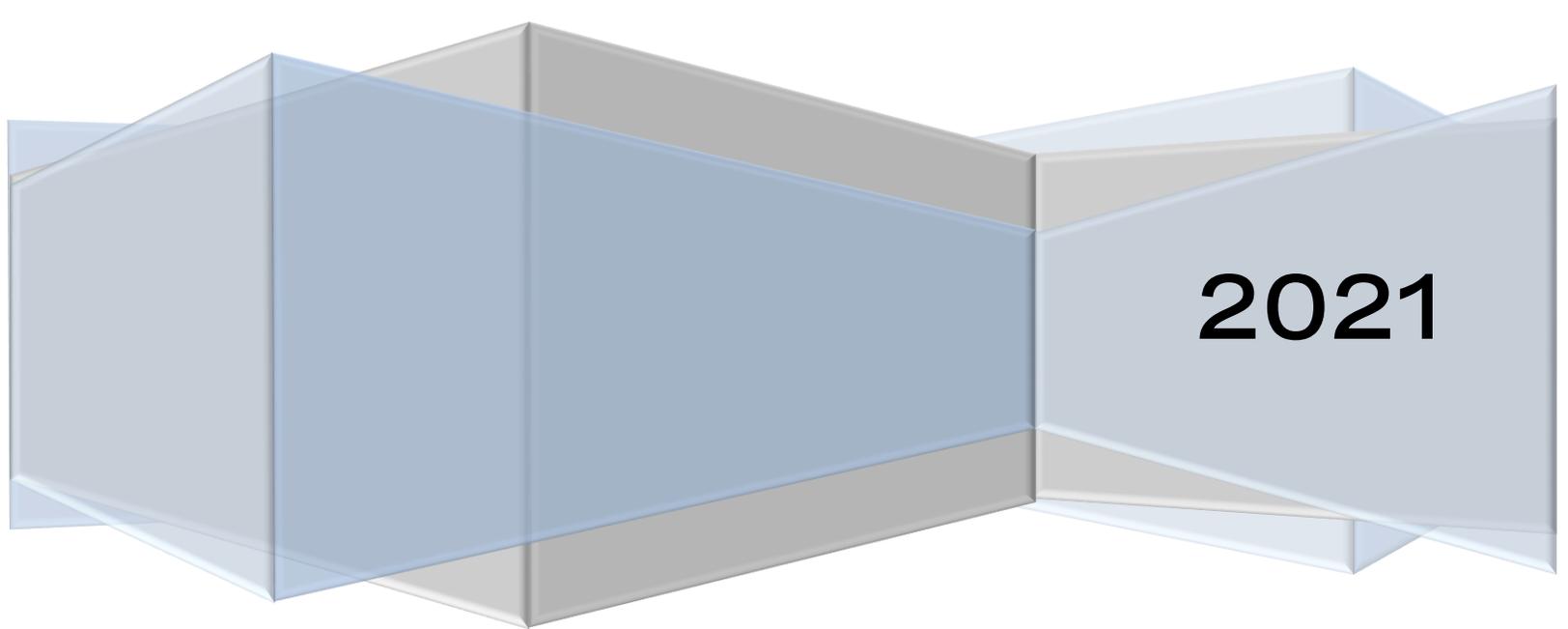


City of Hollywood Affordable Housing Advisory Committee

Annual Report Public Review Draft

Stephanie Anderson, Chair



2021

I. MISSION AND OVERVIEW

Section 420.9072, Florida Statutes requires each eligible municipality participating in the State Housing Initiative Partnership Program to create an Affordable Housing Advisory Committee (AHAC).

The principal purpose of the AHAC is to recommend specific actions or initiatives that encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the City housing activities that impact the production of affordable housing. Furthermore, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on this review and evaluation, the AHAC has formulated recommendations to the City Commission that it incorporate into its housing strategy certain changes designed to encourage and facilitate the production of affordable housing.

The AHAC met to review New and Updated Impact Fees on November 18, 2021.

MEMBER VOTES	PRESENT	ABSENT
Stephanie Anderson - Chair	X	
Sonja Breland		X
Nancy Gaggino	X	
Henry Graham	X	
Com. Adam Gruber	X	
Bernard Isler	X	
Sara Lavenka	X	
Mohammad Reza Ronizi	X	
William Solano		X

Presenters:

Mark Johnson, Project Manager
Engineering
Department of Development Services

Azita Behmardi, City Engineer
Department of Development Services

Steven Tindale
Tindale Oliver

Nilgun Kamp
Tindale Oliver

Presentation Narrative (PowerPoint attached)

Background/Purpose – House Bill 337 requires that the City insure that impact fees are reasonably connected to, or have a rational nexus with, the expenditures of the funds collected. The City of Hollywood is proposing new and updated impact fees in accordance with House Bill 337. In order to maintain current levels of service based on the cost of growth within the City of Hollywood, the City intends to update Parks and Recreation impact fees and is considering additional impact fees for Fire Rescue, Law Enforcement, General Government Buildings, and Transportation (multi-modal).

Impact fee increases are limited to no more than 12.5 percent per year, cannot be increased more than 50 percent, and cannot be increased more than once every 4 years.

The presenter went over impact fee calculations, components and service areas.

The AHAC was advised of the impact cost per resident and proposed impact fee updates.

The AHAC reviewed and discussed the proposal for new and updated impact fees and determined a recommendation of approval based on the following considerations:

1. Does the proposed action increase the cost of housing? Circle **YES** or NO

If Yes:

Is the assumed cost increase substantial or otherwise detrimental to the development of affordable housing? Circle YES or NO

MEMBER VOTES	Y/N
Stephanie Anderson - Chair	Y
Sonja Breland	A
Nancy Gaggino	N
Henry Graham	Y
Com. Adam Gruber	N
Bernard Isler	N
Sara Lavenka	Y
Mohammad Reza Ronizi	Y
William Solano	A

2. Does the proposed action support and overall goal of the City and/or have an alternate value to the target population? Circle YES or NO

MEMBER VOTES	Y/N
Stephanie Anderson - Chair	Y
Sonja Breland	A
Nancy Gaggino	Y
Henry Graham	N
Com. Adam Gruber	Y
Bernard Isler	Y
Sara Lavenka	Y
Mohammad Reza Ronizi	N
William Solano	A

3. Do the long-term benefits of the proposed action outweigh the cost increase to housing? Circle YES or NO

MEMBER VOTES	Y/N
Stephanie Anderson - Chair	N
Sonja Breland	A
Nancy Gaggino	Y
Henry Graham	Y
Com. Adam Gruber	Y
Bernard Isler	Y
Sara Lavenka	Y
Mohammad Reza Ronizi	N
William Solano	A

4. Does the proposed action protect the ability of the property to appreciate in value? Circle YES or NO

MEMBER VOTES	Y/N
Stephanie Anderson - Chair	Y
Sonja Breland	A
Nancy Gaggino	Y
Henry Graham	N
Com. Adam Gruber	Y
Bernard Isler	Y
Sara Lavenka	Y
Mohammad Reza Ronizi	N
William Solano	A

Y Recommend approval of the proposed action.

Recommend against the proposed action.

Recommend a language change.

Note: The AHAC anticipates recommending modified impact fees for affordable housing. City staff shall develop appropriate language to allow a reduced impact fee structure for affordable housing.

The AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k). From its review, the AHAC drafts and submits a report to the City Commission, to the Florida Housing Finance Corporation, and the Florida Housing Coalition.

The AHAC met to review, considered, and evaluated strategies provided in the SHIP Statute at Florida Statutes, Sec. 420.9076 (4) on **November 22, 2021**

Member	Present	Absent
Stephanie Anderson	X	
Sonja Breland		X
Nancy Gaggino	X	
Henry Graham	X	
Com. Adam Gruber	X	
Bernard Isler	X	
Sara Lavenka		X
Mohammad Reza Ronizi	X	
William Solano		X

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

Existing Strategy: Application for permits for Affordable Housing Projects are submitted with a letter from the CD Manager denoting the submittal as an Affordable Housing Project. City staff located within the Building Division tracks and provides assistance to

Community Development staff to ensure the continual and expedited progress of affordable housing projects through the permitting process. Upon receiving a permit number, General Contractors participating in Housing Rehabilitation Programs are instructed to provide a follow-up email to the “Permit Service Manager” and “Permit Service Supervisor” to avoid any unnecessary delays.

Recommendation: The AHAC recommends continuing and enforcing the process of priority plan review and inspection expediting via a designated city representative. The AHAC also recommends that city staff designate those affordable housing project applications as they are submitted.

Implementation Schedule: On-going

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

Existing Strategy: No strategy in place.

Recommendation: The AHAC recommends waiver or at least the reduction of impact-fees and permit fees for affordable housing projects.

Implementation Schedule: TBD

3. The allowance of flexibility in densities for affordable housing.

Existing Strategy: No strategy in place.

Recommendation: The AHAC is interested in gaining the cost benefits for said allowances. However, the AHAC recognizes the negative impacts that can result from dense developments depending on the surrounding environment, lot configuration, etc. The AHAC believes that the benefits of affordable housing provision must be weighed against the impacts on a case by case basis. Therefore, the recommendation of the AHAC is to instruct appropriate City staff to allow this flexibility for affordable housing projects only if staff believes that the density requested does not have negative impacts on the livability of the development or the surrounding environment. The AHAC further recommends that it be notified and a representative(s) of the AHAC should be allowed to attend and weigh in on the discussion when the project is going before the Planning and Development Board and the developer is asking for flexibility in density.

Implementation Schedule: TBD

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

Existing Strategy: No strategy in place.

Recommendation: The AHAC has been advised by Public Utilities that infrastructure is not concern in the foreseeable future as it relates to housing developments. Therefore, the recommendation would be to allow to create and enact policy procedures to reserve capacity only in the event of an unforeseen reduction in capacity.

Implementation Schedule: N/A

5. The allowance of affordable accessory residential units in residential zoning districts.

Existing Strategy: No strategy in place

Recommendation: The AHAC does not want to encourage this form of affordable housing over and above that which is already acceptable by the City zoning controls.

Implementation Schedule: N/A

6. The reduction of parking and setback requirements for affordable housing.

Existing Strategy: The Planning Department, on a case by case basis, recognizes lower auto ownership rates within Low- and Moderate-Income properties and supports the granting of variances for reduced parking requirements, as appropriate.

Recommendation: Much like the recommendation of the AHAC as it relates to density, the AHAC is interested in gaining the cost benefits for said reductions. However, the AHAC recognizes the negative impacts associated with the reduction of parking and setback requirements. The AHAC believes that the benefits of affordable housing provision must be weighed against the negative impacts on a case by case basis. Therefore, the recommendation of the AHAC is to instruct appropriate City staff to allow these reductions for affordable housing projects only if staff believes that the reductions will not have a negative impact on the livability of the development or the surrounding environment. AHAC further recommends the committee be notified and be allowed to weigh in on the effects of any reduction in parking.

Implementation Schedule: On-going

7. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Existing Strategy: No strategy in place.

Recommendation: The current City allowances are acceptable to the AHAC.

Implementation Schedule: N/A

The AHAC met to continue the review of affordable housing incentive strategy recommendations on **December 27, 2021.**

Member	Present	Absent
Stephanie Anderson	X	
Sonja Breland		X
Nancy Gaggino	X	
Henry Graham	X	
Com. Adam Gruber	X	
Bernard Isler	X	
Sara Lavenka		X
Mohammad Reza Ronizi	X	
William Solano		X

8. The modification of street requirements for affordable housing.

Existing Strategy: No strategy in place.

Recommendation: The AHAC recommends that City staff allow modifications to a greater degree for affordable housing projects. The AHAC wants to be sure that affordable housing allowances for street requirements do not affect lighting and/or streetscape. Also, this recommendation does not include street closures. In fact, the AHAC recommends against street closures.

Implementation Schedule: N/A

9. The establishment of a process which the City of Hollywood considers, before the adoption of policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Existing Strategy: The City Electronically routes City Commission agenda items for approvals via the Granicus Legistar system. The system creates an automated approval sequence with selected approvers that are notified when an item is ready for their review. Community Development staff is included in sequence. When Community Development staff is notified of an item that may increase the cost of housing, a meeting of the Affordable Housing Advisory Committee is scheduled to review the item. The Affordable Housing Advisory Committee reviews the item for the following:

- Does the proposed action increase the cost of housing?
- If yes, is the assumed cost increase substantial or otherwise detrimental to the development of affordable housing?
- Does the proposed action support an overall goal of the City and/or have an alternate value to the target population?
- Do the long-term benefits of the proposed action outweigh any possible cost increase to housing?
- Does the proposed action protect the ability of the property to appreciate in value?

The findings and recommendation of the AHAC are then forwarded to the City of Hollywood City Commission for final action.

Recommendation: Continue the current City process.

Implementation Schedule: On-going

10. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Existing Strategy: The City has an identified inventory of locally owned property suitable for affordable housing.

Recommendation: The AHAC would like to encourage the development and sale of affordable single family homes directly to low-and moderate-income households. The City has an identified inventory of locally owned property suitable for affordable housing.

Implementation Schedule: TBD

11. The support of development near transportation hubs and major employment centers and mixed-use developments. The advisory committee

recommendations may also include other affordable housing incentives identified by the advisory committee.

Existing Strategy: No strategy in place.

Recommendation: Currently, the City encourages developments near transportation hubs and major employment centers and mixed-use developments through zoning and land use requirements. The AHAC finds this support sufficient.

Implementation Schedule: N/A

12. Other items not listed above.

Existing Strategy: N/A

Recommendation: The City of Hollywood has created an Affordable Housing Trust Fund. The AHAC recommends that City staff be instructed to continue to investigate opportunities to fund the Affordable Housing Trust Fund.

Implementation Schedule: N/A