BROWARD COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING MINUTES

Housing Finance & Community Redevelopment Division (HFCRD)
2nd Floor Conference Room
Wednesday, February 10th, 2020 | 4:00 PM
Recorded by Andy Centeno
CALL TO ORDER
Ms. Gomez, Chair, called the Affordable Housing Advisory Committee (AHAC) meeting to order at 4:18 PM with a quorum present.

ATTENDANCE
Roll call was conducted by Mr. Andy Centeno.

<table>
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<th>Members Present:</th>
<th>Members Absent:</th>
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<tr>
<td>Michelle Gomez, Chair</td>
<td>Medardo Cevallos – excused absence</td>
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<tr>
<td>Charles Patterson</td>
<td>Dr. Preston Jones</td>
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<tr>
<td>Corey Hinds</td>
<td>Robert Taylor – excused absence</td>
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<td>Nelson Fernandez</td>
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<td>Ryan Gebauer</td>
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STAFF

<table>
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<tr>
<th>Name</th>
<th>Department</th>
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<tr>
<td>Andy Centeno</td>
<td>Housing Finance &amp; Community Redevelopment Division</td>
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<td>Angela Chin</td>
<td>Housing Finance &amp; Community Redevelopment Division</td>
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<td>Mildred Reynolds</td>
<td>Housing Finance &amp; Community Redevelopment Division</td>
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The Chair introduced Mr. Gebauer, a new member of the Advisory Committee, followed by an introduction of the Advisory Committee.

APPROVAL OF MINUTES OF THE 10/30/2019 & 1/13/2020 MEETING

Motion was made by Mr. Patterson to approve the October 30th, 2019 and January 13th, 2020 Meeting Minutes and seconded by Mr. Fernandez. Motion passed unanimously.

OLD BUSINESS
Ms. Reynolds stated she hoped that many questions brought up at previous meetings, will be answered with a presentation on Broward County Affordable Housing Density Bonus Program by Ms. Deanne Von Stetina, Assistant Executive Director of Broward County Planning Council.

PRESENTATION ON DENSITY BONUS BY MS. DEANNE VON STETINA, ASSISTANT EXECUTIVE DIRECTOR, BROWARD COUNTY PLANNING COUNCIL
Ms. Von Stetina stated that the Broward County Land Use Plan is now revamped and renamed the BrowardNext Broward County Land Use Plan. Using a color-coded map from a video projector, Ms. Von Stetina described color-coded areas which included residential areas, commercial areas, industrial areas, and activity centers that allow residential and non-residential land use.

BrowardNext Housing Strategies
Ms. Von Stetina stated that one of the many issues Broward County focuses on is Affordable Housing Strategies. She then provided details on four Affordable Housing Strategies which included the following:

AH-1- $10 Million allocated towards affordable housing
AH-2- Construction techniques utilizing significant costs savings
AH-3- Construction techniques such as Density Bonus
AH-4- Encouraging municipalities to adopt their own affordable housing program as part of their housing strategies. Following the Affordable Housing Strategies, Ms. Von Stetina discussed the Broward County Land Use policy and amendments.

Density Bonus Formulas
Ms. Von Stetina discussed the Density Bonus which included the following two formulas:

Moderate-Income
Developers are allowed two additional “market rate” units for each moderate unit built.

Very Low/Low Income
Developers are allowed four (4) additional “market rate” units for very low-income units built or six (6) bonus units for every low-income unit including very low.

Ms. Von Stetina stated that the Broward County Commissioners wanted to further incentivize these affordable housing opportunities. She stated that the Planning Council is currently working on four (4) new text amendments that will address affordable housing incentives which include the following:

- PCT 20-3 Modify Bonus Density Formulas
- PCT 20-4 Commerce and Activity Center – Residential by Right
- PCT 20-5 2.16.2 and Administrative Rules Document
- PCT 20-6 Inclusionary Zoning

Ms. Von Stetina provided descriptions for each incentive and stated that these four incentives will be submitted to the Board of County Commissioners for approval.

Q. The Chair asked if these incentives will be going to the Board of County Commissioners in 2021.
A. Ms. Von Stetina replied that the first two will be submitted to the Planning Council in March of 2020 and last two in February of 2020.

Ms. Von Stetina discussed each of the four (4) text amendments in detail.

PCT 20-3 Bonus Density Formulas
For one moderate-income unit built, developers are allowed two (2) additional market-rate units. For one low-income unit built, developers are allowed four (4) additional market-rate units. For a very low-income unit built, nineteen (19) bonus units will be allowed at market-rate in lieu of six (6).

As an example, Ms. Von Stetina stated that if ten (10) dwelling units are allowed on one acre, and one of the units is considered a moderate-income unit, sixteen (16) units would be allowed in lieu of ten (10). The developer would be able to subsidize the affordable unit.

The Chair gave a recap of the different colored-coded zones on the map. Additionally, she provided current examples of Density Bonus.

Q. Mr. Hinds asked if broken down units would amount to less square footage.
A. Several members of the Committee including Ms. Von Stetina responded that this is not always the case since the construction of units could be elevated. Following Mr. Hinds
question, a group discussion regarding Density Bonus took place amongst the Committee Members.

Q. Mr. Gebauer asked what the income limits are for moderate-income, low-income, and very low-income.
A. Ms. Von Stetina stated that she was uncertain of the amounts however, the percentages are 120% Moderate, 80% Low-income, and 50% Very Low-income

Ms. Von Stetina further stated that the affordability period for affordable housing units is fifteen years. However, as a trade-off for bonus units, it’s being increased to thirty years.

Q. Mr. Hinds asked if this affordability period is in the proposal.
A. Ms. Von Stetina replied that the proposal is thirty years.

**PCT 20-4 Commerce and Activity Center**
Ms. Von Stetina stated that this incentive would also be restricted to thirty years and would allow affordable housing in “Commerce” and “Activity Center.” She provided geographical indication on the map and regulations on square footage.

Q. Mr. Hinds asked if the “Commerce” and “Activity Center” are the blue color-coded areas on the map.
A. Ms. Von Stetina replied that he was correct.

Q. Mr. Fernandez asked if Bonus Density is included in the “Commerce” and “Activity Centers”.
A. Ms. Von Stetina stated that the “Commerce” does not have any density or residential units however, that most “Activity Centers” contain a limited number of residential units.

Q. The Chair asked if flexibility units are incorporated into any of the locations on the map.
A. Ms. Von Stetina stated that flexibility units were required in the past however, with the new policy flexibility units are not required if the development includes an affordable component.

Q. Mr. Patterson asked for the definition of “Flexibility Units.”
A. Ms. Von Stetina stated that the County Land Use Plan allows a certain number of dwelling units. Additionally, city plans also allow a lesser number of dwelling units. The difference between these two is called “Flexibility Units.”

Q. Mr. Gebauer asked for an example of Arterial Roadways.
A. Ms. Von Stetina stated that “Arterial Roadways” are major roadways with a high volume of transit.

Following Mr. Gebauer’s question, a discussion took place regarding the expansion of property and mixed-use development.

Q. Mr. Hinds asked which cities would be covered by this incentive.
A. Ms. Von Stetina stated that this provision is Countywide and believes every city would be eligible.

**PCT 20-5 2.16.2 and Administrative Rules Document**
Regarding Incentive PCT 20-5, Ms. Von Stetina stated that amendments adding one hundred or more units must address their affordable housing supply programs. Additionally, this incentive requires twenty-four months (24) for municipalities to adopt an Inclusionary Zoning Ordinance for projects, including ten (10) or more dwelling units.

Q. Mr. Fernandez asked for the definition of ‘inclusionary’.
A. Ms. Von Stetina responded that every project containing ten or more dwelling units must include affordable housing.

Q. Mr. Fernandez asked to explain in-lieu fee option.
A. Ms. Von Stetina responded that the in-lieu fee is an opt out fee which enables to developer to pay a fee instead of building an affordable unit

PCT 20-6 Inclusionary Zoning
Ms. Von Stetina provided details regarding PCT 20-6 and stated that this incentive requires housing ordinance to provide a full offset of the developers' affordable housing contribution, as required by House Bill 7103 and exempts census tracts which have a median assessed value for residential properties at or below 80%.

Q. Mr. Hinds asked how often does the Broward County Planning Council meet.
A. Ms. Von Stetina responded that a meeting is held every month, or as needed. She also stated that the Planning Council provides recommendation to the Board.

Q. Mr. Hinds asked if there are any last years’ recommendations from the Planning Council included in the AHAC Report.
A. Ms. Reynolds stated that the report is from 2017 and contains updates from different Planning divisions. Additionally, Ms. Von Stetina stated that at the time of the last report, BrowardNext was in the process of being created. BrowardNext was the name given to the upgraded Broward County Land Use Plan.

Q. Mr. Gebauer asked if the median income and house value pertains to this year (2020).
A. Ms. Reynolds stated she would provide the Committee with the income levels chart and the property value [which is from the Housing Finance Authority].

Q. Mr. Fernandez asked when will these incentives come into effect.
A. Ms. Von Stetina stated that these incentives will potentially be adopted in the fall of 2020.

Q. Mr. Fernandez requested clarification between the Broward County Planning Council and the AHAC.
A. The Chair stated that the Planning Council assists the AHAC in making recommendations.

Ms. Von Stetina stated that she would provide Ms. Reynolds with the four text amendments including the strikethroughs.

Q. Mr. Hinds asked if there has been any previous research on the impact of the incentives on affordable housing.
A. Ms. Von Stetina stated that there has not been a study however, the Florida International University (FIU) had conducted a Needs Assessment Study.
The Chair suggested that the Advisory Committee propose a study on the effects of the incentives on affordable housing.

Ms. Chin clarified that Mr. Hinds question pertained to the impact of Density Bonus or Flexibility Units on affordable housing. Additionally, the study conducted by FIU focused on other aspects of affordable housing and did not cover the incentives proposed.

**NEW BUSINESS**
There was no discussion pertaining to new business.

**ADJOURNMENT**
There being no further items to discuss before the Committee, aMotion to adjourn the meeting was made by Mr. Hinds and Seconded by Mr. Patterson.
Meeting adjourned at 5:24 pm.

*THIS IS NOT A VERBATIM TRANSCRIPT OF THE MEETING*