

City of Coconut Creek

InterOffice Memorandum

To: Affordable Housing Advisory Committee

From: W. Scott Stoudenmire, AICP
Deputy Director of Development Services

Date: September 19, 2016

Subject: State Guidelines for Areas of
AHAC Committee Review
Agenda Item No. 9

Congratulations on your appointment to the Affordable Housing Advisory Committee (AHAC). As most of you are aware, the City Commission recently appointed the membership as a result of the City's participation in the State Housing Initiatives Partnership (SHIP) Program and our ongoing efforts to comply with the SHIP Act. The responsibilities of the AHAC are provided for in Section 420.9076(4)(a), Florida Statutes, and generally requires that the AHAC review the City's established policies and procedures, ordinances, land development regulations, and the adopted comprehensive plan. Further, the AHAC shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the City's comprehensive plan and corresponding regulations, ordinances, and other policies. **Of critical importance is the requirement that the AHAC submit a report to the City Commission by the end of the year that includes recommendations on the implementation of affordable housing incentives in the following areas:**

- a. The processing of approvals of development orders or permits, as defined in Florida Statute, Section 163.13164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
- b. The modification of impact fee requirements, including reduction or waiver fees and alternative methods of fee payment for affordable housing.
- c. The allowance of flexibility in densities for affordable housing.
- d. The reduction parking and setback requirements for affordable housing.
- e. The allowance of affordable accessory residential units in residential zoning districts.
- f. The reduction of parking and setback requirements for affordable housing.
- g. The allowance of flexible lot configurations, including zero lot line configurations for affordable housing,
- h. The modification of street requirements for affordable housing.

- 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.
- j. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- k. The support of development near transportation hubs and major employment centers and mixed use developments.

Within 90 days after the date of receipt of the local housing incentive strategies recommendations from the AHAC, the City Commission is required to adopt an amendment to its Local Housing Assistance Plan (LHAP) to incorporate the local housing incentive strategies it will implement. The amendment must include, at a minimum, the local housing incentive strategies specified in a. through k. above, as recommended by the Advisory Committee.

In an effort to facilitate the evaluation of these areas of focus, we will be providing each member with a binder that will organize each area of focus and include all relevant reference materials. The binder will be a work in progress, so if there are materials that are not included initially, they can easily be added.

WSS:dn

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Attachments