

**CITY OF MIRAMAR
PROPOSED CITY COMMISSION AGENDA ITEM**

Meeting Date: October 13, 2021

Presenter's Name and Title: Eric Silva, Director of Community Development Department

Prepared By: Nancy Gettys, Planner II

Temp. Reso. Number: 7494

Item Description: Temp. Reso. No. 7494, APPROVING THE 2021 STATE HOUSING INITIATIVES PARTNERSHIP AFFORDABLE HOUSING INCENTIVES REPORT, AS RECOMMENDED BY THE CITY'S AFFORDABLE HOUSING ADVISORY COMMITTEE; AUTHORIZING SUBMISSION OF THE INCENTIVES REPORT TO THE FLORIDA HOUSING FINANCE CORPORATION. *(Eric Silva, Director of Community Development Department)*

Consent ☒ Resolution ☐ Ordinance ☐ Quasi-Judicial ☐ Public Hearing ☐

Instructions for the Office of the City Clerk: None

Public Notice – As required by the Sec. N/A of the City Code and/or Sec. N/A, Florida Statutes, public notice for this item was provided as follows: on 8/28/2021 in a Classifieds ad in the Sun Sentinel; by the posting the property on N/A and/or by sending mailed notice to property owners within N/A feet of the property on N/A (fill in all that apply)

Special Voting Requirement – As required by Sec. N/A, of the City Code and/or Sec. N/A, Florida Statutes, approval of this item requires a N/A (unanimous, 4/5ths etc.) vote by the City Commission.

Fiscal Impact: Yes ☐ No ☒

REMARKS: Approving the 2021 State Housing Initiatives Partnership Affordable Housing Incentives Report. Authorizing submission of the incentive report to the Florida Housing Finance Corporation.


Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR# 7494**
 - **Exhibit "A" - 2021 Affordable Housing Incentive Strategies**
 - **Exhibit "B" - 2021 SHIP Affordable Housing Incentives Report**
- **Attachment(s)**
 - **Attachment 1: Public Notice**



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor, Vice Mayor, & City Commissioners

FROM: ^{For} Vernon E. Hargray, City Manager 

BY: Eric Silva, Director of Community Development Department

DATE: October 7, 2021

RE: Temp. Reso. No. 7494, approving the 2021 State Housing Initiatives Partnership Affordable Housing Incentives Report

RECOMMENDATION: The City Manager recommends approval of Temp. Reso. No. 7494, approving the 2021 State Housing Initiatives Partnership ("SHIP") Affordable Housing Incentives Report and submission of the report to the Florida Housing Finance Corporation.

ISSUE: In 2021, the City of Miramar appointed an Affordable Housing Advisory Committee ("AHAC") to recommend monetary and non-monetary strategies and incentives for affordable housing, as required by the SHIP Program. Florida Statutes, Section 420.9076 (4), requires that the AHAC report be reviewed and updated annually. The 2021 AHAC met on April 6, May 6, June 17, July 8, and September 2, 2021, to develop recommendations, attached as Exhibit "A".

BACKGROUND: In 2007, legislation was adopted requiring cities and counties to appoint an AHAC to recommend monetary and non-monetary strategies and incentives for affordable housing as part of participation in the SHIP Program. Similar to previous AHAC's, the 2021 AHAC consisted of actively engaged representatives in the following categories: residential home building industry, banking or mortgage banking industry, advocate for low-income persons, for-profit provider of affordable housing, not-for-profit provider of affordable housing, real estate professional, Planning and Zoning Board member, City resident, local business representative, and essential service personnel.

In 2020, legislation was adopted requiring the committee to include one locally elected official and one representative from at least six of the categories. In addition, the AHAC report must now be reviewed and updated annually.

DISCUSSION: As a recipient of the SHIP program funds, the City is required by Florida Statutes, Section 420.9076 to establish an AHAC. The AHAC is required to review policies, procedures, ordinances, and land development regulations pertaining to affordable housing within the City. The AHAC then has the responsibility to recommend monetary, non-monetary, and regulatory incentives for affordable housing in the City of Miramar.

ANALYSIS: Exhibit "A" includes a summary of the AHAC's recommendations.

Temp. Reso. No. 7494
8/31/21
10/5/21

**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, APPROVING THE 2021 STATE HOUSING INITIATIVES PARTNERSHIP AFFORDABLE HOUSING INCENTIVES REPORT, AS RECOMMENDED BY THE CITY'S AFFORDABLE HOUSING ADVISORY COMMITTEE; AUTHORIZING SUBMISSION OF THE INCENTIVES REPORT TO THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2007, the Florida Legislature passed House Bill 1375, which requires cities and counties receiving SHIP funds to create an Affordable Housing Advisory Committee ("AHAC") that meets every three years to recommend monetary and non-monetary incentives for affordable housing; and

WHEREAS, in June 2008, the City Commission appointed an AHAC to make incentive recommendations that were adopted as part of an amendment to the City's Local Housing Assistance Plan ("LHAP"), which was adopted through Resolution No. 09-105; and

WHEREAS, in 2020, legislation was adopted requiring the committee to consist of one locally elected official and one representative from at least six of the AHAC membership categories for the SHIP program, and in addition, the AHAC report must be reviewed and updated annually; and

Reso. No. _____

Temp. Reso. No. 7494
8/31/21
10/5/21

WHEREAS, AHAC's were convened in 2012, 2015, 2018, and 2021 to review strategies and incentives and make recommendations, which were adopted through Resolution 13-24, Resolution 16-02, and Resolution 19-16; and

WHEREAS, the 2021 AHAC was convened on April 6, May 6, June 17, July 8, and September 2, 2021, to review strategies and incentives and make recommendations; and

WHEREAS, the 2021 AHAC held a duly noticed public hearing at its meeting on September 2, 2021, to recommend approval of the 2021 SHIP Affordable Housing Incentives Report; and

WHEREAS, per 2021 Florida Statutes, Section 420.9076 (6), within ninety (90) days after the date of receipt of the evaluation and local housing incentive strategies recommendations from the AHAC, the City shall adopt an amendment to the City's LHAP to incorporate the local housing incentive strategies it will implement within its jurisdiction, and the amendment must include, at a minimum, the local housing incentive strategies required under Florida Statutes, Section 420.9071 (16); and

WHEREAS, the Community Development Department Director recommends approval of the 2021 SHIP Affordable Housing Incentives Report (the "Incentives Report"), attached as Exhibit "B", and authorizing its submission to the Florida Housing Finance Corporation; and

Temp. Reso. No. 7494
8/31/21
10/5/21

WHEREAS, the City Manager recommends approving the Incentives Report, attached as Exhibit “B”, and authorizing its submission to the Florida Housing Finance Corporation; and

WHEREAS, the City Commission deems it to be in the best interest of the residents and citizens of the City of Miramar to approve the Incentives Report, attached as Exhibit “B”, and to authorize its submission to the Florida Housing Finance Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:

Section 1: That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

Section 2: That the 2021 SHIP Affordable Housing Incentives Report, attached as Exhibit “B”, is approved.

Section 3: That the City Manager is authorized to submit the Incentives Report to the Florida Housing Finance Corporation, together with such non-substantial changes deemed necessary by the City Manager and approved as to form and legal sufficiency by the City Attorneys.

Section 4: That the appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Temp. Reso. No. 7494
8/31/21
10/5/21

Section 5: That this Resolution shall take effect upon adoption.

PASSED AND ADOPTED this _____ day of _____, _____.

Mayor, Wayne M. Messam

Vice Mayor, Yvette Colbourne

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved
this RESOLUTION as to form:

City Attorney,
Austin Pamies Norris Weeks Powell, PLLC

Requested by Administration

Commissioner Winston F. Barnes
Commissioner Maxwell B. Chambers
Vice Mayor Yvette Colbourne
Commissioner Alexandra P. Davis
Mayor Wayne M. Messam

Voted

Reso. No. _____

Exhibit A

Affordable Housing Incentives

Item #	2021 AHAC Recommendation	City Funding Required	Already Implemented	Action Plan / Comments
1	Set up a fund to help offset the cost of Housing for an applicant that either works for the city or teacher etc.	Yes	No	Not included as a strategy: Subject to City Commission approval as part of budget.
2	The cost of the penalty to the developer should be based on the final sale or rental price of the property.	Yes	No	Not included as a strategy: Limited by Florida Statute 166.04151. (City must offset cost to developer.)
3	Fee waivers for hiring/training recently incarcerated individuals for construction of affordable housing projects.	Yes	Yes	Impact fee waiver currently provided. Staff will work to improve marketing of this option.
4	Allowable fee waivers for internship opportunity/mentorship in affordable housing construction projects for Miramar residents.	Yes	Yes	Permit fees are currently being waived. All contractors for the City's housing rehabilitation program had agreed to employ low-income person as per Section 3 Clause, and to comply with HUD's regulations in 24 CFR part 135, which implements Section 3. Staff will work to improve marketing of this option.
5	Allowance of use/reduction of vacant lots, shopping plazas with minimal traffic for affordable housing.	No	No	Added to 2021 AHAC Report, Strategy "C".
6	Fee waiver for purchasing environmental protection materials, and installation of energy efficient appliances in all affordable housing units.	Yes	Yes	Impact fee waiver currently provided. Staff will work to improve marketing of this option.

Exhibit A

Affordable Housing Incentives

Item #	2021 AHAC Recommendation	City Funding Required	Already Implemented	Action Plan / Comments
7	The City of Miramar should outline the process by which it will offer incentives to developers who are willing to include affordable housing units in any of its planned development projects to be done in the City of Miramar.	No	No	Outline should include impact fee waiver which are currently offered by the City. Staff will work to improve marketing of this option. Added to 2021 AHAC Report, Strategy “B”.
8	The City of Miramar should offer incentives to developers who will include affordable housing rental units in any future projects.	Yes	Yes	City currently offers impact fee waivers.
9	Add a penalty fine to corporations who do not include a certain amount of affordable housing within their development project.	Yes	No	Not included as a strategy: Limited by Florida Statute 166.04151. (City must offset cost to developer.)
10	Increase the amount of lottery homes available for purchase in the City of Miramar.	Yes	Yes	Through the Neighborhood Stabilization Program (NSP1), City of Miramar implemented a lottery system and awarded two houses for purchase to income qualified applicants. Increase of lottery homes for purchase is dependent on availability of funding. Can be addressed through the Affordable Housing Trust Fund. Added to 2021 AHAC Report, Strategy “S”.
11	Modify the housing guidelines to increase the availability of grants to lower/ middle income households.	Yes	Yes	Staff will continue to search for grants.

Exhibit A

Affordable Housing Incentives

Item #	2021 AHAC Recommendation	City Funding Required	Already Implemented	Action Plan / Comments
12	Can volunteering be part of the application process for affordable housing - trash pickup/adopt a highway, voting assistance, community events (Miramar Amphitheater), assistance at red cross blood drives?	No	No	Not included as a strategy: Need to partner with other organizations.
13	Partial funds from developers to go towards credits to provide free or discounted landscaping to low-income housing. Works with HOA if applicable to have designated landscaping company/companies secure contract for neighborhood or low-income participants.	Yes	No	Not included as a strategy: Limited by Florida Statute 166.04151. (City must offset cost to developer.)
14	Discounted water, trash pickup and/or electricity for volunteer hours from affordable housing participants.	Yes	No	Not included as a strategy: Lender issue. Water and sewer improvements are based on the loan agreements. If the City decreases the revenue, this could violate the loan agreements.
15	Transportation vouchers for volunteer service from affordable housing members.	Yes	Yes	City offers free community bus to Miramar's senior centers, grocery stores, medical appointments, various recreational trips, and connects with Broward County Transit stops. Added to 2021 AHAC Report, Strategy "P".

Exhibit A

Affordable Housing Incentives

Item #	2021 AHAC Recommendation	City Funding Required	Already Implemented	Action Plan / Comments
16	Trolley stops at grocery store locations, public transportation locations, doctor's office, and retail stores. Companies may help fund affordable housing programs.	Yes	Yes	City offers free community bus to Miramar's senior centers, grocery stores, medical appointments, various recreational trips, and connects with Broward County Transit stops. Improve marketing of community bus. Added to 2021 AHAC Report, Strategy "P".
17	Finance and stock investing workshops for affordable housing participants. Communication techniques, interviewing skills, do it yourself home repair workshops, dress for success, resume writing, completing your education assistance, day care assistance programs. Local businesses (i.e., grocery stores, Wal-Mart, CVS, etc.) that invest in this program would have their business supported by new community members shopping at their location via coupons (also generated from the funds given by businesses).	Yes	No	 Added to 2021 AHAC Report, Strategy "Q".

Exhibit A

Affordable Housing Incentives

Item #	2021 AHAC Recommendation	City Funding Required	Already Implemented	Action Plan / Comments
18	Alternate side parking rules in specified neighborhoods. Allowing on street parking to count towards required parking would reduce costs for developers.	No	Yes	<ul style="list-style-type: none"> • Add this strategy for reduced parking requirements for any project that provides affordable housing. • Homeowners will not have enough space and will park on the swales. • Public Safety is a concern. Ex. Fire truck/ambulance can't get through. • To consider reduce setbacks, or driveway regulations to allow homeowners to park on their property. <p>Added to 2021 AHAC Report, Strategy "H".</p>
19	Consider reducing parking requirements for developers that build parking garage and affordable housing.	No	No	<p>Add this strategy for reduced parking requirements for any project that provides affordable housing.</p> <p>Added to 2021 AHAC Report, Strategy "F".</p>
20	City to create its own Community Redevelopment Agency ("CRA")	Yes	No	<p>Not included as a strategy: Scope of CRA is broader than Affordable Housing. Can be addressed through the Affordable Housing Trust Fund.</p>
21	Publicize the option of tiny houses, accessory dwelling units and other minimum residential unit requirements.	Yes	No	<p>Staff will work to improve marketing of this option.</p> <p>Added to 2021 AHAC Report, Strategy "R".</p>

Exhibit A

Affordable Housing Incentives

Item #	2021 AHAC Recommendation	City Funding Required	Already Implemented	Action Plan / Comments
22	Create revitalization areas to assist working families to afford buying houses.	Yes	No	Not included as a strategy: This can be added through the Affordable Housing Trust Fund.

City of Miramar

Affordable Housing Advisory Committee (AHAC) 2021 SHIP Affordable Housing Incentives Report

Background/Purpose

In 2007, Florida passed legislation requiring cities and counties to appoint 11 people as an Affordable Housing Advisory Committee (AHAC) to recommend monetary and non-monetary strategies and incentives for affordable housing as required by the State Housing Initiatives Partnership (SHIP) program for inclusion in the City's Local Housing Assistance Plan (LHAP). These can 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 local government comprehensive plan and corresponding regulations, ordinances and other policies. This process of review and update is to occur every three years.

In 2020, State legislation adopted new changes. The AHAC is now required to have as one of its members, a member of the City Commission. The process of review and update is to occur annually.

~~Since then,~~ a The AHAC has been convened, recommendations made, and reports/updates approved by the City Commission as follows:

YEAR	RESOLUTION
2009	09-105
2012	13-24
2015	16-02
2018	19-16

Below are the affordable housing strategies as they are written in the current LHAP for review, discussion, and recommendations by the 2021 AHAC.

In addition, staff has summarized changes that have occurred in the City's Land Development Code (LDC) since 2020 that relate to affordable housing and provided information on other possible strategies to consider.

AFFORDABLE HOUSING STRATEGIES

(Section 420.9076(4)(a)-(k), Florida Statutes)

A. *Name of the Strategy:* Expedited Permitting and Expedited Inspection.

Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

Section 420.9071(16), F.S.

Permits as defined in s. 163.3164(7) and (8) for affordable housing projects are expedited to a greater degree than other projects. This also includes a process to expedite inspections. The City utilizes an expedited inspection process for affordable housing projects in the City. For the purpose of this incentive, “Development Approvals” is used instead of “Development Orders”.

1. Established policy and procedures – Expedited Permitting:

Pursuant to the City’s adoption of expedited permitting for affordable housing, contractors participating in the City’s Minor Home Repair program and other housing rehabilitation program will have permit fees waived.

All contractors for the housing rehabilitation program are provided the opportunity to submit the final contract with homeowner, including scope of work, to City’s Consultant to be stamped for expedited permit processing. The stamp identifies the job as eligible for the expedited permitting process when it is submitted to the City’s Building Division to apply for permits.

Developers who are constructing affordable housing, units priced to accommodate the affordability of very low (<50% AMI), low (51%-80% AMI) and moderate (81% - 120%) incomes and have some form of public financing assisting the proposed affordable housing project, are also eligible for expedited permitting.

The staff of the Community and Economic Development Department may identify eligible projects during the plan review process and make the expedited permitting available.

2. Established policy and procedures – Expedited Inspection:

Pursuant to the City’s adoption of expedited inspections, projects determined to be eligible that have received expedited permitting will also receive expedited inspections. All shall be documented.

2021 AHAC Recommendation:

- Maintain as currently in the LHAP.

C.B. Name of Strategy: Modification of Impact-Fee Requirements

Established Policy and Procedures: Provide Description

Subject to City Commission approval of proposed amendments to the City's Land Development Code, the City will modify impact fee requirements.

Both the Future Land Use Element (Policy 10.2) and Housing Element (Policy 1.8) of the City's Comprehensive Plan state that a waiver, reduction, and/or modification of impact fees (and others) should exist in support of affordable housing.

There are three types of fees that would affect a proposed affordable housing project: development application fees (Community Development Department); building permit fees (Building Division); and impact fees (water, sewer, fire, police, and recreation).

The authority to modify or waive any of the three types of fees varies; however, the City Commission can waive Building Permit fees through its development approval powers.

The Transit Oriented Corridor District (TOCD) supports the use of LHAP incentives for affordable housing through LDC Section 715.1.7.

The ~~LDC should be~~ City's code was amended to waive ~~provide for a~~ reduction in impact fees for affordable housing developments restricted to 80 percent of area median income. ~~and for affordable senior housing.~~

2021 AHAC Recommendations:

- Focus on marketing impact fee waiver incentive.

D.C. Name of Strategy: Allowance of Flexibility in Densities for Affordable Housing

Subject to City Commission approval of proposed amendments to the City's Land Development Code, the City may provide for the allowance of flexibility in densities for affordable housing. The City provides guidelines for flexibility in the zoning criteria to increase density for affordable housing.

Established Policy and Procedures: Provide Description

The Housing Element (Policy 6.3.c) of the City’s Comprehensive Plan states: “Ensure residential land is available on the Future Land Use Map at adequate densities of five (5) to fifteen (15) dwelling units per acre to support affordable housing development.”

The County’s ~~new~~ Comprehensive Plan (Broward NEXT) continues to encourage affordable housing through a bonus provision (Policy 2.16.3) that is applicable throughout the county.

The City’s Future Land Use Map includes residential densities ranging from 5 dwelling units per acre to 25 dwelling units per acre. These densities exist city-wide and account for 60% of the total acreage with a residential land use category.

In the event that there is a desire to add additional land within these densities, the City would have to adopt a land use plan amendment

Beyond the land use plan map, the City has adopted zoning regulations that help support this incentive: a Traditional Neighborhood Design (TND) district and the Transit Oriented Corridor District. All of these are examples of form-based zoning that are intended to promote compact, mixed-use development through the use of flexible design standards and guidelines. ~~The Mirabella development is zoned TND and had some affordable units that expired after 5 years of initial ownership.~~ Miramar Innovation and Technology Activity Center (“MITAC”) recently was approved for 450 residential units, 15% of which are set aside as affordable units.

The LDC contains provisions for accessory dwelling units (ADUs; Section 405.1) and micro units (Section 405.11) that support this strategy.

2021 AHAC Recommendations:

Encourage the use of vacant lots, shopping plazas with minimal traffic for affordable housing.

D. Name of Strategy: Reservation of Infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

2015 AHAC noted that adequate infrastructure capacity has been maintained by the City and there was no need to include this strategy.

2021 AHAC Recommendations:

Adequate capacity continues to be available. No need to add as a strategy.

~~D.~~ **E. Name of Strategy: Allowance of affordable accessory residential units in residential zoning districts.**

The City views accessory dwelling units (ADUs) as a means of creating flexibility in density.

Established Policy and Procedure: Provide Description

Land Development Code Section 405.1 contains regulations for ADUs, including who occupies the unit (family related or non-family), construction (attached, detached), size and location on the lot.

Also, the Broward County Property Appraiser (BCPA) allows for a “Granny Flat” exemption that supports these types of units.

Accessory dwelling units (a.k.a. granny flats) are permitted in the Land Development Code.

2021 AHAC Recommendations:

- Maintain as currently in the LHAP.

~~E.~~ **F. Name of Strategy: Reduce parking requirements for housing developments that include affordable housing.**

Established Policy and Procedures: Provide Description

Subject to City Commission approval of a proposed amendment to the City’s Land Development Code.

2021 AHAC Recommendations:

- Reduce land development code parking requirements for housing developments that include affordable housing.

~~F.~~ **G. Name of Strategy: Allowance of Flexible Lot Configurations**

Subject to City Commission approval, the City may provide for the allowance of flexible lot configurations for affordable housing.

Established Policy and Procedures: Provide Description

Historically, flexible configurations were provided through the City's Planned Unit Developments (PUDs) such as Huntington, Bluegrass Lakes, Renaissance, and Silver Lakes; however, PUD zoning no longer exists. Under current zoning, most of the residential zoning districts provide for regular configurations, except for the RS-7 district, which allows zero lot line development (found in the Monarch Lakes, Nautica, and Silver Shores developments). The City's variance process is also available, but the hardship test is currently not financially based and is traditionally not a basis for granting a variance.

The City's Traditional Neighborhood Development District (TND) and Transit Oriented Corridor District are examples of form-based zoning that are intended to promote compact, mixed-use development through the use of flexible design standards and guidelines. The Mirabella development is zoned TND and had some affordable units that expired after 5 years of initial ownership. It's anticipated that the RS-7, TND, and TOC districts will remain in effect and available for use as relates to this incentive. Various PUDs and developments containing RS-7 zoning as well as individual setback variances for room additions to existing homes have been granted.

The Miramar Town Center is zoned TND and includes affordable units. ~~has the potential to include affordable units in its development mix. Block 2 is the remaining undeveloped portion of that development. If residential is part of its future development it should include affordable housing.~~

Also, the Transit Oriented Corridor Zoning District (TOCD) is form-based zoning that, like the TND district, provides for development flexibility. The City has also made mixed-use zoning available throughout the City.

2021 AHAC Recommendations:

- Maintain as currently in the LHAP.

G. H. Name of Strategy: Modifications of Street Requirements for Affordable Housing

For affordable housing projects, the City of Miramar may entertain on a case by-case basis modifications or variance requests to the existing code for street requirements.

There is no existing policy on this incentive. The City's TND zoning district contains street design standards that are different from the City's normal standards because of the intent to create compact development. This could have an effect on housing affordability (e.g., Mirabella development). For affordable housing projects, on a case-by-case basis, modifications or variance requests to the existing code for street requirements will be reviewed.

Like the TND zoning district, the Transit Oriented Corridor Zoning District (TOCD) contains street design standards that differ from the City's normal requirements for the same reason. Note also that reduced width streets using swales for drainage requires diligent maintenance. There should also be consideration for providing overflow parking for guests in projects using this strategy.

2021 AHAC Recommendation:

- Allow on street side parking in specific neighborhoods to count towards code required parking for any projects that provides affordable housing.
- To consider reducing setbacks, or driveway regulations to allow homeowners to park on their property.
- Provide reduced parking requirements for development projects that provide affordable housing.

B.I. *Name of the Strategy: Ongoing Review Process*

An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

Each January, programs will be reviewed to determine effectiveness of strategies and to determine whether or not funds need to be reallocated into other eligible strategies to ensure timely expenditure of funds.

Established Policy and Procedures: Provide Description

It is recommended that as part of the public participation process, the City Commission must consider the impacts of policies, procedures, ordinances, regulations or plan revision that significantly increase the cost of housing.

In addition to the above, it is recommended that the following steps be incorporated into the current agenda review process.

A presentation will be made to Department Directors and DRC members to discuss the types of items that could affect the affordability of housing so they may identify them early in the agenda review process.

According to the current guidelines on the agenda item process, the agenda item's author is responsible for ensuring that all necessary staff members, committees, boards, etc. have been involved prior to making a recommendation for or against the item. It is at this step that the agenda author should determine if the item may have an impact on housing costs, and recommend appropriate action.

The Agenda Review meeting should serve as the last opportunity in the review process to identify items that may affect the affordability of housing prior to their consideration by the City Commission.

Once an item has been identified as having a potential impact, an analysis must be done to determine the impact, if any, and how it can be mitigated. This analysis should be done by the department that generated the agenda item with subsequent review by the Community & Economic Development Director and consultant if an impact is expected.

The determination should be indicated on the agenda cover form and/or in staff memorandum that the proposed item may add to the cost of housing, provide an estimate additional cost per housing unit, and possible ways to mitigate the impact of the legislation. This will serve to formally document the review process.

2021 AHAC Recommendation:

- Maintain as currently in the LHAP.

H. J. Name of Strategy: Preparation of a Printed Inventory of Locally Owned Public Lands Suitable for Affordable Housing.

The City has implemented this strategy as its State requirement to maintain a printed inventory of locally owned public lands suitable for affordable housing.

Established Policy and Procedure: Provide Description

All City owned properties have been mapped. This inventory map will be maintained and updated as required.

City-owned properties consist of parks, open space, roads, utility areas and facilities, municipal facilities, and a few undeveloped parcels. Three vacant properties in Historic Miramar (6137 SW 39th St.; 6035 SW 40th Ct.; SW 40th St.) ~~may be~~ were developed with six affordable housing units

by Habitat for Humanity of Broward, Inc. ~~If that doesn't occur, the lots should be reserved for affordable housing, including one lot for affordable senior rental. Similarly, two undeveloped properties on Bass Creek Road (parcels 514032050100 & 514032050030) are potentially suitable and should be reserved for affordable housing.~~

2021 AHAC Recommendations:

- Maintain as currently in the LHAP.

I. K. Name of Strategy: Support of Development Near Transportation Hubs and Major Employment Centers and Mixed-Use Development

The City supports development near transportation hubs and major employment centers and mixed-use development and implements this strategy in accordance with existing policies.

Established Policy and Procedure: Provide Description

The Future Land Use (Objective 4) and Transportation Elements (Policy 1.8) of the City's Comprehensive Plan establish that the City coordinates land uses with the transportation system.

The City's Traditional Neighborhood Development District (TND) and Transit Oriented Corridor District are examples of form-based zoning that are intended to promote compact, mixed-use development through the use of flexible design standards and guidelines.

The Mirabella development is zoned TND and had some affordable units that expired after 5 years of initial ownership. The City's Town Center development is also a TND and is a transportation hub for the City's bus routes.

The City has adopted a Transit Oriented Corridor (TOC) land use category along and near the State Road 7/U.S. 441 corridor that will specifically provide for higher density, mixed use development along the County's busiest bus route.

The Transit Oriented Corridor Zoning District (TOCD) has been adopted to implement the TOC land use, reinforcing the City's efforts to achieve this objective. The City has also made mixed-use zoning available throughout the City.

2021 AHAC Recommendation:

- Maintain as currently in the LHAP.

OTHER POTENTIAL AFFORDABLE HOUSING STRATEGIES

~~J.~~ L. Name of Strategy: Allowance of micro units as affordable residential units.

The City views micro units as a means of creating flexibility in density.

Established Policy and Procedure: Provide Description

Land Development Code Section 405.11 contains regulations for micro units with a specific reference to affordable, attainable and/or workforce housing within any of the multi-family (RM) residential districts.

2021 AHAC Recommendations:

- Maintain as currently in the LHAP.

~~K.~~ M. Name of Strategy: Allowance of modified shipping containers as affordable residential units

The City views modified shipping containers as a potential means of reducing the cost of housing in support of affordability.

Established Policy and Procedures: Provide Description

~~Subject to City Commission approval of a proposed amendment to the City's Land Development Code, the City will provide for the use of modified shipping containers as a type of new primary residential unit.~~
Land Development Code Section 809.21.1 contains regulations for shipping containers with specific reference to affordable housing within residential districts.

2021 AHAC Recommendations:

- Maintain as currently in the LHAP.

~~L.~~ N. Name of Strategy: Inclusionary Zoning Policy

The City views inclusionary zoning as a potential regulatory tool that can support creation of affordable housing.

Established Policy and Procedures: Provide Description

Subject to City Commission approval of a proposed amendment to the City's Land Development Code, the City may provide for inclusionary zoning with a mandatory 10% - 20% requirement.

Per Section 166.04151, Florida Statutes, the City cannot mandate the requirement without offsetting the cost to developers.

2021 AHAC Recommendations: ~~Add inclusionary zoning as an Affordable Housing Strategy with a 10% — 20% mandatory requirement.~~ Remove this strategy.

M. Q. Name of Strategy: Fee-Based Policy (non-residential development)

The City views a Fee-Based Policy for non-residential development as a potential regulatory tool in support of affordable housing.

Established Policy and Procedures: Provide Description

Subject to City Commission approval of a proposed amendment to the City's Land Development Code, the City may provide a Fee-Based Policy for non-residential development in support of affordable housing.

Per Section 166.04151, Florida Statutes, the City cannot mandate the requirement without offsetting the cost to developers.

2021 AHAC Recommendations: ~~Add a fee-based policy as an Affordable Housing Strategy.~~ Remove this strategy.

N. P. Name of Strategy: Improve City's shuttle services

City currently offers free community bus to Miramar's senior centers, grocery stores, medical appointments, various recreational trips, and connects with Broward County Transit stops.

2021 AHAC Recommendations:

- Trolley stops at grocery store locations, public transportation locations, doctor's office, and retail stores. Improve marketing of community bus service.

Θ. **O. Name of Strategy: Provide job training, economic self-sufficiency, and homeowner workshops.**

City's Economic and Business Development Department is responsible for providing these services.

2021 AHAC Recommendations:

- To provide workshops on finance and stock investing, communication techniques, interviewing skills, resume writing, do it yourself home repairs, dress for success, completing your education assistance, and to provide day care assistance programs. To partnership with local businesses (i.e., grocery stores, Wal-Mart, CVS, etc.). This would benefit the businesses in terms of marketing exposures.

Ρ. **R. Name of Strategy: Enhance marketing of housing programs and various affordable home options.**

To coordinate with the City's Office of Marketing and Communications.

2021 AHAC Recommendations:

- Publicize City's housing programs and various affordable home options such as tiny homes, modified shipping containers, and accessory dwelling units (a.k.a. granny flats).

Q. **S. Name of strategy: Increase funding for more affordable housing units.**

Established Policy and Procedures: Provide Description

Through the Neighborhood Stabilization Program (NSP1), City of Miramar implemented a lottery system and in 2021, awarded two houses for purchase to income qualified applicants. Increase of lottery homes for purchase is dependent on availability of funding. Can be addressed through the Affordable Housing Trust Fund.

2021 AHAC Recommendations:

- Increase funding for more affordable housing units.
- Increase the amount of lottery homes available for purchase.

PROPOSED CODE REVISIONS SUPPORTING AFFORDABLE HOUSING

Chapter 2 Definitions

~~Affordable Housing (**current**): Dwellings consisting of rental or for-sale units that have a rent (including utilities) or mortgage payment typically no more than thirty (30%) percent of the income of families earning no more than eighty (80%) percent of median incomes by family size for Broward County.~~

Affordable Housing (**proposed**): Dwellings consisting of rental or for-sale units that have a rent (including utilities) or mortgage payment typically no more than thirty (30%) percent of the income of families earning no more than one hundred twenty percent (120%) of median incomes by family size for Broward County.

2021 AHAC Recommendations: ~~Revise the LDC definition of affordable housing by replacing 80% with 120% to be consistent with the income levels covered by LHAP programs.~~ Definition has been adopted in the City's Comprehensive Plan and the City's Code of Ordinances (Section 2-263). Remove this strategy.

PUBLIC NOTICE

CITY OF MIRAMAR, FLORIDA
Affordable Housing Advisory Committee ("AHAC")
Affordable Housing Incentive Report
September 2, 2021

As a recipient of the State Housing Initiative Partnership ("SHIP") program funds, the City is required by the Florida Statute 420.9076 to establish an Affordable Housing Advisory Committee ("AHAC"). The AHAC is required to review policies, procedures, ordinances and land development regulations pertaining to affordable housing within the City. The AHAC then has the responsibility to recommend monetary, non-monetary, and regulatory incentives for affordable housing in the City of Miramar.

The City of Miramar's Affordable Housing Advisory Committee met on April 6, May 6, June 17, and July 8, 2021, to review the Affordable Housing Report approved by the City in 2018 and to provide any new recommendations and updates.

The committee's updated affordable housing incentive report will be available for public review as of August 23, 2021, between the hours of 7:00 A.M. and 6:00 P.M., Monday - Thursday, at the City of Miramar Community Development Department, 2200 Civic Center Place, Miramar, FL 33025 and the Office of the City Clerk, 2300 Civic Center Place, Miramar, FL 33025. The committee evaluated over 20 housing strategies. As a result of this evaluation, recommended strategies may include enhanced marketing of housing programs, land development code changes, improved bus service, financial training, housing partnerships with developers and increased funding to provide for more affordable housing units. Written comments regarding this report may be submitted to the Community Development Department on or before 4:00 P.M., August 31, 2021, to be considered before the proposed recommendations are approved by the City's AHAC.

On September 2, 2021 at 6:30 P.M., a Public Hearing will be held and the City of Miramar's AHAC will meet to approve the recommendations in the City of Miramar's Parks and Recreation Conference Room, 2nd Floor, 2200 Civic Center Place, Miramar, Florida 33025. The Virtual attendance is also available, please register at [MiramarEvents.webex.com](https://miramarevents.webex.com). Interested parties are encouraged to attend and participate. For additional information on this Hearing, please contact the City of Miramar's Community Development Department at (954) 602-3264 or (954) 602-3329. The AHAC's recommended report will be presented to the City Commission on October 13, 2021.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodations to participate in this Hearing should contact the Office of the City Clerk at least 48 hours prior to the Hearing at (954) 602-3011 for assistance.

City of Miramar
Denise A. Gibbs, CMC
City Clerk