

12. [LN-465](#) AFFORDABLE HOUSING RELATED POLICY AND CODE AMENDMENTS

Request: Proposed Policy and Text Amendments

P&Z# N/A

Owner: N/A

Project Location: N/A

Folio Number: N/A

Land Use Designation: N/A

Zoning District: N/A

Commission District: N/A

Agent: N/A

Project Planner: Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

Ms. Jean Dolan, Principal Planner, introduced herself and explained the City Commission had directed staff to evaluate the need to increase the in lieu fee for affordable housing. Ms. Dolan explained the “gap analysis” methodology that was used to generate the fee established in 2014 and what the new fee would be using that same methodology with current housing market inputs. She explained how the mixed income housing ordinance has already reduced the areas eligible to buyout of the affordable housing requirements and presented one policy and two code amendments that would continue to facilitate mixed income housing and mitigate the impact of raising the in lieu fee. The policy recommendation was to require the use of 2.16.3 and 2.16.4 in the ETOC and DPTOC land use categories to (1) lengthen the life of the existing basket of rights in these two districts and (2) reduce the opportunity to buyout of the affordable requirement which isn’t available under 2.16.3 and is \$10,000 per unit increased 3% annually on every January 1st of every year. The two suggested code amendments was to amend Section 154.80 to increase the affordable housing in lieu fee to \$10,000 per unit escalated 3% annually to match the County’s in lieu fee and to amend 155.3708 and 155.3709 to require the use of 2.16.3 and 2.16.4 in the Downtown and East Transit Oriented Corridors.

Ms. Dolan noted that staff recommends the following motion: Motion #1: Recommends approval of the amendment to Chapter 154 to increase the affordable housing in lieu fee to \$10,000 escalated 3% annually on January 1st of each year for projects eligible to buyout of affordable housing requirements and to adopt a policy and associated code changes to require the use of the County mixed income housing density bonus policies 2.16.3 and 2.16.4 in the ETOC and DPTOC.

Ms. Carla Coleman asked how the State Legislature’s SB 102 would affect the City’s mixed income housing ordinance and Ms. Dolan stated that SB 102 considers a project with 40% affordable to meet the definition of an affordable housing project and the City’s ordinance allows 50% affordable projects within the areas identified for a deconcentration of poverty and therefore the City’s rules are consistent with SB 102.

Derek Lewis made the motion to approve the item based on Staff’s recommended Alternative Motion #1 and Joan Kovac seconded the motion. All voted in favor of the motion and the recommendations passed unanimously.