



LAUDERTRAC

HOMELESSNESS AND HOUSING OPPORTUNITIES UPDATE



Tracking Progress on Fort Lauderdale Commission Priorities for 2022

October 2022

BUILDING A BRIDGE THROUGH HELP, HOUSING, AND HOPE

The City's New Affordable Housing Policy

Increasing the availability of affordable housing is one of the City's strategies to preventing homelessness. Since January 2022, the City has approved height bonus incentives for two development projects in the Northwest Regional Activity Centers (RAC). These developments will provide 51 affordable housing units.

In addition, the City Commission adopted a milestone policy on September 22, 2022, implementing a Citywide affordable workforce housing regulation. This policy allows and incentivizes private sector developers to include affordable housing units by way of the following:

- ▶ Permit the distribution of residential density on properties with Commerce Future Land Use along major transit corridors and Regional Activity Centers in exchange for the development of affordable housing units, with a 30-year deed restriction, and payment in lieu of fee option.
- ▶ Allow additional height and density in return for a set-aside of affordable units in the South Regional Activity Center.

Additionally, the City has modified the review process for the Northwest Regional Activity Center height bonus and changed the affordable housing deed restriction from perpetuity to 30 years for consistency with the Citywide policy. The Uptown Urban Village affordable housing set-aside deed restriction was also amended from 15-years to 30-years for consistency with the Citywide policy. This policy impacts many areas of the City and focuses incentives on primary transit corridors as well as the City's Regional Activity Centers. This new policy will maintain a strong community by providing more opportunities for safe, decent, and essential affordable housing.

To administer the newly adopted policy, the City created guidance documents to expedite affordable housing development applications. Applicants seeking affordable housing incentives are required to submit an Affordable Housing Development Plan, record an agreement, and submit an annual affidavit to ensure compliance. The documents will also provide guidance to applicants, reduce application review time, and ensure consistency across development applications. In addition, the creation of an affordable housing maximum sale and rental calculator was used to provide guidance on policy recommendations regarding a payment in lieu of policy.

Next steps will include creation of website materials and a pamphlet that can be distributed to housing agencies, the Community Redevelopment Agency, and other affordable housing providers to inform about the recently adopted affordable housing policy and incentives. Staff will also research and implement a compliance platform, which will help applicants through the affordable deed restriction process and documentation, and structure an in lieu of payments program.



City has approved height bonus incentives for two development projects in the Northwest Regional Activity Centers (RAC) that will provide

51 affordable housing units



The City Commission adopted a milestone policy on September 22, 2022, implementing a Citywide affordable workforce housing regulation.



The City has modified the review process for

- Northwest Regional Activity Center
- Uptown Urban Village

This new policy will maintain a strong community by providing more opportunities for safe, decent, and essential affordable housing



TaskForce team member visiting with homeless individual

City partnership with TaskForce to assist the Homelessness

Since the City deployed the Housing Navigation Program on July 2022 in collaboration with Taskforce Fore Ending Homelessness ("Taskforce"), a cohort of 20 homeless individuals was identified. The goal of the program is to provide field outreach, complete intake assessments, and connect homeless individuals with appropriate services for housing. The cohort was identified based on prior engagements with the Police Department's Homeless Outreach Team, neighbor input from emails and phone calls received, as well as identified major intersections. Taskforce engages with the identified individuals by visiting them and establishing a relationship. On average Taskforce connects with the cohort 120 times per month. In the past three months, 60% of the identified cohort (12 individuals) were linked to various services. Through the program, the City has sheltered two individuals, two have housing vouchers and have been referred to housing, two have secured permanent housing, two have reunified with their families, and four are currently undergoing drug and mental health treatment.








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-  **2** individuals have been sheltered
-  **2** have housing vouchers and have been referred to housing
-  **2** have secured permanent housing
-  **2** have reunified with their families
-  **4** are currently undergoing drug and mental health treatment