

**Affordable Housing Advisory Committee
Report to Broward County Board of County
Commissioners**

**Broward County SHIP Affordable Housing
Incentive Strategies**

December 12, 2017

In accordance with House Bill 1337 passed in the 2007 Legislative Session and associated changes to the Florida Administrative Code (F.A.C.) Chapter 67-37, counties and cities receiving State Housing Initiatives Partnership (SHIP) 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.

The responsibilities, composition and reporting requirements for the AHAC, are outlined in Section 420.9076(2) F.S. and Chapter 67-37.010 F.A.C, as follows.

Responsibilities

These include the preparation of a local affordable housing incentive plan for local government approval and the preparation of a triennial report to the local government which evaluates established policies, procedures, ordinances, land development regulations and the comprehensive plan and recommend changes to promote affordable housing if necessary.

The initial report was required to be submitted to the local government by December 31, 2008, after which the report was transmitted to the Florida Housing Finance Corporation. The SHIP statute requires the report be submitted to the local government and the governing agency, Florida Housing Finance Corporation, every three years by December 31 thereafter. This directive was met by Broward County in December 2008, December 2011 and December 2014.

Committee Composition

The composition of the AHAC includes 11 members representing the following disciplines: 1). The home building industry; 2). The banking or mortgage banking industry; 3). The labor industry actively engaged in home building; 4). An advocate of low-income persons; 5). A for-profit provider of affordable housing; 6). A not-for-profit provider of affordable housing; 7). A real estate professional; 8). A citizen serving on the local planning agency; 9). A resident of the jurisdiction; 10). A citizen who represents employers within the jurisdiction; and, 11). A citizen who represents essential services personnel as defined in the local housing assistance plan.

Committee Reporting Requirements

The AHAC report must address the implementation of affordable housing incentives in at least the following eleven (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.

Staff presented a draft Report to the AHAC during the October 25, 2017 meeting in preparation for November 7, 2017 Public Hearing. The Public Hearing was held to solicit the public's input for recommendations to be included in the Report.

The Committee decided to carryforward incentive strategies included in the 2014 Report to show a strong support to continue to encourage these incentive strategies which are numbers 17-07 through 17-13.

AHAC Recommendations 2017 – Additional Incentive Strategies

Strategy No.	AHAC Incentive Strategies
Continued Discussion Points	<p>A. Advocacy –</p> <p>BOCC to fully use the AHAC to act as an advocacy group to communicate with state and local legislatures to support affordable housing through advocacy and budget.</p> <p>B. Continuation of the AHAC</p> <p>AHAC continues to work with HF&CRD staff to follow and monitor tax reform legislation, its impacts and potential implications on affordable housing in Broward County and advocate on behalf of Broward County affordable housing initiatives.</p>
17-01	<p>Other affordable housing incentives:</p> <p>Standardize Terms of SHIP Mortgages/Notes</p> <p>Housing and Community Redevelopment Division to standardize terms of SHIP home repair mortgages/notes from proration [reduced annually on anniversary date] to a fixed term deferred loan with the full amount payable upon sale or conveyance of title. This change will parallel the purchase assistance strategy which requires full amount payable upon sale or conveyance of title during the term of the deferred loan.</p> <p><i>Sec.420.9076(4), F.S.</i></p>
17-02	<p>Other affordable housing incentives:</p> <p>Broward County generated Dedicated Revenue Source</p> <p>A new nominal flat fee paid by grantor and grantor of all real estate transactions conveyances recorded in Broward county and be deposited into a dedicated affordable housing trust fund to be administered by the HF&CRD.</p>

	<i>Sec.420.9076(4), F.S</i>
17-03	<p>Other affordable housing incentives:</p> <p>Preserve Tax Exemption for Affordable Housing</p> <p>Support Legislative advances that positively supports the funding to preserve incentives/initiatives for affordable housing, such as, tax exempt multifamily housing bonds programs and other.</p> <p><i>Sec.420.9076(4), F.S</i></p>
17-04	<p>Other affordable housing incentives:</p> <p>Community Land Trust Initiative [CLT]</p> <p>Housing and Community Redevelopment Division to establish a CLT strategy in the Local Housing Assistance Plan.</p> <p><i>Sec.420.9076(4), F.S.</i></p>
17-05	<p>Other affordable housing incentives:</p> <p>Review State's formula for distribution of documentary stamps.</p> <p>Support Broward County Legislatures advocacy for a more equitable and fair formula for the calculation of the distribution of the annual SHIP funds. In lieu of a full reimbursement of the County's documentary stamps, the Broward County Board of County Commissioners should advocate for a more appropriate and larger receipt of funds to be returned to the Broward County Affordable Housing Trust Fund based on the need of the County not based on the population count.</p> <p><i>Sec.420.9076(4), F.S</i></p>
17-06	<p>Other affordable housing incentives:</p> <p>Repurpose Vacant Buildings for affordable housing; and sell Land</p> <p>Encourage Broward County Government, municipalities in Broward County, the School Board of Broward County and all entities owning land or unused properties in Broward County to provide a reasonable and fair scoring preference to buyers of and/or developers of vacant buildings/land who include affordable housing in its purchase and development plans.</p> <p><i>Sec.420.9076(4), F.S.</i></p>

17-07	<p>Other affordable housing incentives:</p> <p>Broward County Affordable Housing Trust Fund Account</p> <p>The BOCC to approve revenue from other and additional revenue sources, such as expiring Community Redevelopment Agencies, Tax Increment Financing [TIF] funds. These revenues to be placed in the Broward County SHIP Affordable Housing Trust Fund Account to be used strictly for the development of affordable housing units and to sustain existing affordable housing units in Broward County.</p> <p><i>Sec.420.9076(4), F.S.</i></p>
17-08	<p>Other affordable housing incentives:</p> <p>The Sadowski Housing Trust Fund for the Affordable Housing Trust Fund remains dedicated for the specific Affordable Housing Trust Fund.</p> <p>Mandate legislative action to prohibit the raiding of the Sadowski Housing Trust Fund to allow full funding as in the original intent of the Act.</p> <p><i>Sec.420.9076(4), F.S.</i></p>
17-09	<p>Other affordable housing incentives:</p> <p>Support changes to the Florida Housing Finance Corporation rules governing the Low-Income Housing Tax Credit Program to increase Broward County's potential tax credit allocations in the State issued Request for Application.</p> <p><i>Sec.420.9076(4), F.S.</i></p>
17-10	<p>Other affordable housing incentives:</p> <p>Rental Registration Program.</p> <p>Increase the Landlord Registration and Rental Property Inspections Program fee from \$75.00 to \$150.00 [similar to fees charged by municipalities throughout Broward County].</p> <p><i>Sec.420.9076(4), F.S.</i></p>

17-11	Other affordable housing incentives: Bonus Density. Improve the Bonus Density Program in the Broward County Land Use Plan to increase its effectiveness and generate additional affordable housing units. Note: Bonus density is currently being studied by the Broward County Planning Council. <i>Sec.420.9076(4), F.S.</i>
17-12	Other affordable housing incentives: Support the modification of Broward County Charter to reduce timeframes for processing small scale Broward County Land Use Plan map amendments to facilitate affordable housing. <i>Sec.420.9076(4), F.S.</i>
17-13	Other affordable housing incentives: Encourage Broward County municipalities to expedite affordable housing projects through their land development regulations, (for example through zoning, bonus densities, more flexible units, further parking reductions, impact fee waivers, and expediting permit review) to further affordable housing. <i>Sec.420.9076(4), F.S.</i>

In accordance with Florida Statutes 420.9076 and Florida Administrative Code Chapter 67-37, the Broward County State Housing Initiatives Partnership (SHIP) Program Affordable Housing Advisory Committee is required to file a current review of the Broward County SHIP Affordable Housing Incentive Strategies Report (Report) with the Broward County Board of County Commissioners by December 31, 2017 prior to submittal to the Florida Housing Finance Corporation.