

THE AFFORDABLE HOUSING ADVISORY COMMITTEE REPORT

I. Background Information

In accordance with Florida State Statute 420.9076, the City of Hollywood, as a recipient of State Housing Initiative Partnership funds, must develop an "Affordable Housing Advisory Committee" appointed by the City of Hollywood City Commission for the purpose of recommending specific initiatives and incentives to encourage or facilitate affordable housing. Therefore, on 6/18/08, by Resolution R-2008-167, the City created The City of Hollywood Affordable Housing Advisory Committee (AHAC) for the express purposes of recommending specific initiatives and incentives to encourage or facilitate affordable housing. Subsequently, on July 8, 2013 pursuant to Resolution 2013-192, the City Commission made new appointments to the AHAC to review previous AHAC recommendations.

The AHAC is mandated to create a report of recommendations on existing City of Hollywood policies that have an affect on the availability of affordable housing while protecting the ability of the property to appreciate in value. The statutorily required membership of the AHAC is as follows:

- (a) One citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) One citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) One citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) One citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) One citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) One citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) One citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) One citizen who actively serves on the local planning agency pursuant to s. 163.3174.
- (i) One citizen who resides within the City of Hollywood.
- (j) One citizen who represents employers within the City of Hollywood.
- (k) One citizen who represents essential services personnel, as defined in the local housing assistance plan.

Exhibit "A"

Calendar of AHAC activities;

Date	Content
November 24, 2014	Orientation Meeting – <ul style="list-style-type: none">• Review of Sunshine Law• Member Introductions• Election of Chair and Vice-Chair• Review of AHAC Purpose• Mandated Subject Areas
December 2, 2014	Preliminary AHAC recommendations
January 14, 2015	Public Hearing before a Joint Meeting of the AHAC and Community Development Advisory Board
January 28, 2015	Final AHAC recommendations

In accordance with its mandate, the AHAC considered the eleven required areas of consideration and reduced the information to draft form for public consideration and comment.

The availability of an AHAC recommendation draft was advertised in the Sun Sentinel on December 7, 2014. Included in the draft, was a synopsis of said recommendations. The public was encouraged to comment on the proposed recommendations, and was invited to a Public Hearing in front of a Joint Meeting of the AHAC and the Community Development Advisory Board (CDAB) on January 14, 2015.

II. Incentives and Recommendations

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.
Recommendation - The AHAC recommends continuing the process of priority plan review and inspection expediting via the "Special Projects Coordinator".
2. The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
Recommendation - The AHAC recommends waiver or at least the reduction of impact-fees and permit fees for affordable housing projects.
3. The allowance of flexibility in densities for affordable housing.
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 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.
4. The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
Recommendation - 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.
5. The allowance of affordable accessory residential units in residential zoning districts.
Recommendation - 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
6. The reduction of parking and setback requirements for affordable housing.
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 that

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- 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
7. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
Recommendation - The current City allowances are acceptable to the AHAC.
 8. The modification of street requirements for affordable housing.
Recommendation - 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.
 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.
Recommendation - The current City process is acceptable to the AHAC.
 10. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
Recommendation - The City has approved an inventory of locally owned property suitable for affordable housing. No recommendation necessary from the AHAC.
 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.
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.
 12. **Other items not listed above.**
 - a. 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.

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- b.** 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.
- c.** 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.
- d.** 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.
- e.** 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.
- f.** The City of Hollywood shall promote housing activities that preserve and celebrate the architectural, cultural, and social history neighborhoods within the City.
- g.** The City of Hollywood shall promote and encourage diversity in architectural style and product type (i.e. for sale/rental).
- h.** The City of Hollywood shall promote and celebrate socio-economic diversity in the City's population.
- i.** The City of Hollywood shall coordinate land use and transportation to support urban infill development and mixed-income, mixed-finance, and mixed-use buildings.
- j.** The City of Hollywood shall establish land use and zoning that promotes a sensitive transition between commercial corridors and residential areas.
- k.** 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.
- l.** 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.