The SHIP program mandates that all local governments receiving more than \$350,000 in SHIP funds establish local initiatives that facilitate affordable housing development. To guide advisory committees, the SHIP Statute provides eleven affordable housing incentives that must be considered by the AHAC. The AHAC then makes recommendations to City Council, who in turn assesses the incentives provided by the AHAC and considers each for adoption. The eleven incentives to be considered are as follows:

- (a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- (b) All allowable fee waivers provided for the development or construction of affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) Affordable accessory residential units.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

Not all these incentives are equally important or relevant to every SHIP jurisdiction.

PUBLIC HEARING

Notice of the Public Hearing to receive comments on the affordable housing incentive recommendations by the AHAC was published in the Sun Sentinel on February 11, 2022, and online at Plantation.org (Exhibit B). On March 3, 2022, a Public Hearing of the AHAC was held in Plantation City Council Chambers, 400 NW 73 Avenue, Plantation, FL 33317.

INCENTIVES & RECOMMENDATIONS

During the February 3, 2022 AHAC meeting, members reviewed the eleven incentive strategies. At that meeting, City staff recommended that, due to time constraints, the 2021 AHAC report include only the two strategies required by State Statute to be included in order to receive SHIP funding. AHAC members concurred. Now that the AHAC report is required annually, vs. triennially, second and subsequent years can be used to focus on and flesh out additional incentive strategies. The recommendations below will be used to amend the Local Housing Assistance Plan (LHAP).

Expedited Permitting

- ◆ 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/EXISTING POLICIES: Section 04 Policy 1.1.3 of the Comprehensive Plan states that the City shall:

“Continue to operate a site plan and plat review process that assures project ‘quality control’ yet is not so lengthy or otherwise arduous so that it adds to housing costs. The City will continue to expedite applications for workforce and affordable housing.”

- ◆ RECOMMENDATION: The Affordable Housing Advisory Committee recommends for the City to continue implementing the current incentive and procedures.

Ongoing Review

- ◆ INCENTIVE: The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- ◆ REVIEW SYNOPSIS: Pages 20-22 of the Local Housing Action Plan covering years 2016/17 through 2018/19 state that as part of the public participation process by City Council, all policies, procedures, ordinances, regulations, or plan revisions be considered with respect to any significant impact on the cost of housing. Additionally, Department staff are directed to include in staff reports to Council any anticipated impact on housing costs, the anticipated value of the impact, and how it may be mitigated. If no impact is expected, that should be stated as well.
- ◆ RECOMMENDATION: The Affordable Housing Advisory Committee recommends for the City to continue implementing the current incentive and procedures.

Exhibit A

2021 Annual Report Timeline

City Council approves AHAC ordinance	October 6, 2021
City Council appoints members	October 20, 2021
AHAC orientation meeting	January 25, 2022
Review possible incentives	February 3, 2022
Advertise public hearing	February 11, 2022
Public hearing; AHAC approves strategies	March 3, 2022
Submit report to City Council and FHC	March 30, 2022

Anticipated 2022 Annual Report Timeline

AHAC Strategy Meetings	1st Thursday of each month March – August
Support staff to draft AHAC Report	August 24 – September 20
AHAC finalize draft report	September 27, 2022
Advertise public hearing	October 11, 2022
Public hearing; AHAC approves strategies	October 25, 2022
Submit report to City Council and FHC	November 4, 2022

Exhibit B

Scans of the Sun Sentinel ad and from Plantation.org

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