

MEMORANDUM

AGENDA ITEM #8c)1

DATE: DECEMBER 1, 2008
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: SUNRISE AFFORDABLE HOUSING UPDATE

As requested at the November 3rd Council Meeting, attached is the letter from the City of Sunrise regarding the City's affordable housing programs and policies.

As part of the EAR-based amendments, City staff will 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. In addition, staff will recommend language to improve intergovernmental coordination between the City and the South Florida Regional Planning Council to address this regional issue.

Recommendation

Information only.



November 20, 2008

Dr. Marta Perez
Chair
South Florida Regional Planning Council
3440 Hollywood Blvd., Suite 140
Hollywood, FL 33021

Subject: EAR-Based Amendment for Affordable Housing

Dear Dr. Perez:

On November 17, 2008, City staff met with Carolyn Dekle and her staff to discuss the City's affordable housing programs and policies, as requested by Council members at the November 3rd Council meeting.

The City of Sunrise is currently in the processes of amending its Comprehensive Plan to incorporate recommendations from the Evaluation and Appraisal Report (EAR). As part of this process staff is reviewing the goals, objectives and policies of the Housing Element to ensure that they remain consistent with the Goals 6 of the South Florida Regional Policy Plan (SRPP): "*Ensure the availability and equitable distribution of adequate, affordable housing for very low, low, and moderate-income households within the Region.*" In recognition that affordable housing is a regional issue, Council staff has recommended that the City review the University of Florida Shimberg Center Affordable Housing Needs Assessment data as a basis for the affordable housing analysis in the EAR-based amendment.

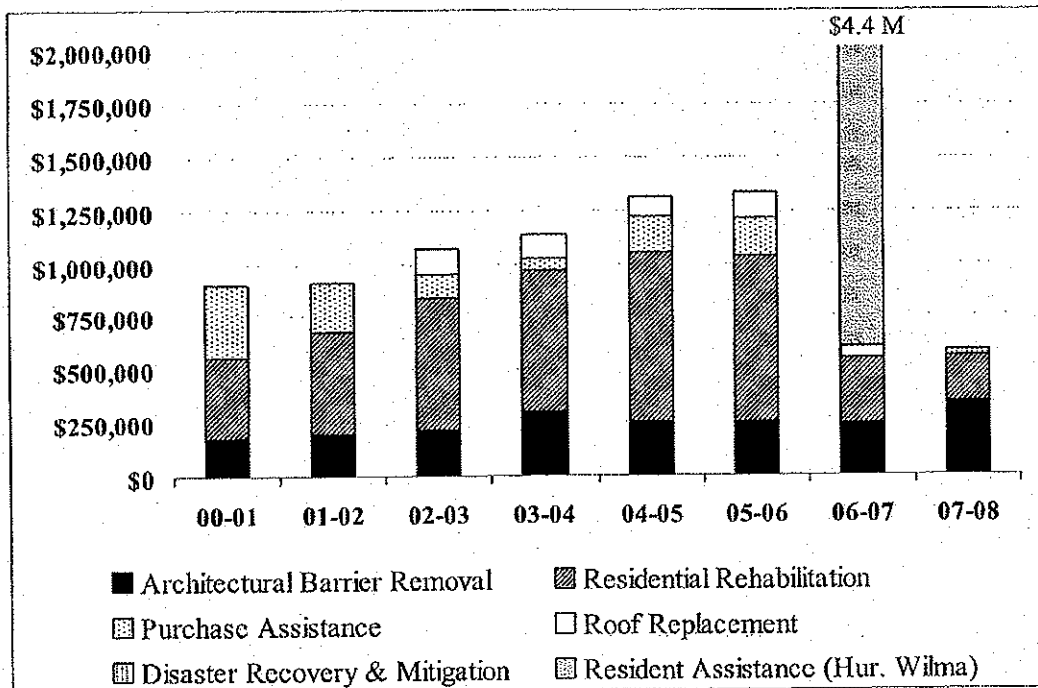
The City of Sunrise has a substantial stock of affordable rental and owner-occupied housing units. Broward County Property Appraiser records show that 77 percent of single family homes in the City have a just value of less than \$300,000 in 2008. The housing stock is aging: Forty (40%) percent of single family homes in the City are more than thirty (30) years old. Therefore, the City's housing programs are focused on maintaining, rehabilitating 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
Hurricane Wilma Resident Assistance	Grant	Y	Y	Y
Interior rebuilds for Condominiums	Deferred Loan	Y	Y	
Hurricane Mitigation	Deferred Loan	Y	Y	Y
Foreclosure Prevention	Loan	Y	Y	Y

The City of Sunrise has expended more than \$12.2 million to upgrade affordable housing units since 2001 using state and federal funding. In addition, following Hurricane Wilma, the City of Sunrise provided 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. The City allocated \$5,000,000 from its General Revenue Fund for this program. Over eight years, the City has provided assistance to approximately 700 households thorough affordable housing initiatives.

City of Sunrise Expenditures on Affordable Housing Programs since 2000/01



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, increased foreclosure rates, reduced housing values are affecting the supply of affordable units. Concurrently, macroeconomic changes are affecting household income and the ability to pay for housing costs. 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. In addition, staff will recommend language to improve intergovernmental coordination between the City and the South Florida Regional Planning Council to address this regional issue.

I look forward to working with the Council to achieve our common goals of ensuring affordable housing for very low, low, and moderate-income households within City and the Region. Please contact me if you need any additional information about the City's affordable housing programs.

Sincerely,



Mark S. Lubelski, P.E.
Director Planning and Development

MSL/JS

Cc: Carolyn A. Dekle, Executive Director, SFRPC
Ray Eubanks, Florida Department of Community Affairs