



**CITY OF TAMARAC**  
**STATE HOUSING INITIATIVE PARTNERSHIP**  
**(SHIP)**  
**AFFORDABLE HOUSING INCENTIVE**  
**STRATEGIES REVIEW AND**  
**RECOMMENDATION REPORT**

**Prepared by:**  
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**City of Tamarac**  
**2025 Affordable Housing Advisory Committee**  
**Housing Incentive Strategies Review and Recommendation Report**

**Committee Members**

Ms. Susan Evans, Chair  
Ms. Viola Watson  
Ms. Robin Holley  
Ms. Marie De La Rosa  
Ms. Marilyn Gallington

Ms. Sharetta Remikie Ed.D  
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**City of Tamarac**  
**Affordable Housing Advisory Committee**  
**Housing Incentive Strategies Review and Recommendation Report**  
**For Local Housing Assistance Plan (LHAP)**  
**2023/2024 - 2025/2026**

**I. Background**

In 2007, the Florida Legislature passed House Bill 1375, mandating that the Florida Housing Finance Corporation (FHFC) requires each local municipality and county receiving State Housing Initiatives Partnership (SHIP) funds to establish an Affordable Housing Advisory Committee (AHAC). The Mayor and City Commission of the City of Tamarac approved Ordinance No.-2008-04 on March 12, 2008, establishing the Affordable Housing Advisory Committee. On October 24, 2012, the City Commission authorized a partial waiver of the appointment process specified in Chapter II, Article III (Section 2-58) of the City of Tamarac Code of Ordinances via Resolution No. 2012-117. This partial waiver allowed for the solicitation of committee members to meet the composition criteria required by the State.

With the partial waiver from Section 2-58 of the City's Code of Ordinance staff solicited members of the AHAC comprised of the disciplines outlined by the State. The recent amendment of Section 420.9076, F.S. revising the requirements related to the creation and appointment of members of affordable housing advisory committees, states that the AHAC must consist of at least 8 but not more than 11. On June 23, 2016, the City Commission adopted Resolution 2016-69, appointing 8 members to the Affordable Housing Advisory Committee.

Due to term limits and the lack of response to confirm continuing in their capacity, Carlton Harris- a citizen who resides within the jurisdiction and David Mohabir- a citizen actively engaged as a real estate professional were removed from the committee with the adoption of resolution R-2024-011.

Per Section 3. of Resolution No. R-2016-69, staff is authorized to appoint new members to the Affordable Housing Advisory Committee until a resolution can be brought to City Commission. Staff therefore solicited members from the community to meet the required composition of the AHAC committee and appointed Viola Watson, a citizen who actively serves on the local planning agency, Brian Haywood and Cynthia Reynoso, citizens who reside within the jurisdiction via resolution R-2024-011.

Florida State Statute 420.9076 outlines the duties and committee composition of the Affordable Housing Advisory Committee. The intent and primary purpose of the AHAC is to advise and make recommendations to the City Commission on matters related to monetary and non-monetary housing incentive strategies for the Local Housing Assistance Plan and to review existing incentive strategy recommendations, evaluate

established policies, procedures, ordinances, land development regulations, and the local government Comprehensive Plan.

Florida Statutes, Sec. 420.9076(2) lists the categories from which committee members must be selected. Additionally, each AHAC must have a locally elected official from the municipality participating in the State Housing Initiative Program (SHIP) program. The AHAC must consist of at least 8 but not more than 11 members with a specified term from at least 6 of the following disciplines:

- a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- c) A citizen who is a representative of those areas of labor engaged in home building in connection with affordable housing.
- d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- h) A citizen who actively serves on the local planning agency.
  - i. A citizen who resides within the jurisdiction of the local government making the appointments.
- i) j. A citizen who represents employers within the jurisdiction.
- j) k. A citizen who represents essential services personnel as defined in the local housing assistance plan.

Should the City Commission accept the recommendations of the 2025 AHAC, the City's Local Housing Assistance Plan (LHAP) for the period FY2023/24 through FY2025/26 must be amended to incorporate any additional incentives.

## II. Public Hearing:

A public meeting of the AHAC convened on May 22, 2025, at 3:08 pm in the City Commission Chambers.

The following is a summary of the public comments received:

<u>Name of Commenter</u>	<u>Comments</u>
None	None

### **III. Incentives & Recommendations**

Incentive strategies are considered at the Planning/Development Review stage at both the City and County level on a case-by-case basis by development projects. Implementation of all eleven incentive strategies is not likely, however, all eleven were and will continue to be reviewed for consideration. The eleven incentive strategies are as follows:

- (a) The processing of approvals of development orders or permits, as defined in s. 163.3177(6)(f)3, for affordable housing projects is expedited to a greater degree than other projects.
- (b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) The allowance of affordable accessory residential units in residential zoning districts.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

Currently, the City of Tamarac has four (4) incentives in place as part of the FY22/23-24/25 Local Housing Assistance Plan:

1. The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
2. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

3. The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
4. The support of development near transportation hubs and major employment centers and mixed-use developments.

The Affordable Housing Advisory Committee met on May 22, 2025, to discuss, review and make recommendations on the eleven incentive strategies. The AHAC supported the continuation of the current incentive strategies with ***no new recommendations***.

The following recommendations are being made for consideration by the City Commission.

**A) Incentive:** The processing of approvals of development orders or permits, as defined in s. 163.3177(6)(f)3, for affordable housing projects is expedited to a greater degree than other projects to streamline the permitting process and minimize costs and delays for affordable housing projects.

**Review Synopsis:** This is one of the two required incentives. This incentive was reviewed by previous AHAC committees and adopted as a part of prior LHAPs for the City of Tamarac. Currently, projects deemed as Affordable Housing are identified by developers to the Building Department. In addition to assigning a Building staff member to serve as liaison to all affordable housing projects, the projects are denoted as such in the electronic permit processing system allowing for an expedited permitting process.

The Building Department also expedites permits that pertain to projects for all developers/contractors doing work under the City's Affordable Housing programs like home rehabilitation and disaster mitigation. All permits requested as initiated under these programs are identified at the application process, stamped with an "Expedited" stamp, and forwarded to a dedicated person to be sure the process is expedited. Housing staff also notifies the designated staff member in the Building Department when a contract or agreement under the affordable housing program has been made, to include the address, contractor and scope of work so that the Building Department may be able to flag this property up-front further expediting the permit review process. This strategy is functioning as intended.

**Recommendation:** Continue this incentive strategy using current policies and procedures.

**City Commission Action Requested:** Acceptance of AHAC recommendation to continue this incentive strategy using current policies and procedures.

**B) Incentive:** The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

**Review Synopsis:** The City of Tamarac does not currently waive impact fees at the city level for developers of affordable housing. However, the City created a provision in Article XI, Public Art Program, that excludes “Affordable housing construction, remodel, repair or reconstruction projects” from paying the Public Art fee which is 1% of construction value of improvements to real property as is charged to all other projects.

**Recommendation:** Other than the current exceptions to the Public Art fee, the 2025 AHAC has no recommendations for reduction of impact fees other than those eligible at the County, School Board or City Commission level should the developer choose to explore.

**City Commission Action Requested:** None required at this time.

**C) Incentive:** The allowance of flexibility in densities for affordable housing.

**Review Synopsis:** In 2005 the city modified its Code by adding a new zoning district called MXD (Mixed Use). Development Intensity allows a greater residential density using flexibility and reserve units within areas zoned MXD. Currently the portion of the city east of N.W. 94<sup>th</sup> Avenue and west of University Drive on the north side of Commercial Boulevard has been rezoned to the MXD zoning district.

It should be noted that the city is residentially built out, and no vacant residential land remains for development. On July 11, 2018, through Ordinance 2018-09, the City of Tamarac adopted a new land development code which removed allowances of flexibilities in densities for affordable housing with the intent to implement a development impact fee to assist first-time homebuyers in purchasing their home.

**Recommendation:** Implement this incentive to promote the creation of affordable housing units.

**City Commission Action Requested:** In the January 6, 2025, City Commission Workshop, the Commission decided not to adopt this strategy at this time.

**D) Incentive:** The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

**Review Synopsis:** This incentive is not considered by the City because there is no excess capacity for reservation of infrastructure. Developers pay a set fee and may be assessed monthly fee if individual accounts are not activated after a certain amount of time. This incentive is relevant in rural areas where major infrastructure development is needed to support development of affordable housing. City staff do not recommend adoption of this strategy.

**Recommendation:** The adoption of this incentive strategy is not recommended currently.

**City Commission Action Requested:** None required at this time.

**E) Incentive:** The allowance of affordable accessory residential units in residential zoning districts.

**Review Synopsis:** As of 2018, the land building code allows, to some degree, the use of Accessory Dwelling Units (ADU) on a residential property providing that they meet the setbacks and lot coverage provisions in addition to all the other zoning provisions for that particular parcel of property.

AHAC members wanted more information on ADUs in a more commercial capacity, such as temporary rentals. There are no known ADUs in the city since 2018. However, local governments are prevented from prohibiting Airbnb or vacation rentals. But the city does have a vacation rental registration program, where property owners would have to register their vacation rental and adhere to certain requirements such as making sure whoever is renting is aware of the trash pickup schedule and parking regulations, etc. This is done to maintain the character of that neighborhood.

**Recommendation: Implement** this incentive to promote the creation of affordable housing units.

**City Commission Action Requested:** In the January 6, 2025, City Commission Workshop, the ***Commission decided not to adopt this strategy*** at this time.

**F) Incentive:** The reduction of parking and setback requirements for affordable housing.

**Review Synopsis:** In the City of Tamarac, regulations that regulate required setbacks and required parking are vital to the proper development and function of any given site and are at best flexible on a case-by-case basis only. Reductions in required parking are only approved through extensive review by an outside traffic/parking consultant to validate the reduction in required parking. The city amended its parking ordinance in October 2011 and significantly reduced parking requirements city-wide for most commercial uses.

Parking has been a concern mainly in older residential communities where the original composition of the residents were senior, one-car families. Since the City's demographics have changed to a younger community, additional vehicles have caused safety concerns for residents. As the city grows younger and the need for more affordable units increases, this incentive could help to facilitate denser development and encourage developers to create affordable units.

**Recommendation: Implement** this incentive to promote the creation of affordable housing units.

**City Commission Action Requested:** In the January 6, 2025, City Commission Workshop, the ***Commission decided not to adopt this strategy*** at this time.

- G) Incentive:** The allowance of flexible lot configurations, including zero lot line configurations for affordable housing.

**Review Synopsis:** The city currently allows for zero-lot line configuration on affordable housing projects as implemented by previous AHACs. City staff recommends the continued implementation of this strategy.

**Recommendation:** Continue this incentive strategy using current policies and procedures.

**City Commission Action Requested:** Acceptance of AHAC recommendation to continue this incentive strategy using current policies and procedures.

- H) Incentive:** The modification of street requirements for affordable housing.

**Review Synopsis:** This City does not have any incentives regarding street requirements. Streets are engineering in nature and the regulations that govern their requirements are vital to the proper development and function of any given site and are at best flexible on a case-by-case basis only. Any modification requests would be reviewed at the site plan review process. City staff does not recommend adoption of this strategy.

**Recommendation:** The adoption of this incentive strategy is not recommended.

**City Commission Action Requested:** None required at this time.

- I) Incentive:** The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

**Review Synopsis:** This is one of the two required incentives. This incentive is currently in practice by the City of Tamarac. The Planning Board, City Commission as well as the AHAC provide a process by which the City considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing. Additionally, the Housing Division, responsible for the affordable housing programs within the City, has an on-going review process of its internal policies and procedures. Several improvements to the quality of the applications, as well as the application approval process, have been made to ensure the City is meeting its grant requirements, protecting the residents, and improving efficiency for better use of staff, resources and funding. The AHAC will meet on an as needed basis to review before the adoption of policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing. City staff stated that this strategy is functioning as intended.

**Recommendation:** Continue this incentive strategy using current policies and procedures.

**City Commission Action Requested:** Acceptance of AHAC recommendation to continue this incentive strategy using current policies and procedures.

- J) Incentive:** The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

**Review Synopsis:** The city has assessed its inventory of publicly owned land, and a determination was made that the city does not currently own land that is suitable for use as affordable housing. City staff recommend that should the city purchase residential land in the future, it will maintain a current list showing locations and zoning. This list may benefit developers who wish to partner with the City or purchase property for development of affordable housing.

**Recommendation: Implement** this incentive to promote the creation of affordable housing units.

**City Commission Action Requested:** In the January 6, 2025, City Commission Workshop, the Commission decided not to adopt this strategy at this time.

- K) Incentive:** The support of development near transportation hubs, major employment centers and mixed-use developments.

**Review Synopsis: Review Synopsis:** This incentive is currently in practice by the City of Tamarac. The Planning and Zoning Division currently facilitates the process for new developments to maximize use of public transportation options. In addition, the new Land Development Regulations will support and

encourage development near transportation hubs, major employment centers and mixed-use developments. In fact, several focus areas within the city are slated to be rezoned “mixed use” to encourage and facilitate a multi-model community, maximizing the use of public transportation. City staff recommend a formal adoption of this strategy.

**Recommendation:** Continue this incentive strategy using current policies and procedures.

**City Commission Action Requested:** Acceptance of AHAC recommendation to continue this incentive strategy using current policies and procedures.

### III. **Results:**

After careful consideration and in-depth conversations regarding the above eleven incentive strategies, the 2025 Affordable Housing Advisory Committee has elected to maintain support for the existing four incentive strategies previously adopted. The AHAC is committed to its purpose and will continue to work cohesively and provide the residents of Tamarac with best practices in supporting affordable housing needs.

The Affordable Housing Advisory Committee requests the City of Tamarac’s Commission to continue to support the following **four** (4) incentives under the State Housing Initiative Program (SHIP) and approve the recommendations described above:

1. **Incentive:** The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
2. **Incentive:** The allowance of flexible lot configurations, including zero lot line configurations for affordable housing.
3. **Incentive:** The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
4. **Incentive:** The support of development near transportation hubs, major employment centers and mixed-use developments.

### IV. **Additional Recommendations:**

None

### V. **Board/Council Consideration:**

The 2025 AHAC has one (1) new member: Commissioner Krystal Patterson R-2025-002.

The Affordable Housing Advisory Committee approved the above incentive strategy recommendations by consensus of membership at its May 22, 2025, public meeting.

The AHAC Affordable Housing Incentive Report will be submitted to the City Commission for adoption at its **December 10, 2025**, meeting via **Resolution TR#14335**.

**VI. Attachments:**

Public Hearing Advertisement  
Resolution to adopt Incentives/Board action