

# **City of Pembroke Pines**

## **Affordable Housing Advisory Committee (AHAC)**

### **Affordable Housing Incentives Report (2018)**

#### **Background/Purpose**

In 2007 Florida passed legislation requiring cities and counties to appoint an Affordable Housing Advisory Committee (AHAC) to recommend monetary and non-monetary strategies and incentives for affordable housing as required by the State Housing Initiatives Partnership (SHIP) program. This could include the modification or repeal of existing policies, procedures, ordinances, regulations or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances and other policies. Once completed, the AHAC report is to be reviewed and updated roughly every three years.

In 2008, 2012 and again in 2015, the City of Pembroke Pines appointed an AHAC that met to develop the recommendations contained in this report. Most of the recommendations were subsequently adopted as part of the City's Local Housing Assistance Plan (LHAP).

The update is now due. Below are the existing LHAP incentives and the 2018 AHAC's recommendations.

#### **A. PROCESSING OF EXPEDITED PERMITS OR DEVELOPMENT ORDERS TO A GREATER DEGREE THAN OTHER PROJECTS**

**Summary Discussion:** Both the City of Pembroke Pines' Future Land Use Element (Policy 9.4 – applying to LAC and RAC land uses) and Housing Element (Policy 1.2) of the City's Comprehensive Plan state that an expedited permit process exist in support of affordable housing. City Resolutions 2246 and 2279 also discuss expedited review for affordable housing projects.

The City has in place a priority building permit review process in place for State and Federal housing assistance (CDBG, SHIP and HOME) projects. The permit plans are separately processed and coded to identify their expedited status. This process typically saves an applicant on average 2 to 3 weeks in permit review. Qualifying permit applications are placed in color coded folders and are separately routed by the building department. A specific building clerk is assigned to circulate these plans. Building department reviewers treat these applications as priority items. Emergency permits typically take 1 day to review. Non-emergency permits may take anywhere from 2 to 5 business days to review based on complexity. The City of Pembroke Pines contracted with Calvin, Giordano & Associates, Inc. (CGA) to administer the city's building department. If the City Commissioners would express an interest in expediting other permits outside of the permits stated above, it would need to be negotiated with CGA.

**2015 Staff Recommendation:** Maintain the current expedited permitting process for affordable housing projects in the City including an audit of existing process.

**2015 Response:** The recommendation has been addressed, and the expedited permit process has been maintained throughout the past three years.

**2018 Staff Recommendation:** Continue to maintain the current expedited permitting process for affordable housing projects in the City including an audit of existing process.

## **B. MODIFICATION OF IMPACT- FEE REQUIREMENTS**

**Summary Discussion:** Future Land Use Element (Policy 9.4 - applying to LAC and RAC land uses), Housing Element (Policy 3.15 - applying to LAC and RAC land uses) of the City's Comprehensive Plan, and Broward County Land Use Plan Policy 2.16.2 support consideration of programs involving modifications to impact fees and other City and County fees which provide for the construction of affordable housing.

There are a number of City fees that would typically affect a proposed affordable housing project: development application fees (Planning Department); building permit fees (Building Division); Impact type fees (water / sewer connection fees and fire and police interim service fees). Municipal dedication fees may additionally be required for certain properties that have not been platted. The City Commission can waive some / all City fees through its development approval powers. The City of Pembroke Pines contracted with Calvin, Giordano & Associates, Inc. (CGA) to administer the city's building department. If the City Commissioners would express an interest in waving building fees, it would need to be negotiated with CGA.

### ***Other affordable housing related fees:***

The City of Pembroke Pines employs a voluntary affordable housing commitment policy for properties as described in Section 158 of the Code of Ordinances. The City, over the years, has been accepting standard voluntary payments of \$500.00 per dwelling unit from multiple developers of housing projects, such as Altis Pembroke Gardens, Chieftain, Terraverde, Ventura Pointe, and Centra Falls. Recently, the City accepted another type of voluntary commitment for the 1600 Building apartment site plan. The applicant for the 1600 Building set aside 10% of the proposed rental units to be affordable for duration of 15 years. Four units are dedicated for low-income households while the other four are dedicated for moderate-income households.

**2015 AHAC Recommendation:** Explore all internal City fees relating to the construction of affordable housing units and consider reducing and/or city subsidizing those fees for future affordable housing projects. City Commission approval would be required for any modification made as a result of this application.

**2015 Response:** City Administration utilized 2015 affordable housing funds to help pay a portion of the City built affordable housing project debt.

**2018 Staff Recommendation:** Create mandatory affordable housing fund contribution requirements for all new residential projects using the historic commitment standards established above.

### **C. ALLOWANCE OF FLEXIBILITY IN DENSITIES FOR AFFORDABLE HOUSING**

**Summary Discussion:** A Land Use Plan Amendment would be required in order to increase residential density on a property above its maximum allowances. Changes to existing zoning classification and / or underlying plat may also be required to match the new density requested. The Future Land Use Element (Policies 2.11, 8.2, 8.5, 8.9) (9.4 applying to LAC and RAC land uses) encourage affordable housing density bonuses. The Housing Element (Policies 1.4, 2.2, 3.15, 3.4, 4.4, 5.5, 7.3) encourages land development regulations which promote Broward and City affordable housing density bonuses.

In May 2006, Broward County adopted a policy to its Land Use Plan providing for affordable housing density bonuses that all cities in the County can use regardless of whether the provisions are incorporated into their local land use elements.

The City, through Ordinance 1676 (Adopted 9/21/10), added a new 25 - 50 unit per acre residential land use category to address increasing residential density need. The new density rules mandate a 20% affordable / workforce / senior housing requirement on properties which are converted to this designation. The 20% rule is required for a period of 15 years. The Pembroke Tower site (east of University Drive and north Pasadena Boulevard) has been approved for this new land use.

In 2014, Broward County amended their administrative rules to allow for the addition of 100 or more residential dwelling units to the existing densities approve by the Broward County Land Use Plan, or proposed municipal allocations of “reserve units” and/or “flexibility units” to add 100 more residential units, including cumulative allocations, on lands designated on the certified municipal plan as “Commercial,” “Employment Center” or an equivalent municipal land use classification, subject to approval by the Broward County Commission. As part of this Broward County Commission approval, a housing study must be provided showing that a City provides adequate affordable housing. An affordable housing study was completed for the City by housing consultant Munilytics on February 19, 2014 at the request of Broward County. The 2014 study found that the City will be able to meet its affordable housing needs in the foreseeable future.

On December 5, 2017, Broward County published Administrative Rules Document: BrowardNEXT. In accordance with Article 3, The Broward County Land Use Plan map shall be divided by municipal boundaries, known as “unified flexibility zones,” for the purpose of determining the amount of flexibility available for use within the unified area, such as “flexibility units,” “reserve units,” “redevelopment units,” and acreage within land use plan categories. Flexibility units or “Reserve Units” are equal to two percent (2%) of the total number of dwelling units permitted by the local government’s certified future land use plan map.

Municipalities that have fewer than 250 combined “flexibility units” or “redevelopment units” may apply to the Broward County Planning Council for the allocation of “redevelopment units” in

allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less.

The number of units per application may be increased to 750, or 15% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less, if the municipality demonstrates a commitment for at least 10% very-low or low affordable housing, with a legally enforceable mechanism for a minimum period of 15 years.

Broward County Land Use Plan, Article 8 outlines special rules providing for bonus density allocation for available flexibility and/or reserve units and/or affordable housing units (AFU's) in this regard. The City of Pembroke Pines to employ the same standards and allow bonus density allocations, based on income categories:

Income Category	Bonus Density
Workforce-Income Persons 50%	One (1) bonus “market rate” unit per every one (1) “workforce- income” unit
Moderate Workforce-Income Persons 50%	Three (3) bonus “market rate” units per every one (1) “moderate workforce income” unit
Low-Income Persons 100%	Five (5) bonus “market rate” units per every one (1) “low-income” unit

In 2018, the 1600 Building project has a "Commercial" land use designation under the City's Comprehensive Plan and a "Commerce" land use designation under the County's Comprehensive Plan, both of which required the assignment of flexibility units to allow for residential use on the Property. In order to construct the Project, the Property was rezoned to a Planned Small Lot Development District (PD-SL) and eighty (80) flexibility units were assigned to the Property.

**2015 AHAC Recommendation:** This strategy has been implemented and is functioning as intended.

**2015 Response:** The property for the 1600 Building Project was assigned with eighty (80) flexibility units. The 1600 Building dedicated 10% of the units to be affordable. These 10% of units are staying affordable for duration of 15 years, which is consistent with SHIP and CDBG Program requirements.

**2018 Staff Recommendation:** Continue to support the strategy and allocation of flexible units for affordable housing projects. AHAC to support an update to the 2014 Munitytics housing study.

#### **D. RESERVATION OF INFRASTRUCTURE CAPACITY FOR HOUSING**

**Summary Discussion:** The Future Land Use Element (Policy 2.11), Housing Element (Policy 3.3), and Infrastructure Element (Policies 1.4, 2.2, 3.4, 4.4, 5.5, 7.3) of the City’s Comprehensive Plan encourage prioritizing infrastructure improvements within the lowest income neighborhoods.

The City is currently near build out with very limited opportunity for new construction. There is currently adequate infrastructure in place. Staff acknowledges that infrastructure is being replaced / updated as part of general City maintenance programs.

**2015 AHAC Recommendation:** The committee made no recommendations regarding reserving infrastructure capacity for affordable housing.

**2015 Response:** The City has been maintaining adequate infrastructure level for supporting existing and creation of affordable housing. The City is currently in the early construction stages for a water main replacement at Pines Village (eastern part of the City). The project is in the 2017-2018 FY budget. It will supply more efficient water distribution, remove existing water services from the rear yards to the street, and will be replacing the water service lines from the street to the homes. The project will increase fire protection, as it is adding additional fire hydrants to the neighborhood. Due to the replacement of the small two-inch distribution lines, residents will see increased water pressure and flow. Also, the project will increase water service reliability.

**2018 Staff Recommendation:** Continue to maintain adequate infrastructure level for sustaining existing and emerging affordable housing developments.

#### **E. ALLOWANCE OF AFFORDABLE ACCESSORY RESIDENTIAL UNITS IN RESIDENTIAL ZONING DISTRICTS**

**Summary Discussion:** There is no existing policy on this incentive. A Land Development Code (LDC) amendment would be needed to permit the unit type and establish standards. Consideration would also have to be given to the impact on permitted densities established by the City's Land Use Plan.

There are no provisions for accessory residential units within the City's code. The majority of single family communities within the city were developed using a suburban development model; placing large homes on small lots in order to maximize density. These suburban lot development configurations leave little room for accessory residential development. For this reason, the allowance of detached accessory residential units in existing residential communities may not be an option.

According to "*Housing Broward: An Inclusive Plan*," Goal 2, Action E: Allow for Accessory Development Units, accessory dwelling units are affordable housing because they use existing land, buildings, and infrastructure, resulting in a sort of "invisible density." Broward is built out along the lines of traditional suburban communities. There is an opportunity to expand the housing supply by encouraging the owners of single-family homes to add accessory dwelling units.

**2015 AHAC Recommendation:** The committee made no recommendations regarding accessory residential units in residential zoning districts.

**2015 Response:** The City of Pembroke Pines Planning and Zoning Board is exploring the option of introducing regulations for allowance of micro-units and live/work units. Workshops are expected in the future to discuss the positives and negative effects of these units.

**2018 Staff Recommendation:** Support the Planning and Zoning Board in their research of micro-units and live/work units.

## **F. REDUCTION OF PARKING AND SETBACK REQUIREMENTS**

**Summary Discussion:** Historically, flexible setback and parking configurations were provided through the City's Planned Unit Developments (PUDs) such as Silver Lakes, Walnut Creek, Grand Palms, Chapel Trail, etc. PUD districts provide flexible land use and design regulations through the use of performance criteria; so that small-to-large scale areas, or portions thereof, may be developed with a variety of residential types and non-residential uses where setback and parking reductions may be feasible. The City's variance process is also a tool that may be pursued in order to modify setback and parking standards for specific sites.

PUD zoning requires properties of at least 120 acres in size. It is highly unlikely that the City will have any new PUD designations created due to the size requirements. Under current zoning, most of the residential zoning districts provide for regular configurations, except for the RS-7 district, which allows zero lot line development. It's anticipated that the RS-7 district will remain in effect and available for use as relates to setback incentives.

Zero lot line or other lot configuration flexibility could also be included in other residential districts through the LDC amendment process.

In 2014, the City created a new zoning category for small lots 10 acres or less, Planned Development – Small Lots (PD-SL) District. This new zoning district encourages creativity in designing and constructing on smaller sized lots. The PD-SL District would allow the developer to propose setbacks and parking requirements that differ from code, encourages flexibility in development, redevelopment, investment and reinvestment of underutilized and/or abandoned properties, while also encouraging sustainable development practices. This zoning district could be applied toward Affordable Housing projects should a developer qualify.

Most recently, the 1600 Building project provided affordable housing and used PD-SL requirements to reduce parking space dimensions and modify typical development requirements. The parking space dimensions were reduced from nine (9') feet by nineteen (19) feet to eight (8) feet and six (6) inches by eighteen (18) feet. The 1600 Building project also incorporated reduced setback requirements, as opposed to Multi-family Project Development Standards (§ 155.119). The front setback requirements are reduced from sixty (60) feet to forty (40) feet.

The City Commission discussed concerns with the City's existing residential driveway standards in June of 2018. There is a perception that the City is lacking parking in these residential communities. Many of Pembroke Pines' citizens do not use their garages for parking purposes, which in turn reduces the number of provided parking spaces within a community. For that reason, it is not likely that the City would change its regulations to reduce parking requirements, especially at single-family properties.

**2015 AHAC Recommendation:** The City Planning and Zoning Board and the City Commission continue to support parking and setback variances and /or modifications to parking and setback requirements within planned districts where reasonable for Affordable Housing related development applications.

**2015 Response:** The 1600 Building project utilized affordable housing component and used PD-SL requirements to reduce parking space dimensions and modify typical development requirements.

**2018 Staff Recommendation:** Continue to favorably consider applications for parking and setback variances and /or modifications to parking and setback requirements within planned districts, where reasonable, for projects with affordable housing component.

## **G. ALLOWANCE OF FLEXIBLE LOT CONFIGURATIONS**

**Summary Discussion:** There is no policy to allow for flexible lot configurations. The city may provide for the allowance of flexible lot configurations for affordable housing through the variance process. Under current zoning, most of the residential zoning districts provide for regular configurations, except for the RS-7 district, which allows zero lot line development.

PUD districts provide flexible land use and design regulations through the use of performance criteria; so that small-to-large scale areas, or portions thereof, may be developed with a variety of residential types and non-residential uses where lot sizes and configurations may be addressed. PUD zoning requires properties of at least 120 acres in size. It is highly unlikely that the City will have any new PUD designations created due to the size requirements.

In 2014, the City created a new zoning category for small lots 10 acres or less, Planned Development – Small Lots (PD-SL) District, this new zoning district allows the developer flexibility in designing and constructing on lots 10 acres or smaller. The PD-SL District encourages flexibility in development, redevelopment, investment and reinvestment of underutilized and/or abandoned properties, while also encouraging sustainable development practices. The district also encourages a mixture of functionality related to pedestrian activity and reduction of vehicle miles traveled, while also discouraging “Big Box Retail” and drive-thru facilities within this district. The PD-SL District can be used for affordable housing.

**2015 AHAC Recommendation:** Encourage the Planning and Zoning Board and City Commission to give a favorable recommendation to zoning requests where reasonable for properties rezoning PD-SL, PUD and MXD, which will include an affordable housing component.

**2015 Response:** No recent applications have been processed with an affordable housing component which have requested flexible lot configurations.

**2018 Staff Recommendation:** Continue to encourage flexibility in use and, where appropriate, support rezoning applications for PD-SL, PUD, and MXD districts establishments with the purpose for inclusion of affordable housing element.

## **H. MODIFICATION OF STREET REQUIREMENTS FOR AFFORDABLE HOUSING**

**Summary Discussion:** There is no existing policy on this incentive however the Land Development Code (LDC), Fire and Engineering Codes do have existing street requirements for public safety purposes. Any changes to street requirements would require, at minimum, a Land Development Code (LDC) amendment to street design standards.

Developers are allowed to modify street requirements by applying for variances. Two way street widths can be reduced from twenty-four (24) feet to twenty-two (22) feet while not creating conflicts with Fire and Engineering Codes and avoiding street maintenance issues. Planned Development guidelines may incorporate smaller width requirements in their guidelines. Along with street modifications, the City may consider allowance of sidewalk placement only on one side of the road, while ensuring safety and walkability while cutting down on construction costs.

To date, the City has not processed any affordable housing projects that require modification of street requirements.

**2015 AHAC Recommendation:** Consider, where feasible, reductions in street widths for Affordable Housing projects which do not conflict with minimum fire or engineering requirements.

**2015 Response:** No recent applications have been processed with an affordable housing component which have requested a modifications of street requirements.

**2018 Staff Recommendation:** Continue to support allowance of street modifications for affordable housing projects, where reasonable. Consider allowance of sidewalk placement only on one side of the road, reducing the cost while ensuring safety and walkability.

## **I. ESTABLISHMENT OF A PROCESS BY WHICH A LOCAL GOVERNMENT CONSIDERS, BEFORE ADOPTION, POLICIES, PROCEDURES, ORDINANCES, REGULATIONS, OR PLAN PROVISIONS THAT INCREASE THE COST OF HOUSING**

**Summary Discussion:** The City's adopted Local Housing Assistance Plan (LHAP) currently provides that per instructions from the City Manager's office, all Department heads are to be involved in the review process for local policies, ordinances, regulation & plan provisions that may increase the cost of housing. Once an item has been identified as having a potential impact, an analysis must be done to determine the impact, if any, and how it may be mitigated. This analysis is typically done by the department that generated the legislation with subsequent review by the Planning Department if an impact is expected.

The City is required by SHIP to report on policy changes that increase the cost of affordable housing. In addition, any items related to housing that go before the City Commission, may require a financial impact analysis.

**2015 AHAC Recommendation:** Continue to maintain an on-going process to consider, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of affordable housing.

**2015 Response:** City reports any potential increases to the State of Florida each year as required.

**2018 Staff Recommendation:** Continue to maintain an on-going process to consider, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of affordable housing.

## **J. PREPARATION OF A PRINTED INVENTORY OF LOCALLY OWNED PUBLIC LANDS SUITABLE FOR AFFORDABLE HOUSING**

**Summary Discussion:** All City-owned properties have been analyzed for suitability of affordable housing as required by the State of Florida.

City-owned properties consist of parks, open space, roads, utility areas and facilities, and municipal facilities. With the exception of the City's senior Pines Point (190 units) housing units and Pines Place (614 units) residences, there are no City owned areas which have affordable housing site plans approved. In addition to City Owned properties, the following properties have been identified as affordable.

- Pembroke Tower – 100 units (Section 8)
- St. Boniface Gardens – 96 units (Low Income, Disabled)
- Douglas Gardens North – 75 units (Low Income Seniors)
- 1600 Building- 8 units (Low and Medium Income Households)
- Douglas Gardens V – 110 units (Low Income Seniors)
- Veterans Housing – 5, 5-bedroom Houses (Low Income Veterans)

To date, the City has a vacant land map (Exhibit 1) which has been supplied to all affordable housing applicants and interested parties. City staff has identified areas that are suitable for affordable housing, such as the Howard Foreman Health Park, a prime location within the City close to highways, transit, University Drive, commercial and shopping centers.

**2015 AHAC Recommendation:** Continue analysis of properties for affordable housing potential as they are purchased by the City.

**2015 Response:** The City has been continuing to analyze properties for affordable housing potential as they are purchased by the City. The City vacant land map is updated on a regular basis.

**2018 Staff Recommendation:** Continue to perform analysis of properties for potential affordable housing development along with updating the City's vacant land map.

## **K. SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS AND MAJOR EMPLOYMENT CENTERS AND MIXED-USE DEVELOPMENT**

**Summary Discussion:** The City supports development near transportation hubs and major employment centers and mixed use development and implements this strategy in accordance with existing policies.

The Future Land Use (Policy 2.5, 9.2, 9.4, 19.1 -19.10, 20.1 – 22.1) of the City’s Comprehensive Plan states that the City will coordinate land uses with the transportation system.

Planned Development – Small Lot (PD-SL) District that encourages diversity of housing stock and/or serves to improve the overall economic viability of that area of the city. Based on City Code, Section 155.209, PD-SL facilitates the development, redevelopment and use of properties in the city in close proximity to mass transit.

The 1600 Building project is located a short walk of only 184’ from Stop 2350 along Pembroke Road. That transit stop 2350 serves Route 5 which runs from Pembroke Lakes Mall to Hallandale Beach City Hall and connects to Routes 7, 16, and 23, which travel to Memorial Regional Hospital, Dania Beach and Sawgrass Mall.

**2015 AHAC Recommendation:** Continue to support affordable housing development near transportation hubs, major employment centers and mixed-use developments. Encourage the City to work with Broward County Mass Transit to identify future transit stops which have access to established low income areas within the City.

**2015 Response:** The 1600 Building project facilitates the development, redevelopment and use of properties in the city in close proximity to mass transit. It is located a short walk of only 184’ from Stop 2350 along Pembroke Road. That transit stop 2350 serves Route 5 which runs from Pembroke Lakes Mall to Hallandale Beach City Hall and connects to Routes 7, 16, and 23, which go to Memorial Regional Hospital, Dania Beach and Sawgrass Mall.

**2018 Staff Recommendation:** Continue to support implementation of projects with affordable housing component in close proximity to transit hubs, major employment centers and mixed-use developments. Continue to diversify employment opportunities within the City, attracting new businesses into the area that would offer higher-quality jobs.

#### **ADDITIONAL RECOMMENDATIONS AHAC 2015:**

- 1. 2015 Recommendation:** Ensure effective use of existing funds in the City’s Affordable Housing Trust fund.

The AHAC suggests the Commission consider the expenditure of Affordable Housing funds for one or more of the following projects:

##### Priority Projects:

- Funding to support the City’s current Minor Home Repair program.
- Pay interest and principal on existing bonds that were issued to finance the construction of the City's affordable housing properties.

##### Other Projects for Consideration:

- Allocating some funds toward the reduction of affordable housing impact related fees.
- Rental assistance to very low income citizens for in need.
- Funding to support a first time homebuyers program.

**2015 Response:** The City followed the recommendation of the AHAC by paying a portion of the interest and principal on existing bonds that were issued to finance the construction of the City's affordable housing properties.

2. **2015 Recommendation:** City to consider building additional affordable housing units on qualifying City owned properties where appropriate.

**2015 Response:** No affordable housing projects have been identified on City owned parcels as of this date. The City has actively engaged with Affordable Housing developers on locating additional opportunities in City leased Howard Forman Health Park.

3. **2015 Recommendation:** City to strategically purchase properties for the future construction of affordable housing.

**2015 Response:** To date, the City has not identified properties for acquisition which are suitable for an affordable housing project. The City will continue to monitor properties as they become available.

4. **2015 Recommendation:** City to consider purchasing existing aging apartment complexes within the City, rehabilitating them, and converting them to affordable housing.

**2015 Response:** To date, the City has identified apartment complexes for sale in the City for conversion; however, most large scale apartments in the City are bought and sold rather quickly making it difficult for the City to acquire them. The City will continue to monitor properties as they become available.

5. **2015 Recommendation:** City to pursue developers, grants and / or encourage construction of additional future affordable housing within the Howard Foreman Health Park.

**2015 Response:** City staff has been actively promoting the Howard Forman Health Park to affordable housing developers. No site plans have been submitted at this time for such projects at that location.

6. **2015 Recommendation:** Continued city programming of Minor Home Repair programs utilizing CDBG, SHIP and HOME funding.

**2015 Response:** City staff continues to work with our contract housing administrator (Community Redevelopment Associates of Florida Incorporated) on minor home repair projects. The city has worked with CRA to improve resident noticing of these programs by using new methods of advertising.

7. **2015 Recommendation:** Increase promotion for affordable housing programs for foreclosure assets.

**2015 Response:** City staff continues to work with our contract housing administrator (Community Redevelopment Associates of Florida Incorporated) on acquisition and rehabilitation of foreclosed units through the NSP program. Staff has encountered difficulties in acquiring foreclosures as these properties rarely stay on the market for more than a few days, regardless of their condition.

#### **ADDITIONAL AHAC RECOMMENDATIONS 2018:**

City Staff received a request from MIAMI-Miami Jewish Health Systems to develop affordable housing project for senior citizens—Douglas Gardens Senior Housing. The developer proposes to build a new multi-family development of at least 100 apartment units for affordable senior rental housing to be known as Douglas Gardens IV with restrictions on the incomes and rents on the parcel. The applicant is requesting City support for the application through a conditional loan commitment of \$656,000, the loan commitment is considered "Local Government Area of Opportunity Funding". Senior residents is the highest growing population group in Broward County, and it is projected to grow over time. By 2020, senior population will increase from 19.5% in 2015 to 21.8% in Broward County.

There is currently \$336,000 available within the Affordable Housing Fund to allocate to qualifying projects. These funds have not been earmarked toward a specific project.

**Recommendation:** AHAC supports an allocation of some or all of \$336,000 from Affordable Housing Trust Fund to help Douglas Gardens Senior Housing meet the City commitment. The City Commission previously approved a request for the application through a conditional loan commitment of \$656,000.

Lack of affordable housing makes it more difficult to recruit and retain employees. Business community recognizes the importance of affordable housing when making location decisions, and demographic trends suggest that given the alternative, mobile individuals will abandon areas with the highest housing costs for opportunity-rich regions with lower housing costs. In addition, to the extent that an affordable housing shortage forces workers to “drive ‘til they qualify,” a region may be faced with congested roads, which can reduce economic competitiveness.

There are roughly 18% of Pembroke Pine’s residents that live and work in the City, making the average commute time of 30 minutes to work (City-Data, 2016). The following is the list of major employers and institutions in Pembroke Pines:

- Allied Industries
- AutoNation
- Baptist Health South Florida
- Bergeron Land Development
- Broward College
- Holman Enterprises
- Keiser University
- Linder Industrial Machinery
- Macy's
- Memorial Healthcare System

- Calvin Giordano and Associates
- Cintas
- City of Pembroke Pines
- Claire's Stores
- Claris Corporation
- Discovery Schools
- GDKN Corporation
- Geo Care Inc.
- Power 1 Financial
- Publix Supermarkets
- School Board of Broward County
- Target
- U.S. Postal Service
- Walmart
- Waste Pro USA Inc.
- Zinn Automotive Group

Employer/institution motivations to undertake affordable housing initiatives can best be encapsulated by the following: employee recruitment; employee retention; neighborhood revitalization; and community relations, with reduced commuting an interwoven objective.

**Recommendation: AHAC encourages engagement of major employers and anchor institutions to encourage programs to support creation of affordable housing.**

Low income levels is the main reason why people cannot afford living in cities in South Florida. Almost 40% of Pembroke Pines' residents make less than \$50,000 annually. Those who rent and have incomes of less than \$50,000 are nearly all cost burdened. Rental properties for those at the very low end are in short supply and will continue to be a challenge for the City.

**Recommendation: AHAC supports the City in its efforts to diversify employment opportunities within the City, attracting new businesses into the area that would offer higher-paying jobs.**

There are existing housing program that are offered to public for education. Pre-purchase counseling programs focus on down payment savings planning, and credit repair, which would mitigate risks, help lower housing costs, and avoid risky purchases. There is a need for advertising the expansion of homebuyer financial assistance/grants (down payments, closing costs), mortgage foreclosure prevention, home improvement loans, energy efficiency programs, and second mortgage programs. There is an approved Housing Counseling agency in Pembroke Pines that offer the following services:

- Fair Housing Pre-Purchase Education Workshops
- Financial Management/Budget Counseling
- Home Improvement and Rehabilitation Counseling
- Mortgage Delinquency and Default Resolution Counseling
- Non-Delinquency Post Purchase Workshops
- Pre-purchase Counseling
- Pre-purchase Homebuyer Education Workshops
- Predatory Lending Education Workshops
- Resolving/Preventing Mortgage Delinquency Workshops
- Reverse Mortgage Counseling

**Recommendation: AHAC recommends promotion of education programs that incorporates housing related financial counseling services, providing advice on buying a home, renting, defaults, foreclosures, and credit issues.**

# Exhibit 1: City's Vacant Land Map

