

City of Hollywood Affordable Housing Advisory Committee

Annual Report



2023

I. MISSION AND OVERVIEW

Section 420.9072, Florida Statutes requires each eligible municipality participating in the State Housing Initiative Partnership Program to create an Affordable Housing Advisory Committee (AHAC).

The principal purpose of the AHAC is to recommend specific actions or initiatives that encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the City housing activities that impact the production of affordable housing. Furthermore, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on this review and evaluation, the AHAC has formulated recommendations to the City Commission that it incorporate into its housing strategy certain changes designed to encourage and facilitate the production of affordable housing.

The AHAC, from its review, consideration, evaluation, and recommendations, drafts and submits this report to the City Commission, to the Florida Housing Finance Corporation, and the Florida Housing Coalition.

The AHAC met to review, considered, and evaluated strategies provided in the SHIP Statute at Florida Statutes, Sec. 420.9076 (4) and held a public hearing to accept community feedback regarding the 2023 draft annual report on **October 24, 2023**.

Member	Member Category	Present	Absent
Henry Graham	Residential Home Building Industry		X
Shamir Yaron	Banking or mortgage banking industry	X	
Vacant	Labor actively engaged in home building		
Reggie Alexis	Advocate for low-income persons		X

Mohammad Reza Ronizi	For-profit provider of affordable housing		X
Robert Vargas	Not-for-profit provider of affordable housing	X	
Adriana Bolivar	Real Estate professional in connection with affordable housing		X
David McLeod	City's local planning agency representative	X	
Elizabeth Brauser	Resides within the jurisdiction of the local governing body	X	
Alex Recio	Represents employers within the jurisdiction of the City of Hollywood	X	
Jacqueline Grant	Represents essential services personnel,	X	
Comm. Adam Gruber	Elected Official		X
Comm. Linda Anderson	Elected Official Alternate	X	

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.

Existing Strategy: Application for development approval for Affordable Housing Projects will be tracked to ensure the continual and expedited progress of affordable housing projects through the development process.

Recommendation: The AHAC recommends continuing and enforcing the process of priority plan review and inspection expediting via a designated city representative, within the respective Divisions. The AHAC also recommends that city staff designate those affordable housing project applications as they are submitted.

Implementation Schedule: On-going

2. The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

Existing Strategy: The City adopted Ordinance O -2022-18 amending chapter 38 of the code of ordinances entitled " finance" to create a development impact fee provision encompassing the adoption of impact fees for general government buildings, fire rescue, law enforcement, parks and recreation, and multi- modal transportation. An exemption is listed under section 38.103 (A) "Exemption from payment of impact fees", sub-section (5) Developments or construction of Affordable Housing as defined in Section 38. 100.

Recommendation: The AHAC finds this support sufficient.

Implementation Schedule: TBD

3. The allowance of flexibility in densities for affordable housing.

Existing Strategy: No strategy in place.

Recommendation: The AHAC is interested in gaining the cost benefits for said allowances. However, the AHAC recognizes the negative impacts that can result from high density developments depending on the surrounding environment, lot configuration, etc. The AHAC believes that the benefits of affordable housing provision must be weighed against the impacts on a case-by-case basis. Therefore, the recommendation of the AHAC is to instruct appropriate City staff to allow this flexibility for affordable housing projects only if staff believes that the density requested does not have negative impacts on the livability of the development or the surrounding environment.

Implementation Schedule: TBD

4. The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

Existing Strategy: No strategy in place.

Recommendation: That the City's land use planning framework acknowledge to ensure that areas that accommodate affordable housing for very-low-income persons, low-income persons, and moderate-income persons have hard (i.e. roads, water/wastewater infrastructure) and soft (i.e. parks, community centers, schools, libraries) infrastructure available to support the needs of all residents.

Implementation Schedule: N/A

5. The allowance of affordable accessory residential units in residential zoning districts.

Existing Strategy: No strategy in place

Recommendation: The AHAC does not want to encourage this form of affordable housing over and above that which is already acceptable by the City zoning controls.

Implementation Schedule: N/A

6. The reduction of parking and setback requirements for affordable housing.

Existing Strategy: The Development Services Department on a case-by-case basis, recognizes that developments within or near major transit stations should facilitate variances for reduced parking requirements, as appropriate.

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 associated with the reduction of parking 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 instruct appropriate City staff to allow these reductions for affordable housing projects only if staff believes that the parking reductions will not have a negative impact on the livability of the development or the surrounding environment. AHAC further recommends the committee be notified and be allowed to weigh in on the effects of any reduction in parking.

Implementation Schedule: On-going

7. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Existing Strategy: No strategy in place.

Recommendation: The current City allowances are acceptable to the AHAC.

Implementation Schedule: N/A

8. The modification of street requirements for affordable housing.

Existing Strategy: No strategy in place.

Recommendation: The AHAC recommends that City staff allow modifications to streetscaping requirements within communities that accommodate affordable housing to encourage greater livability. The AHAC wants to be sure that affordable housing enjoys the same quality of life as other areas within the City.

Implementation Schedule: N/A

9. The establishment of a process which the City of Hollywood considers, before the adoption of policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Existing Strategy: The City Electronically routes City Commission agenda items for approvals via the Granicus Legistar system. The system creates an automated approval sequence with selected approvers that are notified when an item is ready for their review. Community Development staff is included in sequence. When Community Development staff is notified of an item that may increase the cost of housing, a meeting of the Affordable Housing Advisory Committee is scheduled to review the item. The Affordable Housing Advisory Committee reviews the item for the following:

- Does the proposed action increase the cost of housing?
- If yes, is the assumed cost increase substantial or otherwise detrimental to the development of affordable housing?
- Does the proposed action support an overall goal of the City and/or have an alternate value to the target population?
- Do the long-term benefits of the proposed action outweigh any possible cost increase to housing?
- Does the proposed action protect the ability of the property to appreciate in value?

The findings and recommendation of the AHAC are then forwarded to the City of Hollywood City Commission for final action.

Recommendation: Continue the current City process.

Implementation Schedule: On-going

10. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Existing Strategy: The City has an identified inventory of locally owned property suitable for affordable housing.

Recommendation: The City in conformity with Live Local will be identifying an inventory of locally owned property suitable for affordable housing.

Implementation Schedule: TBD

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.

Existing Strategy: No strategy in place.

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.

Implementation Schedule: N/A

12. Other items not listed above.

Existing Strategy: N/A

Recommendation: The City of Hollywood has created an Affordable Housing Trust Fund. The AHAC recommends that City staff be instructed to continue to investigate opportunities to fund the Affordable Housing Trust Fund.

Explore opportunities to increase the supply of affordable housing through inclusionary zoning, density bonusing, and other strategies to increase affordability for existing residents such as alternative energy, etc.

Implementation Schedule: N/A

The AHAC met to continue the review of affordable housing incentive strategy recommendations in the draft 2023 annual report, held a public hearing and the vote to submit the final 2023 AHAC annual report to the Florida Housing Finance Corp. on **November 7, 2023.**

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The 2023 Annual AHAC Affordable Housing Incentive Strategies Report to the Florida Housing Finance Corporation was approved by the AHAC unanimously on November 7, 2023.