

April 29, 2015

Ms. Barbara Blake Boy
Executive Director
Broward County Planning Council
115 S. Andrews Avenue
Fort Lauderdale, Florida 33301

Re: Affordable Housing Policy 1.07.07

Dear Ms. Blake Boy:

The City of Sunrise continues to address affordable housing issues and Policy 1.07.07 of the Broward County Land Use Plan, as described below.

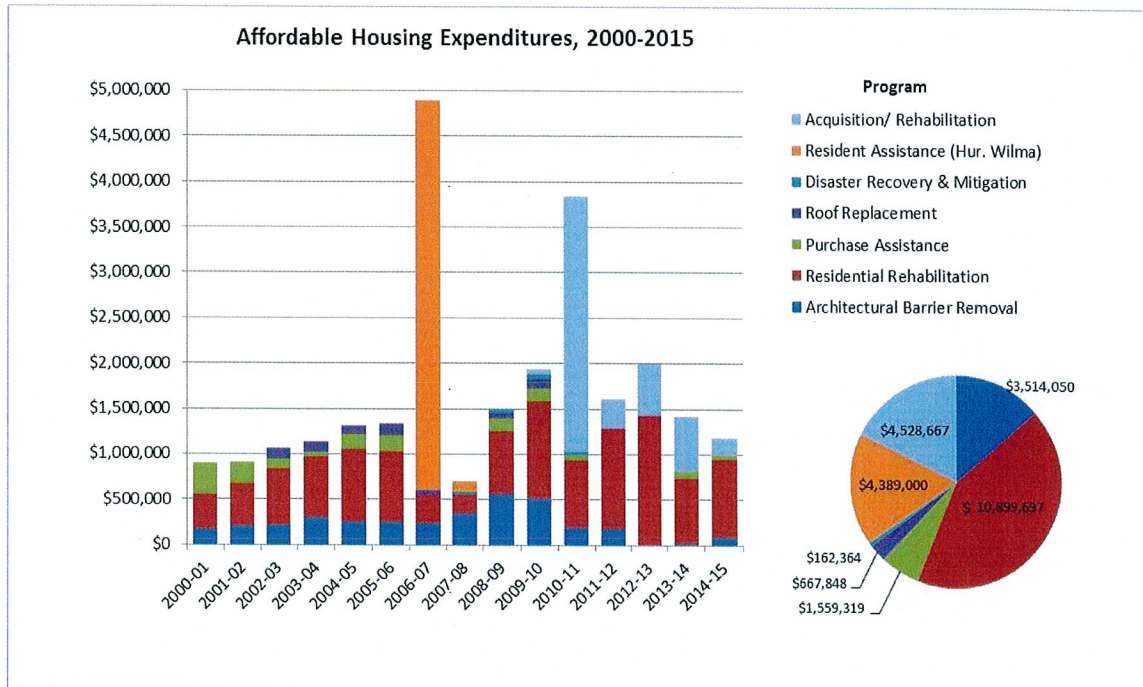
(1) Retention of Affordable Housing Stock

The City of Sunrise has a substantial stock of affordable rental and owner-occupied housing units. The Broward County Property Appraiser records show that 88% of single family homes in the City have a just value of less than \$200,000 in 2013. The housing stock is aging: Forty (40%) of single family homes in the City are more than thirty-five (35) years old. Therefore, the City's housing programs are focused on maintaining, rehabilitation and preserving the existing affordable housing stock. A summary of the City's current programs, targeted toward very low, low, and moderate-income households, is shown in the following table.

City of Sunrise Affordable Housing Programs

Program Description	Type of Assistance	Target Households:		
		Very Low Income	Low Income	Moderate Income
Purchase Assistance	Deferred Loan	Y	Y	Y
Residential Rehabilitation	Deferred Loan	Y	Y	
Roof Replacement	Grant	Y	Y	
Architectural Barrier Removal	Deferred Loan	Y	Y	
Acquisition and Rehabilitation	Deferred Loan	Y	Y	
Disaster Recovery	Grant	Y	Y	Y
Disaster Mitigation	Deferred Loan	Y	Y	Y
Foreclosure Prevention	Loan	Y	Y	Y

The City of Sunrise has expended more than \$25 million to upgrade affordable housing units since 2000 using state and federal funding. In addition, following Hurricane Wilma, the City of Sunrise allocated \$5,000,000 from its General Revenue Fund to provide financial assistance to alleviate hardships, such as significant property damage, temporary housing costs, assessments and other living expenses, for those homeowners who were significantly impacted by the disaster. Only primary residences valued at less than \$200,000 were eligible for this program. Over the last fifteen years, the City has provided assistance to approximately 2,000 households through affordable housing initiatives.



(2) New Affordable Housing Developments

Recent projects in the City have added 148 new affordable units. In support of these projects, the City Commission has also approved the following allocations of reserve units:

<u>Flex Zone</u>	<u>Reserve Units</u>	<u>Project</u>
FZ 66	1	Avery Glen (Reso. No. 06-191-10-A) ¹
FZ 70	4	Sunrise Golf Village Sec. One (Ord. No. 576) ²
FZ 70	2	Golf Village Rowhouses (Reso. No. 14-189) ³

1. Pinnacle at Avery Glen, a developed and fully leased 140 unit affordable rental housing project (One reserve unit allocated by Reso. No. 06-191-10-A on June 8, 2010).
2. Sunrise Golf Village Section One are currently under construction for 5 affordable single family Habitat for Humanity homes (Four reserve units allocated by Ord. No. 576 on April 8, 2014).

3. Golf Village Rowhouses approved for a 3-unit multifamily affordable housing project with the allocation of 2 Reserve Units. (Two reserve units allocated by Reso. No. 14-189 on November 25, 2014).

(3) DRI Mitigation

Amerifirst-Metropica DRI and Westerra DRI Development Orders contain conditions that require payment in lieu of providing affordable housing units. To date, the City has collected:

\$226,402	Portico (417 units)
\$145,107	Metropica Pod B-1 (263 Units)
{Pending payment}	

These funds are being held in escrow to be used by the City to fund future affordable housing programs.

(4) Future Plans

For many years, the City has partnered with Broward County, nonprofit and for profit developers, neighborhood organizations and banks to provide affordable housing opportunities to our residents. Affordability is a function of housing supply and household income. The regional housing market is dynamic. Recent trends including the impact of rental conversions, high foreclosure rates and projected population increases are affecting the supply of affordable units. Concurrently, macroeconomic changes are affecting household income and the ability to pay for housing costs. A recent study by the United Way of Florida show that 47% of households in Sunrise are Asset Limited, Income Constrained, Employed (ALICE) with household incomes above the Federal Poverty Level but below the basic cost of living.

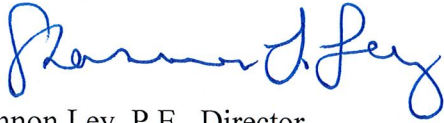
The City is required to provide an evaluation and appraisal of the Comprehensive Plan every seven years and the City will provide notice to the State Department of Economic Opportunity of any proposed changes to the Comprehensive Plan by July 1, 2016. As part of the EAR-based amendments, City staff will evaluate these changes and recommend that the City Commission amend the Housing Element to ensure that it adequately addresses the provision of safe, affordable and quality housing in City neighborhoods for existing and future residents, and maintains a diverse housing stock that is affordable for households with very low, low and moderate incomes. Staff will recommend goals, objectives and policies to address long-term affordable housing needs through public/private partnerships, affordable housing incentives, and the use of new funding sources (federal, state and local), subject to availability.

Please contact me if you need any additional information about the City's affordable housing programs.

Ms. Barbara Blake Boy
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Very truly yours,

CITY OF SUNRISE

A handwritten signature in blue ink, appearing to read "Shannon J. Ley", is written over the printed name.

Shannon Ley, P.E., Director
Community Development Department

JPS/bds

cc: Josie P. Sesodia, AICP, Assistant Director of Community Development