



400 South Federal Hwy  
Hallandale Beach, FL 33009

## City of Hallandale Beach City Commission Agenda Cover Memo

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|---|----------------------------------|-----------|--|--|------------------|---|-----------|
| <b>Meeting Date:</b>  | August 31, 2016                  |           | <b>Item Type:</b><br><small>(Enter X in box)</small>   | <b>Resolution</b>                                | <b>Ordinance</b> | <b>Other</b><br><div style="text-align: center;"><b>X</b></div> |           |
| <b>Fiscal Impact:</b><br><small>(Enter X in box)</small>          | <b>Yes</b>                       | <b>No</b> | <b>Ordinance Reading:</b><br><small>(Enter X in box)</small>   | <b>1<sup>st</sup> Reading</b>                    |                  | <b>2<sup>nd</sup> Reading</b>                                   |           |
|   |                                  | <b>X</b>  | <b>Public Hearing:</b><br><small>(Enter X in box)</small>  | <b>Yes</b>                                       | <b>No</b>        | <b>Yes</b>  | <b>No</b> |
| <b>Funding Source:</b>  | <b>N/A</b>                       |           | <b>Advertising Requirement:</b><br><small>(Enter X in box)</small>   | <b>Yes</b>                                       |                  | <b>No</b><br><div style="text-align: center;"><b>X</b></div>    |           |
| <b>Account Balance:</b>   | <b>N/A</b>                       |           | <b>Quasi Judicial:</b><br><small>(Enter X in box)</small>  | <b>Yes</b>                                       |                  | <b>No</b><br><div style="text-align: center;"><b>X</b></div>    |           |
| <b>Application Number :</b>                                       | <b>N/A</b>                       |           | <b>RFP/RFQ/Bid Number:</b>   |  |                  |   |           |
| <b>Contract/P.O. Required:</b><br><small>(Enter X in box)</small> | <b>Yes</b>                       | <b>No</b> | <b>Strategic Plan Priority Area:</b> <small>(Enter X in box)</small><br><br><div style="display: flex; justify-content: space-between;"> <div>Safety</div> <input type="checkbox"/> </div> <div style="display: flex; justify-content: space-between;"> <div>Quality</div> <input checked="" type="checkbox"/> </div> <div style="display: flex; justify-content: space-between;"> <div>Vibrant Appeal</div> <input type="checkbox"/> </div> |  |                  |   |           |
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|   |                                  |           |  |  |                  |   |           |
| <b>Sponsor Name:</b>  | Daniel Rosemond,<br>City Manager |           | <b>Department:</b><br>Development Services   | Keven R. Klopp, Development<br>Services Director |                  |   |           |

### Short Title:

A WORKSHOP ON AFFORDABLE AND WORKFORCE HOUSING PRESENTED BY THE  
DEVELOPMENT SERVICES DEPARTMENT.

### Staff Summary:

#### Background

On August 25, 2016 the City Commission requested that staff research in lieu payment strategies implemented in surrounding municipalities to address affordable housing and workforce needs, and report findings on August 31, 2016 via workshop item for the City Commission.

### **Current Situation**

Approaches to meeting the housing needs of very low to moderate income households has changed over the years. Less prevalent are the large scale segregated housing "projects"; today's programs are more geared toward providing households the ability to "choose" where they want to live.

The majority of new residential development proposals in Hallandale Beach are located within high-rise projects. The purchase cost of these units will far exceed affordable residential pricing; and, only those in higher income brackets are likely to purchase or rent them. Therefore, strategies are needed to provide affordable/workforce housing, and to improve private sector involvement. This would include the creation of public/private partnerships, which can be optimized through in lieu payments from developers, as determined through development agreements.

### **Analysis**

According to the Hallandale Beach CRA plan; the CRA shall continue to implement the acquisition of vacant lots and parcels throughout the Hallandale Beach CRA which are suitable for the construction of single-family affordable housing, remaining sensitive to the use of surrounding properties.

Properties located within the Hallandale Beach CRA offer the greatest opportunities to meet the City's very low to moderate income housing needs. The City's Northwest quadrant has experienced new economic growth in the form of low density (most single family) in-fill housing, attributed primarily to the incentives provided through the CRA. Since 2012, the Northwest area has witnessed quite a bit of growth in new housing stock. These new single family homes provide affordable homes that are safe and aesthetically appealing.

### **Recent Strategies:**

Village of Gulfstream Park Development Order requires the developer to construct or cause the construction of a minimum of 225 "Affordable Housing" and/or "Workforce Housing" units, according to the City's applicable housing procedures and regulations. The Development Order requires 15% of the total 1,500 proposed units be affordable. A minimum of 75 Affordable/Workforce Housing units will be built off site.

### **Development Agreements:**

Development Agreements in the recent past have included in lieu payments for the provision of affordable/workforce housing.

### **Comprehensive Plan:**

Below, is a list of the City's Comprehensive Plan goal, objective, and policies regarding the provision of adequate affordable housing within the city limits:

#### **4.4 GOALS, OBJECTIVES AND POLICIES**

**GOAL 4-1: Quality Residential Environment.** To assure the availability of a safe, sound and attractive residential environment for all residents of Hallandale Beach.

**OBJECTIVE 4-1.1: Provide Adequate and Affordable Housing.** Provisions for adequate and affordable housing for current (38,193) and future (an additional 1,510 projected residents through the year 2012) residents of Hallandale Beach shall be made. This objective shall be achieved through the following policies.

**POLICY 4-1.1.1: Public Sector Coordination and Cooperation in Housing Production.** Hallandale Beach, through the Hallandale Beach Community Redevelopment Agency will continue to support partnerships with local, county, state and regional housing providers.

**POLICY 4-1.1.2: The Utilization of Public Funding Programs.** Upon becoming an entitlement City; the City shall apply for funding through SHIP or other funding sources, to purchase lots and real property. These lots will be conveyed to eligible very low and low income households, to reduce the cost of new housing.

**POLICY 4-1.1.3: Submission of Applications for Public Funding Programs.** The City will submit applications for funding to Broward County CDBG, SHIP and HOME programs to provide new single family owner-occupied homes.

**POLICY 4-1.1.4: Form Partnerships with Nonprofit Housing Agencies.** The Hallandale Beach CRA. will partner with various housing agencies to provide new homes in the City of Hallandale Beach.

**POLICY 4-1.1.5: Cooperate with The South Florida Regional Planning Council's Strategic Regional Policy Goals For Housing.** Beginning in January 1999, the City shall participate in South Florida Regional Planning Council's initiatives directed toward affordable housing.

**POLICY 4-1.1.6: Reduce Development Fees.** The City may waive certain development fees for new construction by various developers and agencies on a case by case basis for affordable housing. The City will prepare as a part of its unified land development code a policy explaining the development fee waiver process and eligibility requirements by the year 2010.

**POLICY 4-1.1.7: Support Local Housing Initiative.** The City will provide technical support and guidance to the Hallandale Beach CRA.

**POLICY 4-1.1.8: Maintain Accurate Records.** The City shall, by June 1, 2010 create a comprehensive system to track the supply of affordable housing in the City.

**POLICY 4-1.1.9: Eliminating Barriers.** The City shall eliminate barriers to the creation of housing, especially affordable housing. This action will include but not be limited to, streamlining the review process, especially in regarding to affordable housing projects.

**POLICY 4-1.1.10: Reduction in Vacancy Rates.** By the year 2010, the City shall conduct an analysis to determine the causes of high vacancy rates and determine possible solutions.

**POLICY 4-1.1.11: Relocation.** The City shall only implement programs, which will cause the temporary or permanent displacement of private households, when the program includes a provision for providing replacement housing for such persons in safe, decent and sanitary dwelling units within their means and without undue hardship to such families. Such programs shall be coordinated through the Broward County Community Development Block Grant Programs following the Uniform Relocation Act requirements.

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| <b>Presentation Shall Include:</b> |
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The Workshop will include a presentation on the following:

**Critical Steps in Establishing Strategies for Affordable/Workforce Housing**

1. Identify the level of need
  - a) What?
  - b) How?
2. Establish specific measureable goals to meet the need
  - a) What?
  - b) When?
  - c) Where?
3. Develop strategies to Meet the Goals
  - a) Inclusionary Zoning
  - b) Housing Linkage Fee
  - c) In Lieu Payment
4. Ensure Legal Defensibility
5. Establish "Report Card" Dates to review and assess progress toward the meeting goals
6. Affordable Housing In Lieu Payment Strategies used by Other Municipalities

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| <b>Proposed Action:</b> |
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Provide staff with direction on establishing a standard/methodology for determining in lieu payment for projects that establish development agreements, but do not provide adequate level of affordable/workforce housing.