

Exhibit B - Community Development Recommendation for Approval Detail

		AHAC Recommendation	Staff Comments
1.	The processing of approvals of development orders or permits, as defined in s. 163.3164, for affordable housing projects is expedited to a greater degree than other projects.	The AHAC recommends continuing the process of priority plan review and inspection expediting via the “Special Projects Coordinator”.	Staff supports AHAC recommendation.
Community Development - recommendation for approval – Continue with existing practice. Include as LHAP Incentives.			

		AHAC Recommendation	Staff Comments
2.	The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment, for affordable housing.	The AHAC recommends waiver or at least the reduction of impact-fees and permit fees for affordable housing projects.	<p><u>Building Department permit fees</u> cannot be waived or reduced except for:</p> <p>Under Florida Statute 295.16, that references a building permit on a residence owned by a Disabled Veteran with 100 percent disability rating, “...in order to make improvements upon a dwelling owned by the veteran which is used as the veteran’s residence, if such improvements are limited to ramps, widening of doors, and similar improvements for the purpose of making the dwelling habitable or safe for the veteran.”</p>
Community Development recommendation for approval – Continue the process of waiving permit fees for veterans. Staff to study potential impact of fee waiver/reduction for Affordable Housing Projects. Staff is not recommending waiver or reduction at this time. <u>Do not</u> include as LHAP Incentive.			

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3.	The allowance of flexibility in densities for affordable housing.	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 negative impacts on a case by case basis. Therefore, the recommendation of the AHAC is to advise appropriate City staff to allow this flexibility for affordable housing projects.	The City currently has the ability within the Regional Activity Center (RAC) along the US 1/Dixie Highway corridors and the Transit Oriented Corridor (TOD) along SR 7 to increase residential densities beyond what would otherwise be permissible via standard land use. Since this flexibility is not limited to affordable housing, it should not be included as an LHAP Incentive Strategy.
Community Development recommendation for approval – Continue with existing practice. <u>Do not</u> include as LHAP Incentive.			

		AHAC Recommendation	Staff Comments
4.	The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons	The AHAC has been advised by Public Utilities that infrastructure is not a concern in the foreseeable future as it relates to housing developments. Therefore, the recommendation would be to allow creating and enacting policy procedures related to reserve capacity only in the event of an unforeseen reduction in capacity.	Staff supports AHAC recommendation. This incentive only is enacted in cases of infrastructure capacity issues. Do not include as LHAP Incentive Strategy
Community Development recommendation for approval - Create and enact policy procedures related to reserve capacity <u>only</u> in the event of an unforeseen reduction in capacity. No further action necessary at this time. <u>Do not</u> include as LHAP Incentive Strategy			

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5.	The allowance of affordable accessory residential units in residential zoning districts.	The AHAC does not desire to encourage this form of affordable housing over and above that which is already acceptable by the City's zoning regulations.	Staff AHAC recommendation. Cities within Broward County are further restricted by the County Land Use Plan such that this form of development is not practical.
Community Development recommendation for approval – Continue with existing practice. <u>Do not</u> include as LHAP Incentive Strategy			

		AHAC Recommendation	Staff Comments
6.	The reduction of parking and setback requirements for affordable housing.	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 that may be 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 advise appropriate City staff to allow these reductions for affordable housing projects.	The City has, on a case by case basis, recognized lower auto ownership rates within LMI properties with the granting of variance for reduced parking requirements.
Community Development recommendation for approval – Continue with existing practice. Include as LHAP Incentive Strategy.			

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7.	The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.	The current City allowances are acceptable to the AHAC.	Staff supports AHAC recommendation. While not limited to affordable housing the City has allowances for flexible lot configurations. Since this allowance is not limited to Affordable Housing, it should not be included as an LHAP Incentive Strategy.
Community Development recommendation for approval – Continue with existing practice. <u>Do not</u> include as LHAP Incentive Strategy			

		AHAC Recommendation	Staff Comments
8.	The modification of street requirements for affordable housing.	The AHAC recommends that City staff allow modifications to a greater degree for affordable housing projects. This recommendation does not include street closures. In fact, the AHAC recommends against street closures.	Staff AHAC recommendation. While not limited to affordable housing City staff allows modifications where said modifications are within safety requirements. Since this allowance is not limited to Affordable Housing, it should not be included as an LHAP Incentive Strategy.
Community Development recommendation for approval – Continue with existing practice. <u>Do not</u> include as LHAP Incentive Strategy			

		AHAC Recommendation	Staff Comments
9.	The establishment of a process which the City of Hollywood follows, before the adoption of policies, procedures, ordinances, regulations, or plan provisions that may increase the cost of housing	The current City process is acceptable to the AHAC.	Staff supports AHAC and shall continue to improve internal procedures to ensure adherence to State Regulations.
Community Development recommendation for approval - Continue with the current practice of priority plan review and inspection expediting via the “Special Projects Coordinator”. Include as LHAP Incentive Strategy			

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10.	The preparation of a printed inventory of locally owned public lands suitable for affordable housing	The City has approved an inventory of locally owned property suitable for affordable housing. No recommendation necessary from the AHAC.	Staff supports AHAC recommendation. No action is necessary to include this as an incentive strategy.
Community Development recommendation for approval – Continue with existing practice. <u>Do not</u> include as LHAP Incentive Strategy			

		AHAC Recommendation	Staff Comments
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.	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.	Staff supports AHAC recommendation. Since this action is not limited to affordable housing, it should not be included as an LHAP Incentive Strategy.
Community Development recommendation for approval – Continue with existing practice. <u>Do not</u> include as LHAP Incentive Strategy			

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Other Items not listed above - The advisory committee recommendations may also include other affordable housing incentives identified by the committee.

	AHAC Recommendation	Staff Comments
12a.	The City of Hollywood has created an Affordable Housing Trust Fund. The AHAC recommends that City staff be instructed to continue to investigate appropriate opportunities to capitalize the Affordable Housing Trust Fund.	Via Resolution R-2007-155 the City of Hollywood created an affordable housing trust fund and established guidelines for a voluntary contribution program. The affordable housing trust fund is not currently capitalized. This recommendation should not be included as an incentive strategy until a funding source has been identified.
	Community Development recommendation for approval – City staff to continue to investigate appropriate opportunities to capitalize the Affordable Housing Trust Fund and update the City Commission, as appropriate. <u>Do not</u> include as LHAP Incentive Strategy	
12b.	The City of Hollywood shall continue to monitor activities to ensure the execution of a housing strategy that is consistent with all local, state, and federal laws.	
12c.	The City of Hollywood seek opportunities to create a renewed image for the City of Hollywood by improving housing stock through rehabilitation and new construction that result in increased residential population.	
12d.	The City of Hollywood shall establish a collaborative process among the City, the community, and the private sector to ensure a robust and vibrant housing stock.	
12e.	The City of Hollywood shall make efforts to recognize, interpret and adapt to housing market trends to ensure financial viability and long term project success.	
12f.	The City of Hollywood shall promote housing activities that preserve and celebrate the architectural, cultural, and social history neighborhoods within the City	
12g.	The City of Hollywood shall promote and encourage diversity in architectural style and product type (i.e. for sale/rental).	
12h.	The City of Hollywood shall promote and celebrate socio-economic diversity in the City's population	
12i.	The City of Hollywood shall coordinate land use and transportation to support urban infill development and mixed-income, mixed-finance, and mixed-use buildings	
12j.	The City of Hollywood shall establish land use and zoning that promotes a sensitive transition between commercial corridors and residential areas	
12k.	The City of Hollywood shall ensure that its housing activities deliver a housing supply driven by a long term commitment to sustainable building practices – both environmental and financial including initial termite control and abatement on City funded projects.	
12l.	The City of Hollywood shall support housing activities that aid in the creation of a livable community that offers amenities such as retail, recreation, entertainment, education, and institutions of faith.	
	Community Development recommendation for approval – 12b-12l are vision statements that City staff shall take into consideration while conducting individual project review and while developing/amending all Citywide Plans or Policies. <u>Do not</u> include as LHAP Incentive Strategy.	

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