

BROWARD COUNTY LAND USE PLAN
Proposed Text Amendment
October, 2019

AFFORDABLE HOUSING BONUS DENSITY

POLICY 2.16.3

(1) Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:

- Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.*

~~- Very Low and Low income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.*~~

- Low income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.*

- Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.*

(2) Bonus Formulas

Moderate-income: ~~two (2)~~ Six (6) bonus “market rate” units per every one (1) “moderate-income” unit (including areas east of the Intracoastal Waterway), ~~except the bonus may be up to four (4) “market rate” units per every one (1) “moderate income” unit for a project located within an “Activity Center” designated on the Broward County Land Use Plan, or projects located within ½ mile of a rail station or ¼ mile of limited transit stop defined as no fewer than 5 buses or similar transit vehicles passing by in one hour (not including areas east of the Intracoastal Waterway).~~

Very-Low to Low-income: ~~Four (4)~~ Six (6) bonus “market rate” units per every one (1) “very-low or low-income” unit (including areas east of the Intracoastal Waterway), ~~except the bonus may be up to six (6) “market rate” units per every one (1) “very-low or low-income” unit for a project located within an “Activity Center” designated on the Broward County Land Use Plan, or projects located within ½ mile of a rail station or ¼ mile of limited transit stop defined as no fewer than 5 buses or similar transit vehicles passing by in one hour (not including areas east of the Intracoastal Waterway).~~

- Low-income: Nine (9) bonus “market rate” units per every one (1) “low-income” unit (including areas east of the Intracoastal Waterway).

Very-Low income: Nineteen (19) bonus “market rate” units per every one (1) “very-low income” unit (including areas east of the Intracoastal Waterway).

(3) Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least ~~fifteen (15)~~ thirty (30) years for rental housing and at least ~~fifteen (15)~~ thirty (30) years for owner-occupied housing.

(4) The total number of bonus affordable and bonus market rate units may not exceed 50% of the maximum number of dwelling units indicated for the parcel by the local land use plan map. However, for “very-low or low-income” units, the total number of bonus affordable and bonus market rate units may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the local land use plan map. For parcels designated ~~“Commercial” or “Employment Center”~~ “Commerce” or similar designation on the local land use plan map, these percentages shall not be applicable.

(5) At the time of allocation of bonus density, the applicable local government must make a finding that adequate public facilities and services are in place, or will be in place with completion of project construction, to accommodate all bonus market rate and affordable units.

(6) Allocations of bonus residential density does not require an amendment to the Broward County Land Use Plan or local land use plan.

(7) Units of local government may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within their certified local land use elements.

(8) By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.

(9) Bonus “affordable” unit and bonus “market rate” unit construction is subject to the following, as enforced by the applicable local government:

- a. One hundred percent (100%) of bonus “affordable” units must receive certificates of occupancy before the final fifty percent (50%) of bonus “market rate” units receive their certificate of occupancy; or

The local government must require that bonus “affordable” units are available before or concurrently with bonus “market rate” units.

* While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.

NOTE: proposed additions are underlined, proposed deletions are ~~struck through~~.