

BROWARDNEXT

Subject Matter Expert Presentations

September 26, 2024

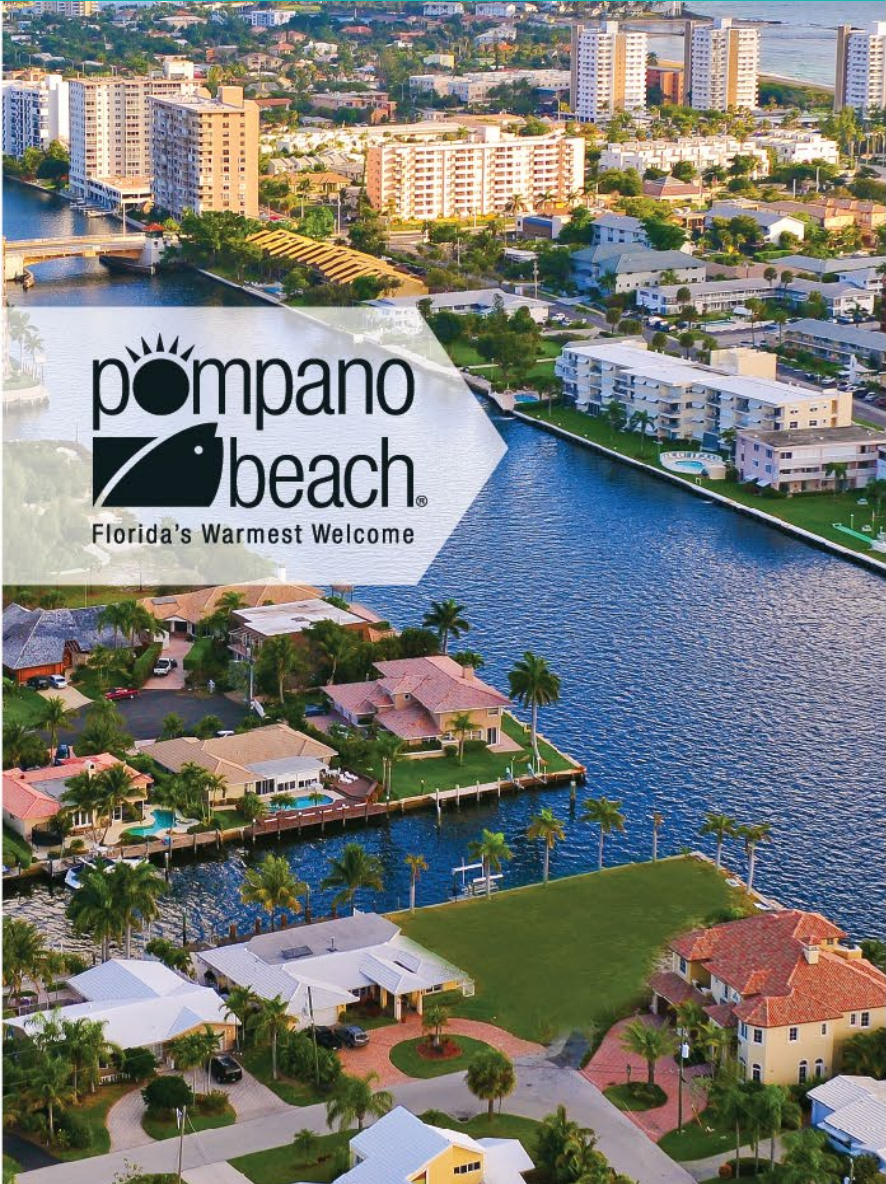


Agenda

Welcome and Opening Remarks

1. Jean Dolan, Principal Planner, City of Pompano Beach
2. Raelin Storey, Assistant City Manager, City of Hollywood
3. Sandra Veszi Einhorn, CCB and FHFC Board of Directors

Also visit the BrowardNext website for more information:
<https://www.broward.org/BrowardNext/Pages/default.aspx>



**pompano
beach**
Florida's Warmest Welcome

City of Pompano Beach Mixed Income Housing Regulations

Use of County Mixed Income Housing Policies
2.16.3 and 2.16.4

September 26, 2024

- Overview of role:
 - Jean Dolan, Principal Planner for the City of Pompano Beach
 - Primarily focus on entitlements
- How Pompano uses the County's land use plan
 - All entitlements originate in the County's Land Use Plan
 - Use County Policies 2.16.3 and 2.16.4 as the basis for our mixed income/mixed use housing policy

Using the County's Mixed Income Housing Policies

Mixed Income Housing Regulations (155.4202) requires use of 2.16.3 or 2.16.4 for:

- Any residential or mixed use project asking for over 50 flex or redevelopment units to increase or create residential entitlements (in residential or commercial land use);
- All projects with over 7 units in our Downtown TOC and our East TOC (called the Downtown Pompano Activity Center and the East Activity Center in the County' Plan).

Code changes to support and incentivize this policy:

- Increased Pompano's in lieu fee to match Policy 2.16.4 of \$10,000 escalated 3% on January 1st of each year – current amount is \$10,300 for every unit approved. Only those using 2.16.4 and 100% flex units are eligible for buyout (Chapter 154).
- Allow 50% zoning density bonus (from 46 to 69 du/ac) in commercial land use for using County policy as well as reduced parking requirements and relaxed dimensional and intensity standards (in Zoning Code Section 155.4202).
- Require mixed use if project is on a major road and is not within a half-mile of a full-service grocery store.

Direct Benefits to the City

- (1) Allows mixed income residential and mixed use projects without a Comprehensive Plan amendment and rezoning to create an Activity Center.
- (2) Extends the life of our pool of flex/redevelopment units.
- (3) Extends the life of our residential entitlements in our Downtown and ETOC basket of rights.
- (4) Results in 15% moderate income units in projects that might rather pay the in lieu fee and be 100% unrestricted.

CITY OF POMPANO BEACH Future Land Use Map

Map Updated: December 21, 2022



LEGEND

- OR Land Use less than one acre
- Cities
- Broward County Roads
- Railroads

Future Land Use

Land Use Code

- Number: Refer to Ord. No. for details on all zoning districts and their categories
- L- LOW 1-5 DU/AC
- LM- LOW-MEDIUM 5-10 DU/AC
- M- MEDIUM 10-16 DU/AC
- MH- MEDIUM-HIGH 16-25 DU/AC
- H- HIGH 25-46 DU/AC
- IRREGULAR DENSITY
- MUR-H - Mixed Use Residential (High)
- C- COMMERCIAL
- I- INDUSTRIAL
- T- TRANSPORTATION
- U- UTILITIES
- CF- COMMUNITY FACILITIES
- CR - COMMERCIAL RECREATION
- OR- RECREATION OPEN SPACE
- TO - TRANSIT ORIENTED
- W- WATER
- RAC- REGIONAL ACTIVITY CENTER
- LAC- LOCAL ACTIVITY CENTER

MARGATE

AMENDMENTS

Ord. No.	Date	Ord. No.	Date	Ord. No.	Date
2010-43	7/27/2010	2023-14	12/13/2022		
2011-3	10/25/2010				
2011-4	10/26/2010				
2011-24	2/8/2011				
2011-25	2/8/2011				
2013-04	10/29/2012				
2013-14	11/13/2012				
2013-15	11/13/2012				
2013-28	12/11/2012				
2013-60	6/25/2013				
2014-20	4/8/2014				
2015-53	5/12/2015				
2015-99	8/20/15				
2015-00	8/20/15				
2015-85	7/14/2015				
2016-11	10/27/2015				
2016-23	10/27/2015				
2016-11	11/14/2017				
2016-38	2/27/2018				
2019-12	12/11/2018				
2020-39	2/11/2020				
2020-46	3/10/2020				
2021-45	3/23/2021				
2021-57	6/9/2021				
2021-81	7/27/2021				
2022-01	10/12/2021				
2022-05	11/9/2021				
2022-81	6/28/2022				
2022-85	9/27/2022				

This is to certify that the City of Pompano Beach Future Land Use Map is in accordance with the provisions of Section 16-20 of the City of Pompano Beach Code and was adopted by Resolution 2022-178 on July 12, 2022 and is hereby amended as shown above.

NORTH LAUDERDALE

FORT LAUDERDALE

OAKLAND PARK

FORT LAUDERDALE

LAUDERDALE BY THE SEA

COUNTY REGIONAL FACILITY

DEERFIELD BEACH

LIGHTHOUSE POINT

HILLSBORO BEACH

COCONUT CREEK



This product has been compiled from various source data from the City of Pompano Beach. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. The City of Pompano Beach assumes no responsibility for any use of the information contained herein or any loss resulting there from.

Note: This Land Use Map also includes by reference ROW positions in the Traffic Circulation, Eminent Domain, and Ordinance 2019-12 of the Broward County, Florida, as amended from time to time.



Mixed Income Housing Program Monitoring 2022-Present

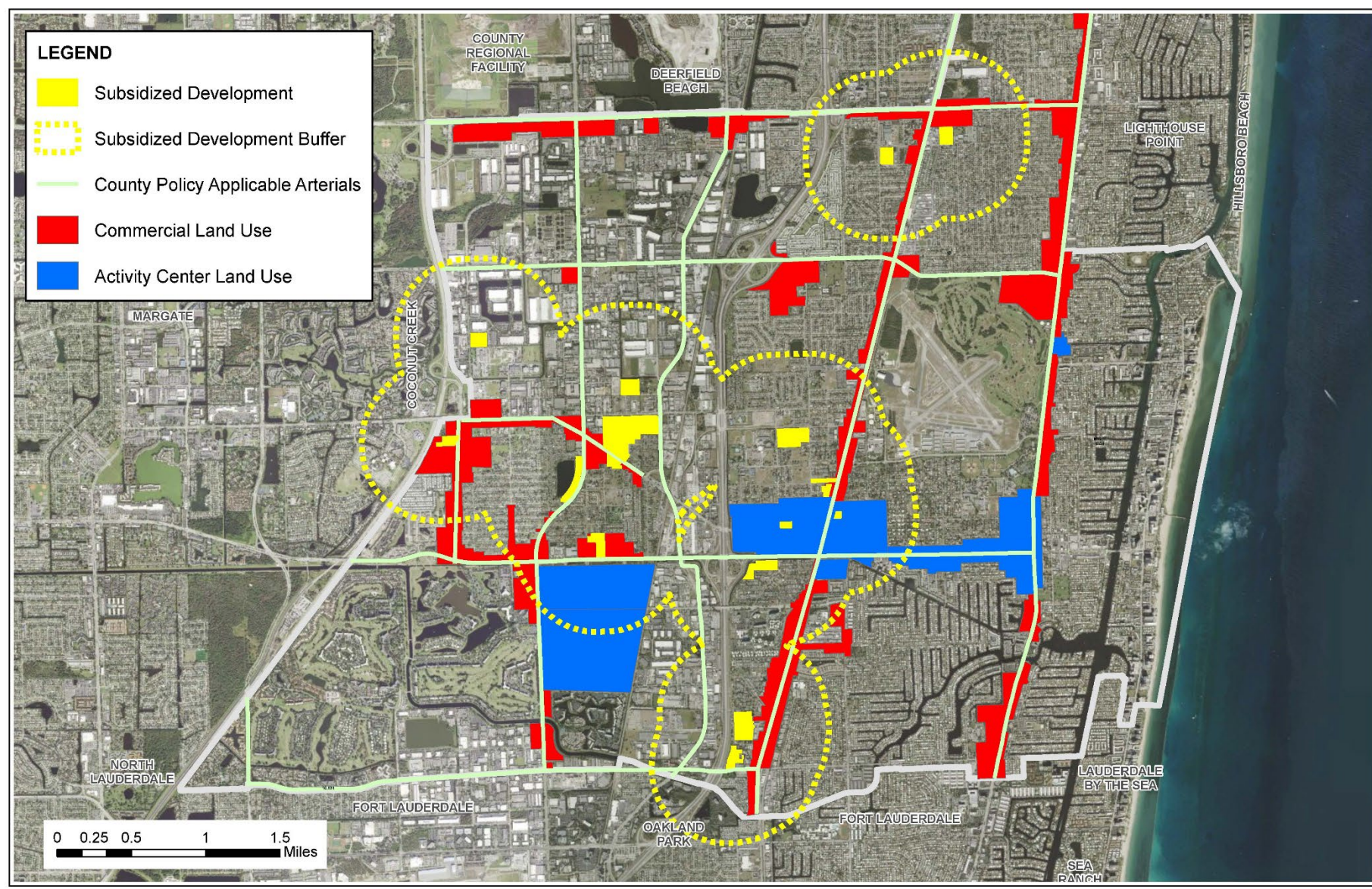
Resolution# or Development Order # and Date	Project Name	Plat Name	Property Address or PCN	Policy Used	# of Flex/Affordable Units	# of Bonus Units	Commercial SF (if mixed use)
Resolution 2022-168, June 28, 2022*	Captiva Cove Phase 3 (originally Aloha 1) Tax Credit Project*	Fairview Amended Plat 10-25	484202030130	2.16.3	5	95	0
Resolution 2023-21, November 8, 2022*	BPHI Tax Credit project*	Broward County Plat #2 159-16	1700 Blount Road	2.16.3	7	131	0
Resolution 2023-20, November 8, 2022	Gateway Luxury Apartments (market rate project)	Hurok Plat 186-446B	950 Powerline Road	2.16.3	19	109	0
Resolution 2023-130, April 11, 2023	2050 Dr. Martin Luther King Jr., Blvd (market rate project)	2050 MLK	484234000270, 0271	2.16.3	38	228	0
DPTOC Site Plan #22-12000044, June 28, 2023	Old Town II Site Plan (market rate project)	Smoaks Addition & Campbell & Saxon	484235170130, 0320	2.16.4	34	195	3,400
ETOC Site Plan DO #23-12000043 May 22, 2024	911 E Atlantic Boulevard (market rate project)	PineCrest First Addition 7-34B	484236050960	2.16.4	13	70	9,107
ETOC GLC 22nd DO #23-12000046 July 24, 2024	31 NE 22nd Avenue (market rate project)	Pinehurst 5-13, Lot 5, 8,9, Blk 14	484236011830	2.16.4	10	57	1,792
TOTALS					126	885	14,299

*100% of these tax credit projects are restricted to affordable.

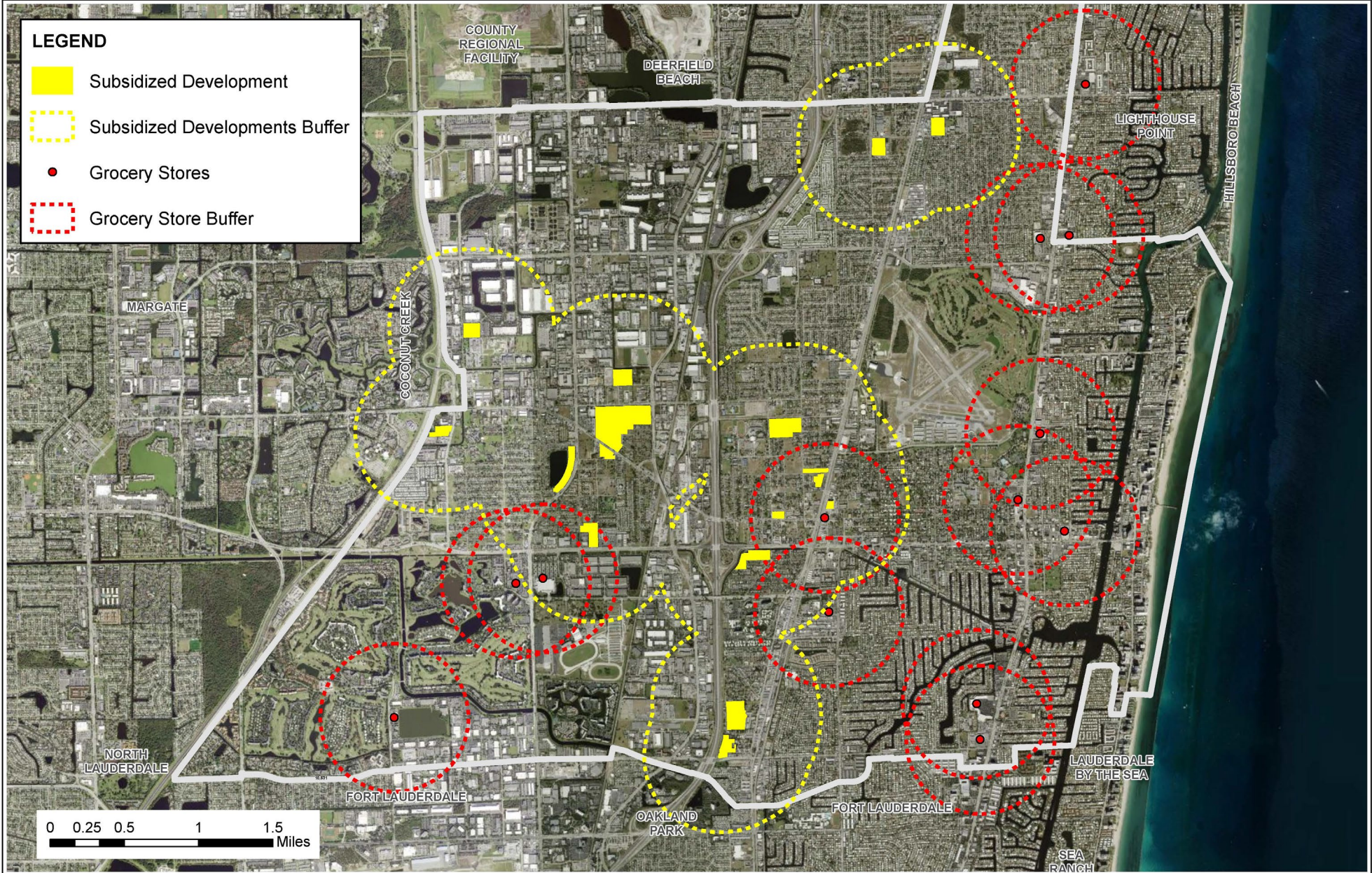
Benefits in the first two years of implementing the mixed income housing policies:

- (1) Created (on paper) 114 moderate income affordable units that would not have been provided otherwise due to 2.16.3 not allowing buyout as an option and 2.16.4 buyout being \$10K+ per unit.
- (2) Got back 103 flex units (From Captiva Cove Phase III - originally approved as Aloha) plus saved 563 flex and redevelopment units. Without this policy we would have only 121 flex/redevelopment units left.
- (3) Saved 229 units in the Downtown basket of Development Rights that can be used for future projects.
- (4) Saved 127 units in the ETOC basket of Development Rights that can be used for future projects.

Why is Moderate Income such a win in Pompano?



The Case for Mixed Use



What Can The County LUP Do Better?

Generally – Make sure the cities know about the benefits of using these policies (reduces demand for flex/redevelopment units and makes Activity Center residential entitlements last longer, revitalize stagnant commercial corridors).

Changes to 2.16.4:

- Remove different mixed use requirement for properties over 5-acres.
- Remove 2.16.4 (9) – any “extra points” should go to cities that have multiple subsidized housing projects in their city regardless of Comp Plan policies. Goal should be: Population rank = Subsidized Housing Rank.

What the County LUP Can Do Better?

- Clarify purpose of “Commerce” does not mean commercial = industrial and specify that residential is not compatible with heavy industrial uses.
- Focus on strategies to improve mass transit before encouraging any more parking reductions for any type of housing.
- **Destigmatize:** Encourage mixed income projects (restricted and unrestricted units) which would eliminate the attitude that “they feel should be happy with whatever they can get” and encourage site selection and design for those with choices.
 - Encourage FHFC to give extra points and subsidies for mixed income and use their half-mile distance requirements to protect against concentration and economic segregation.
 - Push back against Live Local Act preemptions and tax exemptions.



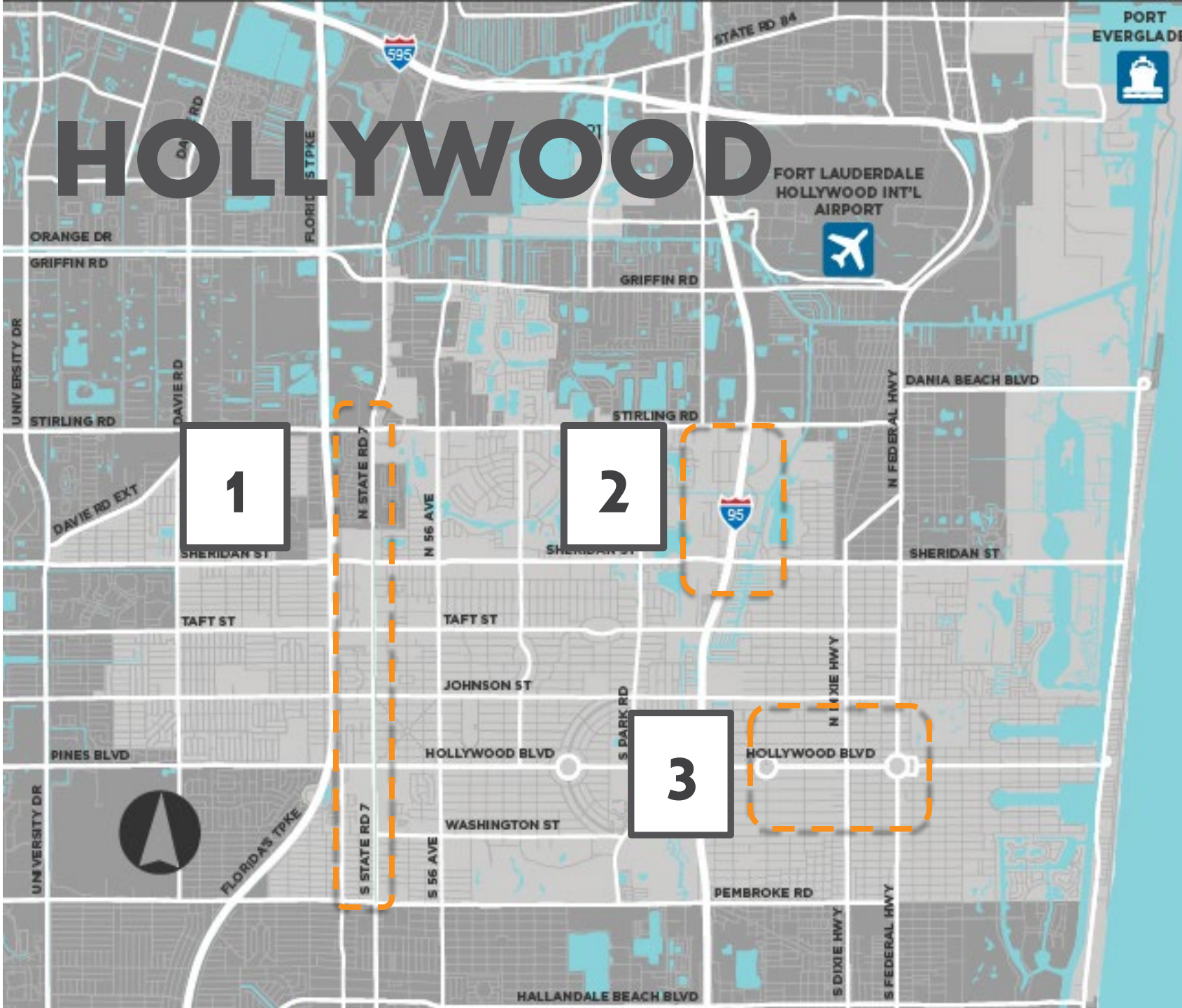
Thank you for the opportunity to share Pompano's mixed income housing program and provide feedback.



See Life. See Opportunities.

A City for Everyone:
**Realizing the Vision for
Florida's Hollywood**

HOLLYWOOD



Hollywood Housing Snapshot

- Median Price for Single Family Home: \$462,729 up 4.3% 1-yr (Source: Zillow)
- Median Household Income: \$64,514 (Source: U.S. Census Bureau American Community Survey)
- Average Rent for 2 Bedroom Unit: \$2,821
- Median Renter Income: \$43,079
- Monthly affordability gap \$1,744
- Housing Demand/Supply Gap: 6,800 Units (Source: 2022 Broward Housing Needs Assessment)



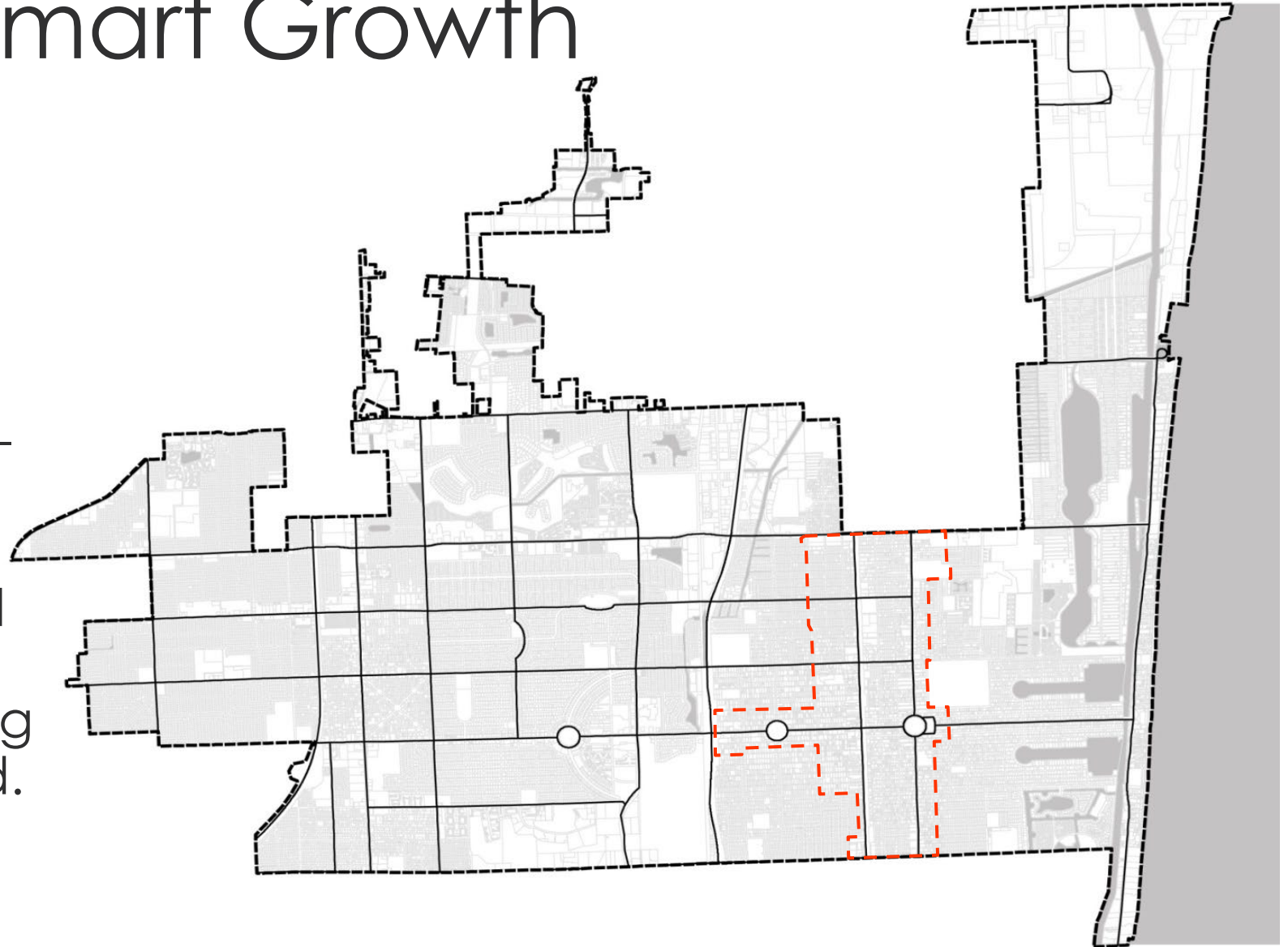
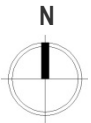
Hollywood Affordable Housing Programs

- 2018 Landmark Interlocal Agreement for Affordable Housing
 - City of Hollywood, Hollywood Community Redevelopment Agency, and Broward County
 - Resulted in \$31,073,664 in funding for Affordable Housing Programs from FY 2018 to FY 2024

Encouraging Smart Growth

Steering development toward areas best suited for additional densities and intensities

Downtown Regional Activity Center (RAC): Re-zoned to promote mixed-use living, working, shopping, education, and recreational activities, along key corridors leading into Downtown Hollywood.



Using Public-Private Partnerships to Provide Affordable Housing

Pinnacle at Peacefield *Completed 2020*



120 Affordable Rental Units
Senior Housing

Expanding the Urban Core Hudson Village

Completed 2022



7,839 SF Ground Floor Amenities
96 Affordable Rental Apartments

The Tropic

Under Construction

City/County land acquisition funding

City impact fee waivers

City \$2M fee offset

CRA \$1.5M incentive

Future Property Tax Increment Rebate

Tunnel-form construction



Located on S. Federal Highway at Van Buren Street

223 Workforce + Market Rate
Rental Apartments
1500 SF Retail



Expanding the Urban Core

University Station – P3

Under Construction



216 Affordable Rental Units

15,000 SF Commercial

Public Parking for
Broward Commuter Rail-
Hollywood Station

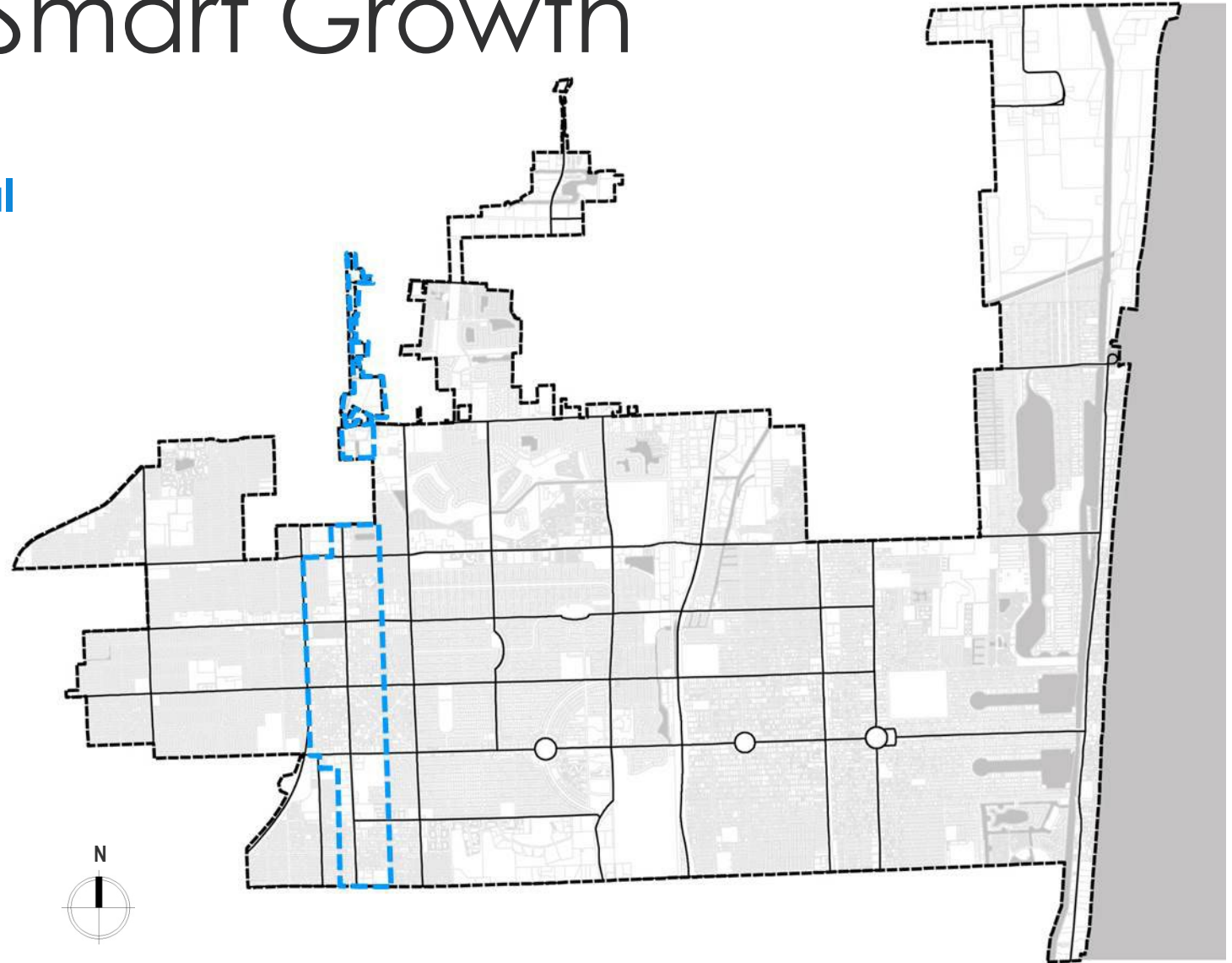


Set Aside	% Units	# of units
22% AMI	2%	5
30% AMI	6%	14
40% AMI	7%	16
60% AMI	65%	141
70% AMI	8%	18
80% AMI	10%	22

Encouraging Smart Growth

Steering development toward areas best suited for additional densities and intensities

State Road 7 Transit Oriented Corridor (TOC):
Re-zoned to promote mixed use living, walkability and transit use



Pinnacle 441 –Phase 1 and 2

Phase I – Completely Leased

Phase II- Under Construction



Phase I
113 affordable rental units
8,300 SF retail/commercial space



Phase 2 100 affordable rental units

Pinnacle 441 Phase 1 – SFBJ Structures Award 2024 Best Affordable Residential Project



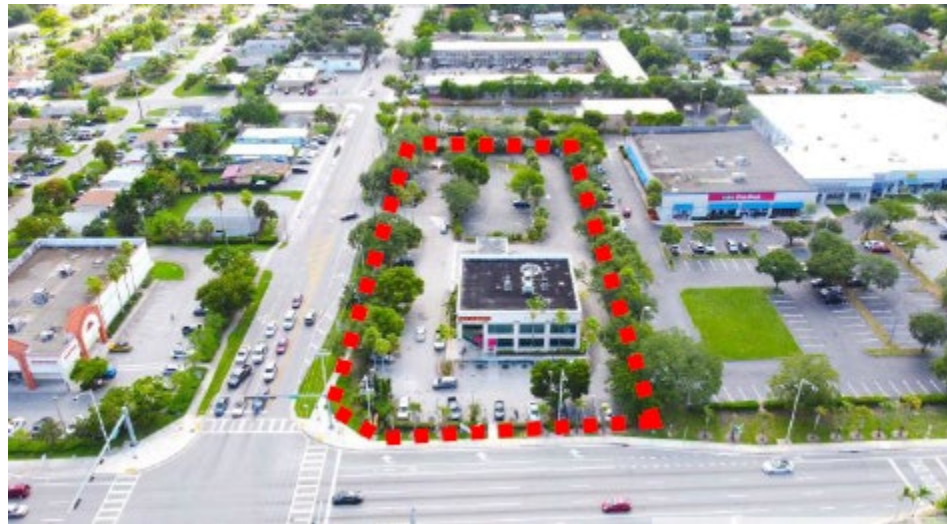
Residences at Beverly Park

In Permitting



115 affordable rental units

Awarded 9% LIHTC
\$640,000 Local Government Contribution



Rehabilitating Existing Multi-family Housing



Rehabilitation of Driftwood Terrace/Apollo Terrace - Newstar





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Upcoming BrowardNext Meetings

- BrowardNext Steering Committee Affordable Housing Policy Discussion and Direction – October 24th
- SME Presentations: Sea Level Rise and Resiliency Planning – Dates TBA



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Sign up for emails/texts!



Outreach Opportunities

- Planning Council staff is available to attend and participate in your events, meetings, etc.
 - Email Barbara at bblakeboy@broward.org or call 954.357.6982



Want to stay in touch?
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