

**Broward County Land Use Plan
Proposed Text Amendment
October 2019**

AFFORDABLE HOUSING – ADDITIONAL PERMITTED RESIDENTIAL DENSITY

POLICY 2.16.4

Within parcels located west of and including US 1*, and designated “Commerce” or “Activity Center” on the Broward County Land Use Plan and fronting with direct access to a roadway classified as a State road or County arterial, per the Broward Highway Functional Classification map, or within a parcel designated “Activity Center” where residential development will be located within ¼ mile of a State road or County arterial, multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

- (1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following “market rate” units to “affordable” unit formula(s) described below:
 - (a) Moderate income: six (6) market rate units for every (1) one moderate income unit.
 - (b) Low income: nine (9) market rate units for every (1) one low income unit.
 - (c) Very-low income: nineteen (19) market rate units for every (1) one very-low income unit.
- (2) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of all market rate units in the development project.
- (3) Single-family dwelling units are not permitted. As per Policy 2.2.6 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.
- (4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of thirty (30) years.
- (5) A minimum of ten percent (10%) of the gross floor area within a development containing residential units must be reserved or utilized for office or commercial uses not ancillary to the residential units.

- (6) “Affordable unit” requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund based on the Florida Housing Finance Corporation (FHFC) most recent “Total Development Cost Per Unit Base Limitations,” as updated by the FHFC. The per unit in-lieu payment option shall be the Broward County FHFC average of the “garden ESS,” “mid-rise ESS” and “high rise” total development cost (the average is currently \$300,133), divided by 7.
- (7) Units of local government may utilize the additional permitted residential density provisions described in this Policy regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map.
- (8) Local government utilization of the additional permitted residential density provisions described in this Policy is subject to the following, as enforced by the applicable local government:
- (a) One hundred percent (100%) of the “affordable” units shall be available for occupancy before the final twenty five percent (25%) of “market rate” units are available for occupancy.
- (9) In addition to the provisions of this Policy, the Broward County Board of County Commissioners shall consider the following in their review of funding applications submitted by local governments for future public infrastructure and economic development projects:
- (a) Local government adoption of this Policy into the municipal Comprehensive Plan;
- (b) Local government adoption of specific regulations, in the municipal zoning and/or land development code, to allow allocation of additional residential density units as a permitted use, by right, within specific zoning district(s);
- (c) Local government adoption of specific regulations to implement the provisions and criteria of this Policy, including:
1. Establishment of a minimum net residential density of twenty-five (25) dwelling units per acre;
 2. Where a building is located within 100 feet of any parcel which prohibits, through the applicable zoning regulations, residential development of ten (10) dwelling units per gross acre or more, the local government may establish a maximum building height limit of not less than five (5) stories; and
 3. The zoning regulations that establish reduced on-site parking designated for residential use, and a minimum parking requirement of one (1) space per dwelling unit.

* includes all parcels that front and have direct access to US 1

Note: Underlined words are additions, ~~struck-through~~ words are deletions.