



# City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

<b>Primary Application Type:</b>	Land Development Regulation Amendment	<b>Hearing Date:</b>	October 23, 2019		
<b>Additional Applications:</b>	N/A	<b>Public Hearing:</b>	YES X	NO	
<b>General Title:</b>	Affordable Housing Code Amendment	<b>Quasi-Judicial:</b>	YES	NO X	
<b>Applicant:</b>	City of Hallandale Beach	<b>Workshop:</b>	YES	NO X	
<b>Application #</b>	LDC-19-2271	<b>Advertisement Type Required:</b>	DISPLAY x	REGULAR	N/A
<b>Staff Recommendation:</b>		<b>Approve</b>	<b>Approve with Conditions</b>		<b>Reject</b>
		X			
<b>Request:</b>			<b>Strategic Plan Priority Area:</b>		
Amendment to the Zoning and Land Development Code extending affordable housing requirement that exists only for certain Commission-approved high-density bonuses in the Regional Activity Center (RAC) to any Commission-approved density bonuses in the RAC.			<input type="checkbox"/> Safety <input checked="" type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal		
<b>Sponsor Name:</b>	Vanessa Leroy, Development Services Director	<b>Prepared By:</b>	Vanessa Leroy, Development Services Director		

## Requests:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, DIVISION 2, ZONING DISTRICTS AND OVERLAYS, SUBDIVISION I, CONVENTIONAL ZONING DISTRICTS, AND ARTICLE III, ZONING, DIVISION 3, FORM-BASED ZONING DISTRICTS; PROVIDING FOR AFFORDABLE HOUSING REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

## Staff Summary:

### Background

As of July 1, 2019, pursuant to adoption of House Bill 7103 (Exhibit 2), municipalities may require a developer to provide a specified number or percentage of affordable housing units to be included

in a development or allow a developer to contribute to a housing fund or other alternatives in lieu of building the affordable housing units, provided that in exchange, incentives to fully offset all costs to the developer of its affordable housing contributions are provided. These incentives may include allowing the developer density or intensity bonus incentives or floor area greater than what is allowed under the current or proposed future land use designation or zoning.

The City of Hallandale Beach currently requires workforce housing or affordable housing contributions for developments seeking residential unit density beyond the base permitted in certain of the Central Regional Activity Center (RAC) subdistricts.

The attached Ordinance (Exhibit 1) amends the City Code to extend the existing affordable housing requirement to all RAC subdistricts for projects seeking density bonuses beyond the base density allowed by right.

### **Why Action is Necessary**

Pursuant to Article V, Section 5.01 of the City of Hallandale Beach Charter, a City Ordinance must be adopted by the City Commission to amend an existing Ordinance.

### **Analysis**

The attached Ordinance is proposed with consideration to the following:

- Pursuant to Section 125.01055 and Section 166.04151 of the Florida Statutes, an ordinance may require a developer to provide a specified number or percentage of affordable housing units to be included in a development or allow a developer to contribute to a housing fund or other alternatives in lieu of building the affordable housing units, provided that in exchange, incentives to fully offset all costs to the developer of its affordable housing contributions are provided. Such incentives may include allowing the developer density or intensity bonus incentives or greater floor space than what is allowed under the current or proposed future land use designation or zoning.
- Policy 2.16 of the Broward County Land Use Plan (BCLUP) requires local governments to establish programs to provide, encourage, or enable low- and moderate-income housing to meet the needs of the County's existing and future residential population and economic activities.
- Broward County Administrative Rules will use a requirement of 15% of additional project housing units as a default guideline for an affordable housing standard within proposed residential development subject to BCLUP Policy 2.16.2.
- Pursuant to Objective 4-1.1 of the City of Hallandale Beach Comprehensive Plan Housing Element the City shall provide for adequate and affordable housing for current and future residents of the City of Hallandale Beach
- Pursuant to Policy 1.9.7 of the City of Hallandale Beach Comprehensive Plan Future Land Use Element, the Regional Activity Center (RAC) shall include opportunities to address the affordable/workforce housing needs of the city.

Currently, provisions for affordable housing requirements exists only in the RAC Corridor and Greyhound subdistricts of the Central RAC zoning district. In these subdistricts, developments requesting residential density bonuses beyond the base density permitted are required to provide

at least 15 percent of the project's residential units as workforce housing or to contribute to the City's affordable housing fund.

The proposed Code changes:

- Expand the affordable housing requirement to all the RAC subdistricts.
- Require developments seeking any maximum RAC density (above the base density allowed) to provide at least 15 percent of the project's residential units as affordable housing or contribute to the city's affordable housing fund.
- Maintain the allocation of RAC residential units, between the base and the maximum density allowed, requires City Commission approval.
- Maintain developments above the maximum density cannot be approved.

The proposed Code changes will make the City Code more compliant with the new state law and address anticipated affordable housing needs with Broward County when the City requests more RAC units.

**Staff Recommendations:**

Staff recommends the Planning and Zoning Board/ Local Planning Agency recommend the City Commission approve the attached Ordinance.

**Proposed Action:**

The Planning and Zoning Board/Local Planning Agency may recommend to the City Commission:

- Approval of the proposed Ordinance;
- Approval with amendments; or
- Denial of the proposed Ordinance.

**Attachment(s):**

Exhibit 1 - Proposed Ordinance  
Exhibit 2 - Adopted House Bill No. 7103 Chapter 2019-165