

**STATE HOUSING INITIATIVE PARTNERSHIP (SHIP)
PROGRAM**

**AFFORDABLE HOUSING ADVISORY COMMITTEE
(AHAC) INCENTIVE REPORT**



**PREPARED BY:
CITY OF CORAL SPRINGS
COMMUNITY DEVELOPMENT DIVISION
DEPARTMENT OF DEVELOPMENT SERVICES**

**SUBMITTED TO:
FLORIDA HOUSING FINANCE CORPORATION**

BACKGROUND

As a recipient of State Housing Initiative Partnership funds the City established an affordable housing advisory committee in 2008 as required by the Florida Statute section 420.9076. The Affordable Housing Advisory Committee (AHAC) is responsible for reviewing policies, land development regulations, the Comprehensive Plan Policy, and other aspects of the City's policies and procedures that affect the cost of housing. In addition, the AHAC is responsible for making recommendations to encourage affordable housing. The committee meets for several months every three years.

The AHAC is required to submit an incentive report every three years, the report includes recommendations by the committee as well as comments on the implementation of incentives for eleven distinct areas:

- The processing of approvals of development orders or permit, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
- The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- The allowance of flexibility in densities for affordable housing.
- The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.
- The allowance of affordable accessory residential units in residential zoning districts.
- The reduction of parking and setback requirements for affordable housing.
- The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- The modification of street requirements for affordable housing.
- 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.
- The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- The support of development near transportation hubs and major employment centers and mixed-use developments.

Many of these incentives are being addressed through existing policies and procedures at the City. The City submitted Triennial Affordable Housing Advisory Committee Incentive Reports in 2009, 2012, and 2015.

In preparation to resume the AHAC meetings, the City Commission re-appointed and appointed members to the Committee on October 3, 2018. Per Florida Statute 420.9076, the committee must include at least 8, but not more than 11, committee members. The committee must consist of one representative from at least six of the categories below:

- A citizen who is actively engaged in the residential home building industry in connection with affordable housing.

- A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- A citizen who is actively engaged as a for-profit provider of affordable housing.
- A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- 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.
- A citizen who resides within the jurisdiction of the local governing body making the appointments.
- A citizen who represents employers within the jurisdiction.
- A citizen who represents essential services personnel, as defined in the local housing assistance plan.

NAME	Category- Number and Description	
Vacant	1	Engaged in the residential home building industry in connection with affordable housing
Vacant	2	Engaged in the banking or mortgage banking industry in connection with affordable housing
Vacant	3	Representative of those areas of labor actively engaged in home building connection with affordable housing
Camille Wallace Alisha Dean Hurwood Carlos A. Verney, Jr.	4	Engaged as an advocate for low-income persons in connection with affordable housing
Vacant	5	Engaged as a for-profit provider of affordable housing
Vacant	6	Engaged as a not-for profit provider of affordable housing
Bonita Darvish Diona Michelle Kozma	7	Engaged as a real estate professional in connection with affordable housing
Daniel C. Prudhomme	8	Serving on the local planning agency pursuant to s.163.3174
Oscar A. Lora Sharnell Jackson	9	Residing within the jurisdiction of the local governing body making the appointment
Janice Zaitz	10	Representing employers within the jurisdiction
Dale Pazdra	11	Represents essential services personnel as defined in the local housing assistance plan.

INCENTIVES AND RECOMMENDATIONS

The City currently has ongoing policies and procedures implemented for each of the incentives identified in the Florida Statute. Listed below are the incentives and the ongoing policies and/or procedures implemented by the City. The AHAC also provided one additional recommendation outside of the incentives which will be researched by

staff for future study and establishment to be added to the affordable housing strategies for the City of Coral Springs.

(A) The processing of approvals of development orders or permit, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.

- The Building Division works closely with the Community Development Division staff to expedite building permits related to affordable housing programs. For example, the City has a process in place to expedite building permits related to the Home Repair and Barrier Free Programs;
- Not-for-profit organizations can waive the Planning and Zoning public hearing, thereby reducing the processing time of petitions by a month;
- As adopted in Ordinance 2006-107 residential development that provide Inclusionary Units shall be afforded, to the extent possible, expedited reviews by the Department of Development Services for site plans, building applications and required inspections (City of Coral Springs Land Development Code [LDC], § 222).

(B) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

- Not-for-profit organizations can request the City Commission to waive all applicable building, development and impact fees or petition fees for affordable housing or projects providing assistance for low to moderate- income households in the City;
- Residential Development that provide Inclusionary Units shall be afforded, to the extent possible, expedited reviews by the Department of Development Services for site plans, building applications and required inspections (LDC, § 222).

(C) The allowance of flexibility in densities for affordable housing.

- Residential developments that contain Inclusionary Units may utilize the following density bonus units for each Inclusionary Unit provided as different household income levels:
 - A very low-income household unit qualifies the developer for 5 bonus market rate units until a maximum of 100% increase over current land use plan designation is achieved through the additional market rate units and Inclusionary units;
 - A low-income household unit qualifies the developer for 3 bonus market rate units until a maximum of 50% increase over current land use plan designation is achieved through the additional market rate units and Inclusionary units;
 - A moderate-income household unit qualifies the developer for 1 bonus market rate unit until a maximum of 50% increase over current land use

plan designation is achieved through the additional market rate units and Inclusionary units.

- To qualify for the bonus units, at least fifty-percent (50%) of the Inclusionary units shall incorporate Uniform Federal Accessibility Standards (i.e. ADA compliant);
- The Inclusionary Units are additional units and represent an increase over current land use plan designation only when the bonus density units are used;

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

- The City offers home repair programs to very low to moderate-income residents utilizing the SHIP, CDBG and HOME funds. Home Repair provides assistance to owner-occupied households within the City boundaries. The program is available to assist applicants in rehabilitating existing homes through construction, and/or installation of non-luxury general property improvements that provides basic amenities. Eligible activities for the home repair program include: roof repair, roof replacement, window replacement, and hurricane/storm shutter installation. Other eligible activities include emergency repairs for items that are a threat to the health and safety of the applicant and its occupants, repairs that prevent further deterioration, of the structure repairs that make the home energy efficient, and other repairs such as exterior painting, fascia replacement, electrical, plumbing, AC/heating systems, insulations and termite treatment.

(E) The allowance of affordable accessory residential units in residential zoning districts.

- Accessory Residential units are allowed in RS-1 Zoning District.

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

- Not-for-profit organizations or Residential Development providing affordable housing can apply for a special exception from the City's LDC § 250359 pertaining to the minimum rear setback for affordable housing or projects providing assistance to low to moderate- income households in the City.
- The administrative variance is intended to promote high standards of design, provide flexibility in the administration of standards in recognition of site-specific conditions, and to establish conditions to ensure compatibility where standards are modified (LDC § 250863). This process reduces the lengthy delays in processing petitions with an affordable housing component.
- The community enhancement program is utilized conditions may arise when normal compliance is impractical or impossible, or where maximum achievement of the City's objectives can only be obtained through the standards detailed in the community enhancement program. The program is maintained by the Community

Development Division and the Director authorize approval to bring sites as close as possible to meeting current zoning requirements.

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

- Zero-lot-line configurations are permitted in certain zoning districts. They are allowed in the following zoning districts: RS-6, RC-6, RC-12, RC-15, RM-15 and RM-20 (LDC § 250.147)

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

- The City of Coral Springs is residentially built out. The large percentage of any future development of affordable housing units will be through redevelopment projects. In zero lot lines and townhouse developments, the City allows developers to utilize drainage as part of the roadway and right-of-way to calculate the overall width of the street.

(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.

- With the Land Development Code amendment petitions, City staff works with applicant to waive fees if warranted.
- The City benchmarks with other cities to see impact of impending legislation or changes to the LDC or municipal code.

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

- Pursuant to Florida Statutes, § 1666.0451 the City submitted the inventory of the locally owned public land suitable for affordable housing.

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

- Supported by the Community Redevelopment Agency and Commission when established the LAC land use category and overall Downtown Plan. The City's land use and zoning districts concentrate residential density along major arterials thereby increasing the proximity of transit to a larger number of residents.

AHAC Recommendation

(L) The City pursue funding opportunities available from other agencies for affordable housing.