

STRATEGY AH-1
Potential Implementation Approach

Non-Residential Linkage Fee

Potential Implementation Approach

- Fee level - (\$1 per square foot)

- Waivers/Exemptions
 - Waivers (Public projects/facilities, including public schools, Houses of worship, Not-for-profits)
 - Exemption for any municipality that has adopted their own linkage fee program which has been demonstrated to have fee levels equal to or greater than the County's

- Use of Funds / Distribution - (used for programs administered by the Broward County Housing Finance and Community Redevelopment Division to construct or rehabilitate housing for very-low, low, and moderate income persons, split among three (3) geographic areas (north, central, and south), each of which will be combinations of County Commission Districts. The County would retain 3% of all revenues for administrative costs and to assist in covering the costs of eligible waivers.)

- Timing of Fee Assessments – (fees would be assessed and collected prior to application for a building permit within any local government within Broward County which has not enacted a linkage fee program equivalent to or more stringent than the County's.)

STRATEGY AH-3
Potential Implementation Approach

Density Bonus

Potential Implementation Approach

- Include bonus scales for very-low, low, and moderate income housing.
Example:
 - 5 market rate units per “low income” unit
 - 3 market rate units per “moderate” unit
 - 1 market rate unit per “work-force” income” unit
- Not tied to “flexibility rules”
- Limits – no more than doubling of density and not allowed in areas designated for 15 dwelling units per acre or less.
- Restrictions – 10 years for owner-occupied attainable housing / 20 years for renter-occupied attainable housing.
- Efficiencies/Studio units counted as 0.5 units for density purposes
- Efficiencies/Studio units defined consistent with current municipal zoning code definitions
- Municipality must make a finding that adequate public facilities and services in place to accommodate all bonus units, market and attainable housing.
- Additional bonus market rate unit when project is located with ¼ mile of premium transit stop or light rail stop.

STRATEGY AH-4
Potential Implementation Approach

Municipal Requirements for Broward County Land Use Plan Amendments

Potential Implementation Approach

- Single source methodology and data to be utilized as “best available,” and will address “very low,” “low,” and “moderate” income housing
- Municipal strategies may be considered for approval by the Broward County Planning Council as part of the Council’s Regular Agenda.
- County staff comments and recommendations will be submitted for proposed municipal strategies and considered by the Planning Council
- Planning Council approval of a municipal strategy shall be valid for up to 18 months, subject to municipality confirming for future residential amendments that each component of the strategy is still in effect and being implemented
- Land Use Plan amendment applicants will continue to have a “default” option to demonstrate compliance (e.g. \$1 per square foot in-lieu or 15% set-aside within the project)
- Projects within DRI’s that have specific mitigation conditions for attainable housing adopted by municipal ordinance may be considered in compliance.