



## Housing Element





## Housing Element

Housing affordability is influenced by market conditions, state and local land use policies, financing factors, land and construction costs, local socio-economic indicators, development regulations, and permitting processes. As buildable land in Broward County becomes scarce, the traditional approach to providing affordable housing must change. This paradigm shift needs to consider changes in demographic patterns and housing values to meet the demand for more live, work, and play communities. The Broward County Housing Element addresses the County's desire to provide an adequate supply of housing opportunities countywide, to offer current and future residents with innovative choices in housing type, affordability, and sustainable design standards for all income levels.



**Woodside Gardens in Coral Springs**  
An affordable housing development for young adults aging out the foster care system.



**Village Place in Downtown Fort Lauderdale**  
55+ affordable senior apartment living

## Policy History

- 1985 Florida enacted the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes
- 1989 The Housing Element is adopted as part of the County's first Comprehensive Plan.
- 2006 Broward County adopts Land Use Plan Policy 1.07.07 providing a course of action for amendments which propose to add 100 or more residential dwelling units to existing densities.
- 2009 Legislation requires the Housing Element to include energy efficiency principles in the design and construction of new housing and use of renewable resources.
- 2016 The County Commission approves Broward County Land Use Plan Policy 2.16.2, replacing Policy 1.07.07, and requiring the County and affected municipalities to coordinate and cooperate in implementing policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.
- 2018 On November 6, 2018, Broward County voters approve the establishment of a local Housing Trust Fund to support the development of affordable housing solutions in the County.

## Focus Areas

- Provide, Preserve and Maintain Affordable Housing
- Address Homelessness Through Affordable Housing
- Establish a Dedicated Funding Source for Affordable Housing Programs
- Expand Public/Private Partnerships (P3)
- Promote Energy Efficiency Housing Standards
- Develop Strategies to Help Residents Achieve and Maintain Access to Home Ownership

## Legal Authority



[Chapter 163.3177 \(6\)\(f\)1](#), Florida Statutes (summarized): *The housing element must express principles, guidelines, standards, and strategies that reflect, as needed, the creation and preservation of affordable housing for all current and anticipated future residents; the elimination of substandard dwelling conditions; the structural and aesthetic improvement of existing housing; the provision of adequate sites for future housing, including affordable workforce housing, housing for very-low income, low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities. The element may include provisions that specifically address affordable housing for persons 60 years of age or older and the provision for relocation housing and identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement.*

The Housing Element includes Goals, Objectives and Policies that support the Focus Areas. Once the policies are adopted by the Board, government agencies, partners, and the community work together to advance and implement those policies.

# GOALS, OBJECTIVES & POLICIES

## GOAL HOUSING

Support the provision and maintenance of quality, healthy, affordable, and safe homes in a variety of types, sizes, and locations throughout the County at affordable costs to meet the needs of the current and future residents, businesses, and visitors of Broward County.

### OBJECTIVE H1– Provide, Preserve and Maintain Affordable Housing

Preserve and extend the life of existing rental and owner-occupied housing and eliminate substandard housing.

**POLICY H1.1** Broward County shall maintain existing affordable housing units, address substandard housing conditions, wherever feasible, as an alternative to household displacement, and provide for permanent relocation housing assistance.

**POLICY H1.2** Broward County shall periodically review and amend the County's housing codes, ordinances, regulations, and permitting processes for the purposes of minimizing costs and delays.

**POLICY H1.3** Broward County shall continue to maintain land development codes that reduce the cost of new housing units affordable to very low, low, and moderate-income households through waiver of impact, concurrency, and application fees for projects that:

1. Designate dwelling units for very low and low incomes;
2. Dedicate land for affordable housing;
3. Dedicate money in lieu of land or designate dwelling units for very low and low income;
4. Allocate flexibility units; and

*Broward County recently provided a long-term lease on a County-owned vacant parcel to the **Related Group** to build 168 apartments with 150 of them reserved for households making no more than 120 percent of the county's area median income.*



Source: Rendering of Gallery at FATVillage

5. Use density bonuses

**POLICY H1.4** Broward County shall maintain land development codes allowing mobile homes and manufactured homes that meet building code regulations in residential areas and encourage the redevelopment of mobile homes with safer affordable housing options such as manufactured /modular housing.

**POLICY H1.5** Broward County shall facilitate the development of very low, low, and moderate-income housing on sites within a ¼ mile walking distance to premium transit, employment, and educational opportunities through the County's "Affordable Housing Density Bonus Program."

**POLICY H1.6** Broward County shall prepare an inventory of all County-owned property that may be appropriate for infill housing by 2019 and encourage certain housing design models, including design principles focusing on the needs of the elderly population.

**POLICY H1.7** Broward County shall support the affordable housing requirements of Broward County Land Use Plan (BCLUP) Policy 2.16.2 and Article 5 of the Administrative Rules Document for amendments to the BCLUP which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP.

**POLICY H1.8** Broward County shall continue to utilize federal and state subsidy programs and funds to:

1. Assist with home repairs;
2. Maximize grant funds to create new affordable rental units and home ownership;
3. Provide barrier-free home improvements for special needs and elderly populations;
4. Offer financial assistance with home repairs resulting from a natural disaster; and
5. Provide purchase assistance to facilitate home ownership.

**POLICY H1.9** Broward County shall develop a model inclusionary zoning ordinance and encourage municipalities to consider adoption.

## OBJECTIVE H2 – Address Homelessness Through Affordable Housing

Recognize and address the needs of its present and future homeless populations by implementing strategies set forth in the "A Way Home Plan" Broward County's Ten-Year Plan to End Homelessness."

**POLICY H2.1** Broward County shall increase the number of permanent quality affordable and supported housing units targeted to and accessible by the homeless.

**POLICY H2.2** Broward County shall continue to support dedicated recurring Homeless Continuum of Care (CoC) funding through the Homeless Fund, in partnership collaboration with its municipal, public, and private partners.

**POLICY H2.3** Broward County shall seek public and private funding sources to support homeless services and housing.

**POLICY H2.4** Broward County shall encourage the development and implementation of a housing first Homeless Continuum of Care (CoC) philosophy and implement recognized best practice intervention, such as:

1. Housing Focused Crisis Shelter;
2. Targeted Behavioral Health Transitional Housing;
3. Rapid Re-housing; and
4. Permanent Supportive Housing.

Such interventions shall be located within close proximity to supporting infrastructure and public facilities and services.

**POLICY H2.5** Broward County shall continue to participate in the Homeless Initiative Partnership Continuum of Care (CoC) Board and support provisional components of a CoC for the homeless.

**POLICY H2.6** Broward County shall encourage converting and/or developing vacant, underutilized, or surplus lands and properties into affordable housing, including single rooms intended for occupancy as separate living quarters, at appropriate locations.

### OBJECTIVE H3 – Establish a Dedicated Funding Source for Affordable Housing Programs

Pursue funding and resources for affordable housing that are not solely reliant on federal, state, and local government resources.

**POLICY H3.1** Broward County shall encourage land acquisition and land banking, prioritizing those sites accessible to existing and planned transit service, when feasible, to subsidize the development of affordable housing projects.

**POLICY H3.2** Broward County shall establish a permanent funding mechanism to support affordable housing, such as Real Estate Excise tax, linkage fees, property taxes, recording fees, and revenue bonds.

The **City of Pembroke Pines** financed the construction of 800 housing units through the issuance of 30-year Revenue Bonds totaling \$55 million. The bonds will be paid for by revenue streams including the Electric Public Service tax and Electric Franchise revenues.



Source: CES Design Group, Inc.

**POLICY H3.3** Broward County shall administer the Broward County Affordable Housing Trust Fund to provide a dedicated revenue source for the construction and preservation of affordable housing and the provision of matching funds for federal and other housing grants.

**POLICY H3.4.** Broward County shall utilize the Trust Fund to leverage additional public and private investments in affordable housing projects.

**POLICY H3.5.** Broward County shall engage the business community, chambers of commerce, and other workforce organizations to encourage major employers to develop housing assistance programs for their lower-income and workforce employees.

**POLICY H3.6** Broward County shall support and encourage County, state, and federal legislation to expand existing and develop new programs to support and fund affordable housing needs.

## OBJECTIVE H4 – Promote Energy Efficiency Housing Standards

Support sustainability and energy conservation and promote energy efficient design and construction principles through the County's housing initiatives.



**POLICY H4.1** Broward County shall develop and provide incentives to encourage developers to comply with green certification standards found within Florida Green Building Coalition, U.S. Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable environmental, residential, and commercial building standards.

**POLICY H4.2** Broward County shall promote housing projects that contain compact building design principles, mixed use, and medium to high densities, promote pedestrian activity, enable access to healthy foods through Urban Farming and Food Waste Recycling programs, and support multi-modal transportation options, in coordination with other local municipalities and/or governmental agencies, which use energy conservation principles.

**POLICY H4.3** Broward County shall encourage energy and water conservation saving measures to be implemented in all new construction and redevelopment projects to achieve energy efficient development through combinations of site planning, landscaping, building design, and construction practices.

**POLICY H4.4** Broward County shall use the County's website to promote the economic and environmental benefits of installing renewable energy systems. Continue to educate the public about energy efficiency, sustainable design, and climate change, and encourage investment in energy efficiency improvements.

## OBJECTIVE H5 – Enhance Public/Private Partnerships

The County shall continue to facilitate a regional approach, through enhanced local government relationships with the public and private sectors, to formulate housing implementation programs and to increase the supply of affordable housing for the needs of present and future residents.

**POLICY H5.1** Broward County shall provide incentives to developers and not-for-profit groups to construct and rehabilitate housing units for very low, low, and moderate-income households, such as waivers of impact and/or concurrency fees for certain income levels and expedited review of all applications submitted for development review.

**POLICY H5.2** Broward County shall further housing opportunities for very low, low and moderate-income households by pursuing and supporting private and public partnerships with lenders, builders, developers, real estate professionals, advocates for low income and special needs persons, and community groups.

**POLICY H5.3** Broward County shall utilize federal programs offering housing assistance and investment incentives including Opportunity Zones.

**POLICY H5.4** Broward County shall initiate a program addressing Broward County's proposed acquisition of boarded-up and/or vacant properties for redevelopment as affordable housing projects.

## OBJECTIVE H6 – Develop Strategies to Help Residents Achieve and Maintain Access to Home Ownership

Broward County shall develop a comprehensive strategy to assist residents seeking home ownership and housing stability. A wrap-around approach is an intensive, holistic method of engaging with individuals with a range of life issues so that they can live and thrive in their homes and communities and realize their hopes and dreams.

**POLICY H6.1** Broward County shall apply a wrap-around housing strategy to implement and support home ownership that shall include:

1. Education on how to obtain housing (“Housing Literacy”);
2. Home ownership training to assist with housing retention;
3. Workforce training to help eliminate income gaps;
4. Family counseling to enable families to remain in their communities;
5. Assistance with access to mobility options;
6. Youth programs to encourage civic engagement and invest them in their communities; and
7. Neighborhood consensus building and facilitation to encourage residents to be “good neighbors.”

**POLICY H6.2** Broward County shall address the gap between income and housing costs through workforce training, apprenticeship and/or mentorship programs for those neighborhoods with significant concentrations of high unemployment and maintain and expand partnerships with the economic development community and private sector.

**POLICY H6.3** In collaboration with Broward County’s Office of Economic and Small Business Development, Broward County shall expand the use of workforce training and investments programs to bring needed job skills to neighborhoods with high rates of homelessness, unemployment, special needs population, and cost burdened households.