

- 1) Amend
- 2) Amend
- 3) Provide
- 4) Revise
- 5) Submit
- 6) Landscape

Mr. (147 E 4th Street, Boca Raton, FL) introduced herself to the Board as the attorney for the property owner and ...

Mr. Syrek asked what material would be for the gate

Steve Torpe 1166 W Newport Center Drive, Deerfield Beach, FL) stated that it would be a metal picket gate. The project is for a company that provides generators for the marine industry and some military.

Mr. Stacer public hearing/Closed.

MOTION was made by Richard Klosiewicz and seconded by Carla Coleman to recommend approval of the PZ #15-92000004 subject to the Development Services Department staff review and approval of the agreement between the applicant and TECO. All voted in favor of the motion; therefore, the motion passed.

J. OTHER BUSINESS
(3:40:20)

The following item was postponed at the April 26, 2017 Planning and Zoning Board meeting to the May 24, 2017 Planning and Zoning Board meeting.

11. Lambert Report Presentation

Paul Lambert will give the Board a presentation on the Lambert Report.

Ms. Jennifer Gomez stated that Mr. Paul Lambert has been working with Development Services staff, the CRA, and the Office of Housing and Urban Improvements for over a year to analyze the status of the City's housing stock.

Mr. Paul Lambert (1201 Brickell Avenue, Suite 400, Miami, FL) presented himself to the Board. He stated that his presentation has been given several times to several different boards, including the CRA advisory boards and to each City Commissioner, and so he would be happy to give a condensed version to the Board tonight given the late hour. He stated that the study looked broadly at the housing market in Pompano Beach, from luxury to affordable. He stated that over the past ten years property values have increased greatly to the east of Dixie Highway while they have largely stagnated to the west of Dixie Highway, pointing out that Palme Aire has had its own unique trends since the end of the recession. He explained that the 30 rental communities in the City that have more than 50 units were surveyed in this study, and that they spoke with 26 of these. Mr. Lambert stated that the rental market today is at all-time highs in terms of rental rate and occupancy rate.

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He stated that rental housing is approximately 96% occupied with the average rate between \$1,800 to \$1,900 a month and noted that there is rapid absorption of rental properties in the City. He explained that housing markets in South Florida, unlike in other parts of the county, are not typically bounded by municipal boundaries because the school zones are not bounded as such. He stated that since bottoming out in 2001, the average home price in Broward County is approximately \$260,000, and that the average price in Pompano is approaching but not quite at that level.

Mr. Lambert stated that there are around 113,000 households in Broward County that are considered “cost burdened”, which the federal government defines as those paying more than 30 percent of their income on housing. Against this total, there are only around 23,000 units of assisted or rent-restricted housing in the County, which indicates that there is a large gap between demand and supply of affordable housing. He explained that while low-income families do tend to find housing, many have to make difficult decisions on a regular basis between paying for housing and other basic needs and that this is most true for those making less than 70% Area Median Income. He stated that the affordable housing that has been constructed is highly concentrated, with Pompano Beach having the third highest concentration of affordable housing of all cities in the County that have tax credit or affordable housing units. Upon closer examination, 85 percent of these affordable housing units are in neighborhoods where more than 30% of the units are assisted units. The reason why this concentration is problematic is that studies from the U.S. Department of Housing and Urban Development indicate that a poor child growing up in a poor neighborhood has less earning power as an adult than if that child were to grow up in a median income neighborhood. Over the past several years, housing policies have recently started to focus on ways to deconcentrate poverty and that efforts to attempt this play out on the local level. One such policy recommendation is to mark certain census tracks as “off-limits” for developing affordable housing due to the already high levels of rent assisted or rent controlled units. There could also be an inclusionary zoning policy that would require the development of affordable housing in high-income neighborhoods. He mentioned several large cities with such policies, including Boston, San Francisco, and Miami. The study also recommends that certain neighborhoods identified as seeing recent decreases in demographics be focused on by the City for stabilization as well as those on the upswing be provided a boost. The study also is recommending that the County and City adopt non-discriminatory measures based on source of income so that those receiving housing vouchers are not discriminated against. In sum, the overall number of affordable housing that is needed is too much for the County or the City to develop on its own. The federal government could accomplish this, but the County and City can certainly help the problem in their own ways.

Ms. Sarver asked if the non-discrimination ordinance was only referring to Broward County.

Mr. Lambert stated that embedded into Miami-Dade County’s non-discrimination ordinance is the prohibition to discriminate based on source of income.

Mr. Klosiewicz asked why poor kids in poor neighborhoods do worse.

Mr. Lambert stated that the studies were long-term to attempt to control all the different variables. The first was done on families that made the decision to move out of their low-income neighborhood and the second on families that were forced to move out due to

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demolition of housing units. Both studies showed the same results in that whether voluntary or forced, those children had increased earning power when they moved out of low-income neighborhoods.

Mr. Hill asked about the correlation between the better neighborhoods and the schools.

Mr. Lambert stated that it certainly would be a factor that those children would perform better due to having access to better schools. He added that housing decisions in the County are often made based on school districts, but that the school districts here are not based on municipal boundaries as they are in other parts of the country.

Mr. Hill commented that it is common in California for market rate developments to be required to include a certain percentage of affordable house, but that this is not very common in Florida. He asked if this is a part of his recommendation.

Mr. Lambert confirmed that it is in fact very unusual in Florida. He stated that last year Miami-Dade attempted to pass such an ordinance, but that it was unsuccessful. He stated that Key West has similar legislation proposed that would require 15% affordable housing units for developments.

Mr. Hill asked if the report made any recommendations on single-resident occupancy.

Mr. Lambert stated that this report is focused on permanent housing, not transient housing.

Ms. Kovac asked if there is any thought about what adding apartments for young professionals in low-income neighborhoods does to those neighborhoods.

Mr. Lambert responded that when it comes to redevelopment of urban neighborhoods, one strategy is to make affordable housing options available in more areas and the other is to develop market-rate housing in these low-income neighborhoods. He stated that there is a trend in urban neighborhoods to provide this market-rate housing, but that this “gentrification” has positive and negative externalities. He stated that there is a greater interest among young professionals of being in a neighborhood of greater diversity.

Mr. Evans asked if the City has required the setting aside of a percentages of low-income housing.

Ms. Gomez stated that per the Broward County Comprehensive Land Use Plan, when there is a Land Use Plan Amendment that increases by more than 100 the residential density the developer must either provide affordable housing or pay a fee into the affordable housing fund. Additionally, within Chapter 154 of the City Code, if an applicant receives flex units they are subject to affordable housing requirements.

Mr. Evans asked what happens with the fees.

Ms. Gomez stated that the fees are put into the Office of Housing and Urban Improvement’s housing trust fund.

Mr. Evans asked when an actual affordable housing unit is built.

Ms. Gomez stated that the money can be used to fund the programs from OHUI once deposited unless it is specified upon payment that the fees must be used for a specific purpose.

Mr. Lambert added that the fee would be \$2,300 per unit in the proposed development, which is obviously not enough to actually build a housing unit. This report recommends a

much more aggressive policy such as the Santa Monica ordinance, in which the developer would need to fund the construction of 15 percent of the units proposed.

Mr. Klosiewicz asked if the studies were for renting or owning.

Mr. Lambert stated that it is for both.

Mr. Klosiewicz asked if the subjects of the studies previously discussed were renters or homeowners.

Mr. Lambert responded that in those cases it was almost exclusively renters.

Mr. Evans asked again when the money would be used to build the affordable housing.

Mr. Lambert stated that the money is used to help fund projects, but there must be an active project for the City to spend the money on. He stated that the City helps fund private developers as it does not build the housing itself, and that it has done a good job of funneling the available money to support housing projects.

Ms. Gomez added that some of the money was given by OHUI to support single family homes in the Highlands. She stated that she will provide a memo to the Board with additional details.

Mr. Evans asked why developers are given the option as opposed to being require a fix number of units in the development.

Ms. Gomez stated that this option is a County requirement. She explained that in the beginning of this requirement, each development project had a negotiation regarding what an appropriate fee in lieu would be. Because of this, the City conducted a study to find out what an appropriate standard fee would be which resulted in the current approximate \$2,300 amount.

Mr. Hill asked if the City has an equivalent requirement.

Ms. Gomez explained that the City implements the County's requirement.

Mr. Lambert added that cities should use care in increasing fees, because developers may choose to go to other cities to develop. That is why he is suggesting that it should be done at a regional level.

Mr. Syrek stated that per the study's analysis and recommendation, 80 percent of the city is comprised of areas that should not have new affordable housing. He asked how the housing should be added if the areas it is allowed in does not want it.

Mr. Lambert stated that the state regulates the separation of low-income housing, but it is only ¼ mile. Some people want it to be more, while others want less. He pointed out that there are 23 cities in Broward that have some tax credit development or rent restrictions, but there are 13 that have no such programs. More affluent cities like Parkland and Weston should be required to help solve these affordable housing issues.

Ms. Gomez explained that this report will go before the City Commission. She stated that the Board is not required to make any formal motion as this was presented to them as an informational item, but that they are free to do so if they so desire.

MOTION by Dwight Evans and seconded by Walter Syrek to accept the recommendations of the Lambert Report. All voted in favor of the above motion.