



December 2, 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, Supplemental Information

Dear Ms. Blake Boy:

This letter is in response to the comments received for the proposed Shamrock small scale Land Use Plan Amendment (LUPA) and provides supplemental information regarding the City's Affordable Housing Programs.

The City of Sunrise is committed to maintaining an affordable housing stock as shown by the City's commitment to maintain a separate division dedicated to programs addressing such needs, the Redevelopment & Grants Division within the Community Development Department. The City of Sunrise annually receives State Housing Initiatives Partnership (SHIP) funds, federal Community Development Block Grant (CDBG) funds, and federal HOME funds. Over the years, the City has dedicated general fund dollars to the preservation and construction of affordable housing in the City. For example, the City recently dedicated five vacant lots to Habitat for Humanity for the construction of five new single family very low affordable units. The City also developed a New Homebuyer Incentive Program that provided up to a \$2,000 incentive for the purchase of a foreclosed property in the City. This program was funded by the City's general fund dollars. In addition, the City has an Affordable Housing Advisory Board that meets bi-monthly to assist staff in developing policies, procedures, and programs associated with affordable housing.

For Fiscal Year 2015-2016, the City has dedicated the funds listed in the table below for affordable housing programs. A detailed summary of the Housing Assistance Programs the City utilize to maintain affordable housing with the City are provided in Exhibit A.

Funding Source	Funds	City's Affordable Housing Programs
CDBG	\$521,504	Rehabilitation, Barrier Free Removal, Roof Replacement and Purchase Assistance
SHIP	\$395,967	Rehabilitation, Barrier Free Removal, Roof Replacement, Purchase Assistance and Disaster Mitigation
HOME	\$117,672	Residential Rehabilitation

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 by the summary of the strategies utilized by the City to demonstrate compliance with the Policy, specifically Section 10.2, a-f.

- a. *Programs and policies involving mechanisms such as but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality and/or Broward County and/or other appropriate agencies/entities (including but not limited to, major employers), provide for the construction or supply of affordable housing.*

Response: Although the City is currently not engaged in the new construction of affordable housing, a new affordable housing project, *Pinnacle at Avery Glenn*, was constructed in 2011 providing 140 affordable housing rental units. The City continues to maintain a relationship with Pinnacle, an affordable housing developer, and explore opportunities for Pinnacle to develop other affordable housing projects within the City of Sunrise.

In addition, the attached City of Sunrise Housing Assistance Program Summary Table (Exhibit A) provides further information regarding established programs intended to preserve the existing affordable housing stock.

- b. *Programs and policies involving mechanisms such as but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including but not limited to major employers), provide for the funding to facilitate the affordable purchase or renting of housing.*

Response: The City maintains a Purchase Assistance Program with deferred forgivable loans up to \$35,000. Since 1999, the City has assisted 126 homebuyer low and moderate income households. In addition, the City has and continues to work with developers to facilitate the rehabilitation of neglected properties into affordable housing rental communities by significantly reducing code enforcement liens on such properties. Recently, the City provided incentives to a developer through the waiving of liens for the rehabilitation of an affordable housing rental complex that was vacant and run-down for several years. The incentive allowed for the developer to invest in the property and provide a viable affordable housing rental community with a

commitment to maintain as affordable housing for 30 years. The agreements with such developers require the developer to record a restrictive covenant to maintain the units as affordable housing.

- c. *Programs and policies in which the municipality and/or Broward County and /or other appropriate agencies facilitate the maintenance of the existing supply of affordable housing stock, if any.*

Response: The City has a dedicated Redevelopment & Grants Division to deliver the Housing Assistance Programs described in Exhibit A. These programs are designed to maintain and improve the existing affordable housing stock. These programs have been continuously provided and funded for over 20-years, and the City has programed to continue such programs and funding. In 2015, the City submitted and received approval of the FY 2015 to FY 2019 Consolidated Plan for the CDBG and HOME funding, thus providing the approvals to receive continued federal funding. In 2016, the City will submit the Local Housing Assistance Plan to the State to receive approval to continue the annual State funding.

- d. *Property tax abatement programs aimed at preserving or creating affordable housing.*

Response: The City of Sunrise does not currently offer property tax abatement programs.

- e. *Streamlined and reduced cost permitting procedures for affordable housing.*

Response: The City maintains expedited review and processing of development applications per Land Development Code 16-31(f)(1) and for permitting per City policy for Building Permits. In addition, the City assigns a specific Planner, known as a Project Coordinator, to each project to assist through the entire development and permitting process.

The City's Land Development Code allows for reductions of design standards reducing the cost of an affordable housing project, thus resulting in a lower permit fee as the City's Building permit fee schedule is based on the cost of construction.

- f. *Specific minimum set aside requirements for new affordable housing construction.*

Response: Within the last ten (10) years, the City has approved two (2) Development of Regional Impacts (DRI), Amerifirst-Metropica and Westerra. During the review process, the City required a financial commitment from the developers for the City's affordable housing programs. These contributions range from \$500 to \$750 per unit, with the City's minimum request of \$500 per unit.

The City has requested \$500 per unit from the owner of the Shamrock property for the proposed small scale LUPA. The owner has committed to \$500 per unit to be used toward the City's affordable housing programs, see Exhibit B.

- g. *Use of appropriate existing public lands or public land banking to facilitate an affordable housing supply.*

Response: The City recently converted an under-utilized public park to five single-family residential lots and donated the lots to Habitat for Humanity. The lots were developed as very-low income affordable housing with a 50 year deed restriction. The City of Sunrise is currently evaluating other opportunities for the use of public lands for the construction of new affordable housing projects.

- h. *Programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions.*

Response: Section 1.1 of the Implementation Section of the City of Sunrise Comprehensive Plan permits the use of Affordable Housing Density Bonus dwelling units in accordance with the Administrative Rules Document of the Broward County Land Use Plan. The City's Comprehensive Plan includes the following policy to facilitate the development and use of Broward County affordable housing density provisions:

Policy 1.2.11 The City of Sunrise shall continue to utilize density bonuses for affordable housing consistent with the Broward County Future Land Use Plan to encourage an increased supply of affordable housing.

The City has allocated all available Original Affordable Housing Units from various Flexibility Zones to qualified projects and the City of Sunrise supports continued dialogue and interaction with appropriate site-specific affordable housing developments to allocate remaining flexibility and reserve units as an incentive to increase density on land designated residential and encourages the use of flexibility and reserve units for mixed commercial/residential project on land designated for commercial use.

- i. *Land development regulations, which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units.*

Response: The City of Sunrise Land Development Code (City Code) currently provides for design waivers for qualified multi-family affordable housing projects in accordance with Section 16-71(l)(2), Section 16-72(l)(2), and Section 16-73(l)(2). The City Code also provide affordable housing incentives for single family homes in accordance with Section 16-69(k) and Section 16-70(o). Affordable housing waivers for single family home projects include waivers of the requirement for tile roofs and

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decorative paver driveways while multi-family affordable housing projects may receive waivers from the minimum lot size, pervious area, height, minimum floor area and dwelling unit width and setbacks in addition to design standard waivers.

The City Code, pursuant to Section 16-144(a)(10), also provides incentives for developers of affordable housing projects by waiving up to 15 percent of the parking spaces required for qualified affordable housing projects.

j. The existing supply of affordable housing

Response: A Table of Housing Assistance Programs is attached to this form as Exhibit B. These programs are designed to maintain and improve the existing affordable housing stock.

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

Very truly yours,

CITY OF SUNRISE



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

SL/bds

Attachments: Exhibit A – Housing Assistance Program Summary
Exhibit B – Shamrock Commitment for City's Affordable Housing Programs

cc: Eric M. Power, AICP, Acting Assistant Director of Community Development

CITY OF SUNRISE HOUSING ASSISTANCE PROGRAM SUMMARY

- This table describes the major components of the City's housing programs.

Program Eligible Purposes	Assistance Type	Primary Service Provider	Target Income Group(s)	Maximum Assistance Amount	Affordability-Recapture Period	How Funded
Purchase Assistance for down payment and closing costs	No Interest, second or third position Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period	City of Sunrise	81-120% OF AMI	\$5,000	5 YEARS	SHIP
		<i>Participating Lenders</i> Bank United	51-80% OF AMI	\$10,000	5 YEARS	
		JP Morgan Chase Florida Community Bank Paramount Residential Mortgage Gulf Atlantic Funding Group SunTrust	LESS THAN OR EQUAL TO 50% OF AMI	\$35,000	10 YEARS	
Residential Rehabilitation Covers major systems (ie. bathrooms, kitchens, electrical, a/c, windows, doors, including the roof system)	No Interest, second or third position Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period. Owner-occupant only	City of Sunrise <i>General Contractors</i> Stacy Bomar Construction Delmar Construction Assured Contracting NYC Construction Group Regos Engineering Services <i>Rehab Service Providers</i> Associated Consulting Professionals-LBP CPZ Architects- Specifications and Inspections Global Serve Title – Title Reports	51-80% OF AMI LESS THAN OR EQUAL TO 50% OF AMI	\$27,500 \$27,500	10 YEARS 10 YEARS	CDBG SHIP HOME through Broward County HOME

Program Eligible Purposes	Assistance Type	Primary Service Provider	Target Income Group(s)	Maximum Assistance Amount	Affordability-Recapture Period	How Funded
Roof Replacement Covers roof systems only	No Interest, second or third position Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period. Owner-occupant only	City of Sunrise <i>General Contractors</i> Stacy Bomar Construction Delmar Construction Assured Contracting NYC Construction Group Regos Engineering Services <i>Rehab Service Providers</i> Associated Consulting Professionals-LBP CPZ Architects-Specifications and Inspections Global Serve Title – Title Reports	51-80% OF AMI LESS THAN OR EQUAL TO 50% OF AMI 81-120% OF AMI (special needs only) SHIP ONLY	\$16,000 \$16,000 \$16,000	5 YEARS	SHIP CDBG
Architectural Barrier Removal Program Covers kitchens, bathrooms, flooring, air conditioner, health and safety hazards	No Interest, second or third position Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period. Owner-occupant only	City of Sunrise <i>General Contractors</i> Stacy Bomar Construction Delmar Construction Assured Contracting NYC Construction Group Regos Engineering Services <i>Rehab Service Providers</i> Associated Consulting Professionals-LBP CPZ Architects- Specifications and Inspections Global Serve Title – Title Reports	Elderly, Special Needs, Disabled in Household 51-80% OF AMI LESS THAN OR EQUAL TO 50% OF AMI 81-120% OF AMI (special needs only)	\$27,500 \$27,500 \$27,500	5 YEARS	SHIP CDBG

Program Eligible Purposes	Assistance Type	Primary Service Provider	Target Income Group(s)	Maximum Assistance Amount	Affordability-Recapture Period	How Funded
Disaster Recovery Executive Order Declared Disaster, emergency supplies, interim repairs, tree and debris removal, insurance deductibles	Grant to Owner-Occupant	City of Sunrise	LESS THAN 120% OF AMI	\$5,000	Grant to Owner-Occupant Must be owner – occupant at time the payment is made	SHIP
Disaster Mitigation Hurricane mitigation, windows, shutters, doors, roof system strengthening	No Interest, second or third position Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period. Owner- occupant only	City of Sunrise	LESS THAN OR EQUAL TO 120% OF AMI Over 120% AMI	\$16,500	5 year occupancy forgivable	SHIP
Foreclosure Mitigation Provides qualified homeowners the opportunity to avoid foreclosure and retain their homes	No Interest, second or third position Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period. Owner- occupant only	City of Sunrise	51-80% OF AMI LESS THAN OR EQUAL TO 50% OF AMI	\$10,800	10 year occupancy forgivable	SHIP

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November 30, 2015

Shannon Ley, Community Development Director
CITY OF SUNRISE
1607 NW 136th Avenue, Building B
Sunrise, FL 33323

Re: Shamrock – Request for Land Use Plan Amendment

Dear Shannon,

As a follow-up to our discussions Friday, I have received approval from the owners of the Shamrock property to make a voluntary contribution of \$500.00 per unit toward the City's affordable housing programs. This offer is conditional upon the approval of the pending land use plan amendment to multi-family residential.

I would ask that payment be due on the earlier of the following dates:

1. Six months after the approval of the land use plan amendment; or
2. Prior to the issuance of a certificate of completion for the Shamrock parking lot addition.

We appreciate the time and attention you have invested in this application.

Yours truly,



C. WILLIAM LAYSTROM, JR.
For the Firm

CWL:lv

Cc: Eric Nathanson