



ANNUAL REPORT 2023

Review and Recommendations



Presented to Plantation City Council, November 29, 2023

Prepared by the City of Plantation
Planning, Zoning, & Economic Development Department Staff
in collaboration with the AHAC members



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 Goals, Policies and Objectives of the Comprehensive Plan; and other aspects of the City's housing activities that impact the production and provision 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 the 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 (LHAP) and the local Comprehensive Plan (*particularly the Housing Element*), and update the City's land development regulations, and other policies and ordinances affecting affordable housing.

COMMITTEE COMPOSITION

The Plantation City Council originally appointed members to the Committee on or subsequent to October 20, 2021; additional appointments occurred on or after January 11, 2023, including some replacements, resulting in a committee with mostly new members compared to the previous year. 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. The current elected official is the Mayor. There must be between eight (8) and eleven (11) committee members, with representation from at least six (6) 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 for 2023 and their category affiliation are included below:

MEMBER NAME	CATEGORY REPRESENTED	APPOINTMENT DATE***	APPOINTMENT BY
Mayor Nick Sortal, Chair	Elected Official	January 11, 2023	Council
Jon Auerbach	For-Profit Provider of Housing	October 20, 2021 / January 11, 2023	Reinstein
Robbi Auerbach	Real Estate Professional	January 11, 2023	Andreu
Maude K. Bruce* Vice Chair	Essential Services Personnel	January 25, 2022/ January 11, 2023	Fadgen
Carl Buehler**	Resident	July 19, 2023	Sortal
Edwin Cordova	Advocate for Low-Income Persons	October 20, 2021/January 11, 2023	Anderson
Michael Dutko, Jr.**	Real Estate Professional	August 9, 2023	Fadgen
Katie Edwards-Walpole*, Chair	Resident	October 20, 2021/ January 11, 2023	Sortal
James Hackman*	Real Estate Professional	January 11, 2023	Horland
Mitchell Rosenstein**	For-Profit Provider of Affordable Housing	August 9, 2023	Horland
Roderick Spencer*	Residential Home Building Industry	February 8, 2023	Andreu
Margarita Zalamea, Vice-Chair	Not-for-Profit Provider of Affordable Housing	January 11, 2023	Horland

**resigned before the end of the year*

***appointed later during the year*

****re-appointed in second year*

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 (11) 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 November 3, 2023, and online at www.Plantation.org (refer to Exhibit B). On November 9, 2023, a Public Hearing of the AHAC was held at 4:30 p.m. in the Plantation City Hall Council Chambers, located at 400 NW 73 Avenue, Plantation, FL 33317. The City Council considered the report's recommendations on November 29, 2023 at 6:00 p.m.

INCENTIVES & RECOMMENDATIONS

During the monthly meetings between February 2 and October 5, 2023, AHAC members reviewed the eleven incentive strategies. Now that the AHAC report is required annually, vs. triennially, second and subsequent years can be used to focus on and further explore additional incentive strategies. The recommendations below will be used to amend the Local Housing Assistance Plan (LHAP), Comprehensive Plan and City Code/Land Development Regulations, as appropriate.

STRATEGIES

EXPEDITED PERMITTING:

Discussed on March 2

- **INCENTIVE:** *Per F.S. 420.9076(4)(a):* The processing of approvals of development orders or permits, as defined in *F.S. 163.3164(7) and (8)*, for affordable housing projects is expedited to a greater degree than other projects, as provided for in *F.S. 163-3177(6)(f)3*.
- **REVIEW SYNOPSIS/EXISTING POLICIES:** Section 04 Policy 1.1.3 of the Future Land Use Element 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."
- **AHAC MEMBER COMMENTS/QUESTIONS:** The City needs to define the terms “Affordable”, “Attainable”, “Workforce”, as well as adopt applicable incentives and procedures in the Land Development Code and Comprehensive Plan. AHAC also recommended that a written policy be adopted by the City to support accelerated approval for these projects.
- **SCHEDULE TO IMPLEMENT:** The City had already committed to expediting permitting process for these projects in the past, but had not implemented it due to a lack of eligible projects coming forward thus far. On June 7, 2023, the City Council supported the policy prepared jointly by the Planning, Zoning and Economic Development Director and Assistant Director, and the Building Official and Assistant Building Official. This policy not only includes expediting the permitting process, but also commits to a fast-tracked and overlapping process for the development review entitlement process that precedes the permitting process, essentially shaving off several months of the process. The policy applies to projects that incorporate a minimum of 15% of the dwelling units as meeting State and County definitions of affordable, attainable and workforce housing. The AHAC will work with the Staff to incorporate various affordable housing terminology into the Code and Comprehensive Plan updates which are anticipated for adoption in 2024.
- **RECOMMENDATION:** The AHAC recommends for the City to implement the newly-defined incentive and policy. The AHAC further recommends that the City specifically define the terms “*Affordable*”, “*Attainable*”, “*Workforce*” in its official documents.

FEE WAIVERS:

Discussed on October 5

- **INCENTIVE:** *Per F.S. 420.9076(4)(b):* AHAC shall assess “all allowable fee waivers to provide for the development and construction of affordable housing.” F.S. 163.31801 provides that “local governments can provide an exception or waiver for an impact fee for the development or construction of affordable housing.”
- **REVIEW SYNOPSIS/EXISTING POLICIES:** The City does not currently have any policies for fee waivers for affordable housing.
- **AHAC MEMBER COMMENTS/QUESTIONS:** After being advised that the City’s assessment and collection of relevant permit and impact fees is based on a rational nexus where those fees are applied to the operational costs of plan review, permit processing, inspections and the costs to provide infrastructure and public services related to the future users of the residential projects, as well as that the funding must be provided by another source if not collected directly from the provider of the housing, the AHAC expressed concerns about full or partial fee waivers.
- **SCHEDULE TO IMPLEMENT:** 2024. The City is in the process of contracting a specialized consulting firm to perform and prepare an Impact Fees Study. That study is anticipated to be completed in 2024 and will analyze the City’s existing impact fees, as well as provide a rational nexus as to whether the City could consider reducing or waiving such fees for eligible affordable projects as an incentive.
- **RECOMMENDATION:** The AHAC did not recommend implementing any fee waivers and instead focus on other incentives, until such time that the City could provide more detailed information and the AHAC could review the Impact Fee Study after which an informed decision could be made, as well as applicable development and permit fees.

MODIFICATION OF STREET REQUIREMENTS:

Discussed on October 5

- **INCENTIVE:** *Per F.S. 420.906(4)(h):* AHAC shall assess “the modification of street requirements for affordable housing.” Such requirements include development standards for streets, parking, drive aisles, driveways, walkways/sidewalks, alleyways, curbs, drainage provisions.
- **REVIEW SYNOPSIS/EXISTING POLICIES:** The City does not currently have any policies for modification of development standards for affordable housing, except for more flexibility in landscaping (*adopted on August 24, 2022*) that could potentially reduce construction costs.
- **AHAC MEMBER COMMENTS/QUESTIONS:** The AHAC generally supports the modification of street requirements as a viable solution to promote the provision of

affordable housing and reduce overall construction-related costs. The AHAC finds, however, that because the City is largely built out that there is limited opportunity to fully implement this strategy. The AHAC also expresses concern as to whether the Fire Department will find that such measures impede fire life safety standards. Further, the AHAC does not support the concept of requiring/installing sidewalks along only one side of the street, at the expense of improving walkability and pedestrian mobility.

- **SCHEDULE TO IMPLEMENT:** City Staff is already considering certain development standard modifications – subject to Development Review Committee and AHAC feedback. The City Council approved an Ordinance in 2021 that reduced the required drive aisle width for developments from twenty-five feet (25’) to twenty-four feet (24’). The AHAC will work with City Staff to consider other street standards modifications that could be adopted into the Code in 2024.
- **RECOMMENDATION:** The AHAC recommends that Staff continue to review the Code to identify street and other development standards that could be modified given the largely built-out nature of the City’s existing development pattern and make recommendations to improve these standards, provided that the ideas do not impede or compromise well-functioning infrastructure, walkability and/or life safety.

FLEXIBILITY IN DENSITY:

Discussed on September 7

- **INCENTIVE:** *Per F.S. S.420.9076:* AHAC shall assess “*the allowance of flexibility in densities for affordable housing*” as a strategy to attract Affordable Housing (AH) developers to produce the AH stock.
- **REVIEW SYNOPSIS/EXISTING POLICIES:** The City does not currently have any policies for flexibility in density as it relates to affordable housing; however, Broward County recently adopted some rules regarding flexibility and reserve units and bonus densities, to incentivize projects that incorporate affordable units that consider all income brackets. Broward County Land Use Plan (BCLUP) Policy 2.16 specifically encourages affordable units for developments along major transportation corridors and increases the number of bonus density units awarded based on the number of units at moderate, low, and very low income levels. The City is in the process of updating the Comprehensive Plan which will address flexibility rules and potential bonuses applied to dwelling units that meet specific criteria.
- **AHAC MEMBER COMMENTS/QUESTIONS:** The AHAC supports this strategy.
- **SCHEDULE TO IMPLEMENT:** The City Comprehensive Plan is anticipated to be updated by June of 2024. The AHAC will work with City staff to incorporate flexibility standards into the City Comprehensive Plan as part of the Evaluation and Appraisal process. This is anticipated to be considered by the City Council in the Spring of 2024.

- **RECOMMENDATION:** The AHAC recommended that Staff explore the feasibility of implementing Broward County’s density bonus program or for the City to develop its own density bonus program that would focus bonus densities to appropriate locations within the City that are targeted for redevelopment. It was suggested that Staff explore this as part of the City’s Comprehensive Plan Evaluation and Appraisal Report (EAR). The City Council conducted a Planning and Land Use Workshop on October 26, 2023, which provided consensus to move forward for targeted redevelopment efforts that would also incentivize a mix of housing types and income levels. The Council had expressed concern over the impacts that can result from dense developments depending on the character of surrounding development, but supports the strategy of targeted redevelopment. It was also suggested to work with places of worship on partnership opportunities and on developing policies to incorporate housing on community facility properties.

RESERVATION OF INFRASTRUCTURE:

Discussed on October 5

- **INCENTIVE:** *Per F.S. S.420.9076(4)(d):* AHAC shall assess “the reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.” This is further supported by the State’s ***Community Planning Act of 2001*** which exempted communities from addressing parks and recreation, schools and transportation from concurrency requirements in their Comprehensive Plan; however, sanitary sewer, solid waste, drainage and potable water infrastructure remains mandatory.
- **REVIEW SYNOPSIS/EXISTING POLICIES:** The City does not currently have any specific policies for reservation of infrastructure.
- **AHAC MEMBER COMMENTS/QUESTIONS:** After reviewing this strategy, the AHAC has questions as to whether there are any existing infrastructure capacity issues within the City. Based upon the above, the AHAC wishes to obtain additional information on infrastructure capacity from the City’s Utilities Department.
- **SCHEDULE TO IMPLEMENT:** The AHAC will seek to obtain additional infrastructure related information and further review this strategy in 2024.
- **RECOMMENDATION:** The AHAC does not have a recommendation at this time with regard to this strategy.

FLEXIBLE LOT CONFIGURATIONS:

Discussed on September 7

- **INCENTIVE:** *Per F.S. S.420.9076(4)(f):* AHAC shall assess “The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.”

- **REVIEW SYNOPSIS/EXISTING POLICIES:** The City does not currently have any specific policies or code provisions for flexible lot configurations, other than certain Planned Residential Developments (PRDs) that have those standards already adopted. These PRDs are essentially established built-out residential communities.
- **AHAC MEMBER COMMENTS/QUESTIONS:** The AHAC generally supports flexible lot configurations as a viable solution to promote the provision of affordable housing and reduce overall construction related costs. The AHAC finds, however, that because the City is largely built out that there is limited opportunity to fully implement this strategy, except for redevelopment areas with respect to reforming some zoning regulations that would provide some incentives for builders of workforce housing.
- **SCHEDULE TO IMPLEMENT:** The AHAC will further review and consider this strategy in 2024.
- **RECOMMENDATION:** The AHAC does not have a recommendation at this time with regard to this strategy.

ONGOING REVIEW PROCESS:

Discussed on March 2

- **INCENTIVE:** *Per F.S. S.420.9076(4)(i):* AHAC shall assess “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.” This is one of two policies that is required to be adopted in the Local Housing Assistance Plan (LHAP) (*as noted in the 2021 AHAC Report and adopted into the LHAP in June of 2022*).
- **REVIEW SYNOPSIS/EXISTING POLICIES:** The LHAP 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. Recent ordinances adopted by the City Council in August of 2022, reflect consideration of AH projects with respect to requirements for and construction costs of landscaping and electric vehicle parking.
- **AHAC MEMBER COMMENTS/QUESTIONS:** The AHAC continues to firmly support the City’s existing policy regarding On-Going Review of proposed policies, procedures, ordinances, regulations, or plan provisions that might increase the cost of housing construction.
- **SCHEDULE TO IMPLEMENT:** Ongoing; The AHAC will further review and discuss enhancements to the City’s existing policy in 2024. The AHAC reviewed the draft

ordinance for allowing ADUs by-right, along with other proposed incentives, prior to the ordinance public hearing at the Planning and Zoning Board.

- **RECOMMENDATION:** The AHAC recommends that the City consider enhancing its current On-Going Review Process by providing the AHAC, along with other City Staff and Advisory Boards, as applicable, an opportunity to review and comment on any proposed policies, procedures, ordinances, regulations, or plan provisions that may increase the cost of housing prior to adoption by the City Council.

ACCESSORY DWELLING UNITS (ADUs):

Discussed on May 4 and July 6

- **INCENTIVE:** *Per F.S. S.420.9076(4)(e):* AHAC shall assess “Affordable accessory residential units.”
- **REVIEW SYNOPSIS/EXISTING POLICIES:** The City Code allows guesthouses (*for temporary living and not for rental*) by conditional use, but not as a by-right permitted use.
- **AHAC MEMBER COMMENTS/QUESTIONS:** Given the largely built out nature of the City, the AHAC feels that this is a viable option for increasing the overall supply of dwelling units within the City. Greater supply of dwelling units helps bring down the overall costs and provide alternative living conditions for families that need it. The AHAC also noted that the Broward County Property Appraiser (BCPA) currently provides a granny flat exemption for property. Finally, the AHAC recognized that funding and financing mechanism need to be addressed with local lending institutions to promote the development of ADUs by existing homeowners.
- **SCHEDULE TO IMPLEMENT:** The AHAC worked with City Staff to complete a draft ADU ordinance to allow ADUs and amend existing guesthouse rules, which was presented to them at the July 6 meeting. The ordinance was heard by the Planning and Zoning Board (PZB) on July 18, with some AHAC members in attendance, lending their support. The PZB had a robust and comprehensive discussion about many of the proposed provisions, which included concern about how vacation rentals might negatively impact the implementation of ADUs, since existing vacation rentals have disrupted some established neighborhoods. The PZB tabled the item for further research and crafting of the ordinance and it will be heard again on November 7, 2023, prior to being considered by the City Council. It is anticipated that the ordinance could be adopted in January of 2024. The City will also be hosting a Town Hall about Affordable Housing on December 4, 2023, which will be open to the public not only in the City of Plantation, but also to residents of the Tri-County area, including Broward, Miami-Dade and Palm Beach Counties. Staff, AHAC members, and the invited panelists are hopeful that the Town Hall will serve to educate the general public as well as dispel myths and concerns related to affordable housing, as the City moves forward to adopt policies that will help ease the housing crisis in the city and region.
- **RECOMMENDATION:** The AHAC recommends that the City consider adopting an

ordinance permitting and incentivizing the development of ADUs in appropriate zoning residential districts/neighborhoods. It was also suggested that the City develop design criteria that would encourage more affordable ADUs, including pre-fabricated structures.

PARKING / SETBACK REDUCTIONS:

Discussed on August 3

- **INCENTIVE:** *Per F.S. S.420.9076(4)(f):* AHAC shall assess “the reduction of parking and setback requirements for affordable housing.”
- **REVIEW SYNOPSIS/EXISTING POLICIES:** While the City Code has adopted procedures for variances and waivers of parking and setback requirements, there isn’t any allowance or incentive for reductions given a residential project’s affordability status.
- **AHAC MEMBER COMMENTS/QUESTIONS:** During the review and discussion of this strategy, concerns were raised about not having enough parking; however, lower income residents generally have fewer vehicles per household than more affluent residents. Consideration could be afforded to parking and setback reductions that make sense that do not diminish quality of life issues. the AHAC noted that while it supports the adoption of alternative parking and setback standards for certified affordable housing projects, it believes that the benefits of these affordable housing provisions must be carefully weighed against the negative impacts on a case-by-case basis and that specific criteria should be developed. It was mentioned that the State Legislature is also considering weighing in on restrictive municipal parking codes that impede affordable housing development.
- **SCHEDULE TO IMPLEMENT:** The AHAC will work with City Staff to identify an appropriate parking and setback reduction strategy in 2024. The City could adopt regulations to provide incentives to AH developers for parking and setback reductions. The proposed parking ordinance is anticipated to be heard and considered by the City Council in early 2024.
- **RECOMMENDATION:** The AHAC supports adding provisions within the Land Development Regulations (LDRs) which would allow certified affordable housing projects to receive reductions in parking and setback requirements on a case-by-case basis. The AHAC believes that applicants seeking these reductions should be required to demonstrate through a technical memorandum or similar analysis that a reduction will not cause an adverse impact to the surrounding neighborhoods.

PRINTED LAND INVENTORY:

Discussed on September 7

- **INCENTIVE:** *Per F.S. S.420.9076(4)(j):* AHAC shall assess “preparation of a printed inventory of locally owned public lands suitable for affordable housing.”
- **REVIEW SYNOPSIS/EXISTING POLICIES:** The City prepared a map of City-owned land. Most of the properties were considered to be unsuitable and/or unavailable for AH

development.

- **AHAC MEMBER COMMENTS/QUESTIONS:** During the review and discussion of the City’s printed land inventory, the AHAC found that the City was not in possession of significant locally-owned parcels that were suitable for affordable housing. To be deemed suitable, such properties would ideally be located close to major roadways so that public transit could be easily accessible to those residents. The AHAC also found that most of the parcels that were not being used for parks or right-of-way purposes were not located close to major roadways or public transit routes. It was suggested that the City also highlight commercial areas for private development that are deemed suitable for incorporating housing.
- **SCHEDULE TO IMPLEMENT:** The map was posted online in October of 2023.
- **RECOMMENDATION:** Staff will continue to look for ways to identify suitable properties, whether or not they are owned by the City or County. Because of the possibility of the City obtaining properties on an annual basis due to possible foreclosures on properties with unpaid municipal liens, the AHAC recommends that it review this inventory on an annual basis to determine if any properties on the inventory are suitable for use as affordable housing and feasibility with respect to access to transit and safe pedestrian access. The AHAC also recommended that the City consider working with other agencies such as Habitat for Humanity when appropriate to provide affordable housing opportunities.

DEVELOPMENT NEAR TRANSPORTATION HUBS:

Discussed on August 3

- **INCENTIVE:** *Per F.S. S.420.9076(4)(k):* AHAC shall assess “support of development near transportation hubs and major employment centers and mixed-use developments.”
- **REVIEW SYNOPSIS/EXISTING POLICIES:** There is existing language in the City Code and Comprehensive Plan about where to locate residential development, some of it in support of proximity to transportation hubs and some of it not. There is also existing text referencing mixed-use development. In both cases, the text is not specific to affordable housing units.
- **AHAC MEMBER COMMENTS/QUESTIONS:** The AHAC suggested developing partnerships with Broward County Transit to re-negotiate bus routes, not just for areas with affordable housing, but also where elderly residents are located.
- **SCHEDULE TO IMPLEMENT:** The AHAC will work with Staff to review the proposed ordinances – including the adoption of a Transit-Oriented Corridor (TOC) land use, a Transit-Oriented Development (TOD) zoning district, and the implementation of bonus density incentives similar or equal to the County’s Policy 2.16 - before they are heard by City Council in early 2024.
- **RECOMMENDATION:** The AHAC recommended that this policy should be implemented as part of the Comprehensive Plan and Land Development Code updates. It

was also suggested that the City look into how the County and State define “major transportation hubs” and to incorporate specific language into our Code.

SUMMARY

Discussed on November 9

The AHAC recommended that the Committee not only continue to work on the 11 identified strategies over the course of the next year, but also consider developing new policies and initiatives beyond the scope of the State’s minimum requirements. Staff will start the new year off with a brainstorming session in this regard.

Exhibit A Annual Report Timeline

Exhibit B Public Hearing Advertisement

Exhibit A

2023 Annual Report Timeline

- Plantation City Council approves AHAC ordinance October 6, 2021
- City Council appoints/reappoints most members January 11, 2023
- AHAC member Orientation February 2, 2023
- AHAC Strategy Meetings *1st Thursday of each month
February – October*
- Advertise public hearing November 3, 2023
- Public hearing; AHAC approves final recommended strategies November 9, 2023
- Submit ***Final Report*** to City Council November 29, 2023
- Submit Report to ***Florida Housing Finance Corporation (FHFC)*** Prior to December 31, 2023

Exhibit B
SUN-SENTINEL
ADVERTISEMENT



Printed: 10/31/2023 10:08:31 AM

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Order ID: 7524305

* Agency Commission not included

GROSS PRICE * : **\$293.40**

PACKAGE NAME: SSC_Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 1 Column

Run Date(s): Friday, November 3, 2023

Zone: Full Run

Color Spec. B/W

**CITY OF PLANTATION
AFFORDABLE HOUSING ADVISORY
COMMITTEE (AHAC)
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON THURSDAY, NOVEMBER 9, 2023 AT 4:30 PM OR AS SOON THEREAFTER AS POSSIBLE AT PLANTATION CITY HALL, 400 NW 73 AVENUE, PLANTATION, FLORIDA.

THE ITEM(S) IN ENTIRETY MAY BE INSPECTED ONLINE AT <https://www.plantation.org/government/city-council/watch-meetings-live-online> OR AT THE OFFICE OF THE CITY CLERK DURING REGULAR WORKING HOURS (8:00 AM – 4:30 PM, M-F)

THE COMMITTEE WILL CONSIDER: Proposed recommendations for the State Housing Initiatives Partnership Program (SHIP). In accordance with F.S. 420.9076 (5), the Affordable Housing Advisory Committee (AHAC) will adopt its final evaluation and Housing Incentive Strategy recommendations at the date time and location listed below. The AHAC will evaluate and recommend specific initiatives to encourage or facilitate the development of affordable housing in the City. All interested parties are invited to attend this Public Hearing to review and make comments on the proposed evaluation and recommendations. Below is a summary of the incentives reviewed:

- (1) The expedited processing of approvals of development orders or permits, as defined in Florida Statutes, Section 163.3177(6)(f)(3), for affordable housing projects to a greater degree than other projects.
- (2) All allowable fee waivers provided for the development or construction of affordable housing.
- (3) The allowance of flexibility in densities for affordable housing

(4) The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.

(5) Affordable accessory residential units.

(6) The reduction of parking and setback requirements for affordable housing.

(7) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

(8) The modification of street requirements for affordable housing.

(9) 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.

(10) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

(11) The support of development near transportation hubs and major employment centers and mixed-use developments.

This public hearing is for comments on the final report. The final evaluation and recommendations will be placed in a report provided to the City Council and to the Florida Housing Finance Corporation (FHFC) no later than December 31, 2022.

WRITTEN COMMENTS ON THE ITEM(S) MAY BE SUBMITTED TO THE CITY CLERK BY EMAIL (CITYCLERK@PLANTATION.ORG) OR IN PERSON AT 400 NW 73RD AVE, PLANTATION, FL, 33317, PRIOR TO SUCH HEARING FOR CONSIDERATION BY THE CITY COUNCIL. ALL INTERESTED PARTIES PLEASE TAKE DUE NOTICE OF THE TIME AND PLACE OF THIS HEARING AND GOVERN YOURSELF ACCORDINGLY.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS HEARING AND/OR MEETING THEY WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL OF TO BE BASED. (ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT THEIR OWN EXPENSE TO ARRANGE FOR THE TRANSCRIPT)

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THE CITY OF PLANTATION WILL PROVIDE REASONABLE ACCOMMODATIONS FOR DISABLED

INDIVIDUALS REQUESTING SPECIAL ASSISTANCE IN ORDER TO ATTEND OR PARTICIPATE IN THIS HEARING AND/OR MEETING. PROVIDED HOWEVER, THAT A REQUEST FOR SUCH ASSISTANCE BE MADE TO THE OFFICE OF THE CITY CLERK (954) 797-2237 AT LEAST THREE (3) CALENDAR DAYS PRIOR TO THE SCHEDULED MEETING.

APRIL BEGGEROW
CITY CLERK
11/3/2023 7524305