

Broward Housing Council Annual Report 2023





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Message from the Chair



Greetings everyone,

It is such an honor to present the 2023 Broward Housing Council Annual Report. This report highlights the BHC’s work program activities and is an excellent resource for affordable housing and homelessness information. In 2023, several significant changes occurred in Broward County in the realm of affordable housing, reflecting broader trends seen in other regions where communities are grappling with housing issues. Many of the changes originated from Public-Private collaboration to passing far-reaching Ordinances and Acts. These have served to provide increased Funding Allocation, Policy Reforms, Community Engagement, and Innovative Solutions.

Our sixth annual Affordable Housing Workshop, aptly titled Live Local Broward, drew an attendance of over 120 people on November 1, 2023, at the Anne Kolb Nature Center in Hollywood, FL. We were honored with Florida Sen. Alexis Calatayud, original author of the Live Local Act/SB 102, as the Keynote Speaker. The workshop ended on a high note of anticipation when implementation of the Broward County Ten-Year Affordable Housing Master Plan was announced.

In 2023, the BHC welcomed four new members: Commissioner Hazelle P. Rogers, Michele Collie, Parnell Joyce, and Ashley Roche. More information about our membership is included in this report.

Highest praise and gratitude to my Vice-Chair, Caryl Hattan, our tireless Council members and to Jo Sesodia, Director; Sue Carrano; and Keith Darby of the Urban Planning Division who provide unending help and support. Our meeting dates are posted on the Housing Council website and are now live streamed for public viewing. However, the public is always welcome to attend our meetings and we look forward to hearing from you.

Sincerely,
Marcia Barry-Smith
Marcia Barry-Smith, Chair



About the BHC

The Broward Housing Council (BHC) was created by the Charter of Broward County, Florida, Section 11.07, approved by the electorate at a special referendum election held in conjunction with the General Election on November 4, 2008.

PURPOSE

The purpose of the Broward Housing Council is to serve in an advisory capacity to the County Commission and to facilitate coordination between the County, municipalities, the business community and not-for-profit groups to address housing issues including, but not limited to, affordable housing, workforce housing and homelessness*.

VISION

All residents of Broward County should have opportunities to access safe, decent and affordable housing countywide which is the cornerstone for healthy, successful and sustainable communities.

Staff Support for the BHC

Urban Planning Division

Josie P. Sesodia, AICP, Director
Susanne M. Carrano, Sr. Planner
Keith Darby, Program/Project Coord.

County Attorney's Office

Annika E. Ashton, Deputy County Attorney
Karina Rodrigues, Assistant County Attorney

GENERAL DISCLAIMER: The Urban Planning Division (UPD) of Broward County has made every effort to ensure the accuracy of the information contained in this Annual Report. The purpose of this report is to provide a summary of the Broward Housing Council's activities during the 2023 calendar year. The report is not intended to, and will not, highlight individual municipalities, housing authorities or county agency funding sources.

* See APPENDIX A: Definitions of Affordable Housing and Income Categories



Membership



Marcia Barry-Smith, Chair
Community Rep
(Voting)



Caryl Hattan, Vice-Chair
Community Rep
(Non-voting)



Ajibola Balogun
Broward League of Cities:
City Mgr. of city
< 50,000 residents



**Commissioner
Hazelle P. Rogers**
District 9 - Broward County



Beth Daly
Florida Association
Florida Association of Realtors



Frances Esposito
Chief Executive of
recognized, not-for-profit
homeless organization



Michele Collie
Banker



Christopher Krzemien
Owner of a business that employs
at least 50 employees



Gino Moro
Florida Association of
Mortgage Brokers





Ralph Stone
County Administrator or
designee (Non-voting)



Teneshia Taylor
Owner of a business
that employs <50 employees



Nathan Perlmutter
Builders Association
of South Florida



Lisa Vecchi
Chief Executive of not-for-
profit organization



Parnell Joyce
Broward County
Housing Authority



Debra Hixon
School Board of
Broward County

Not pictured: Ashley Roche
Recipient of Section
8 housing assistance
or another housing program



Meetings

The Broward Housing Council met bi-monthly at 10 AM on the last Friday of the month. All regular BHC meetings were held in person at the Broward County Government Center East in downtown Fort Lauderdale.



2023 Approved Meeting Dates:

February 24

April 28

June 23

August 25

October 6

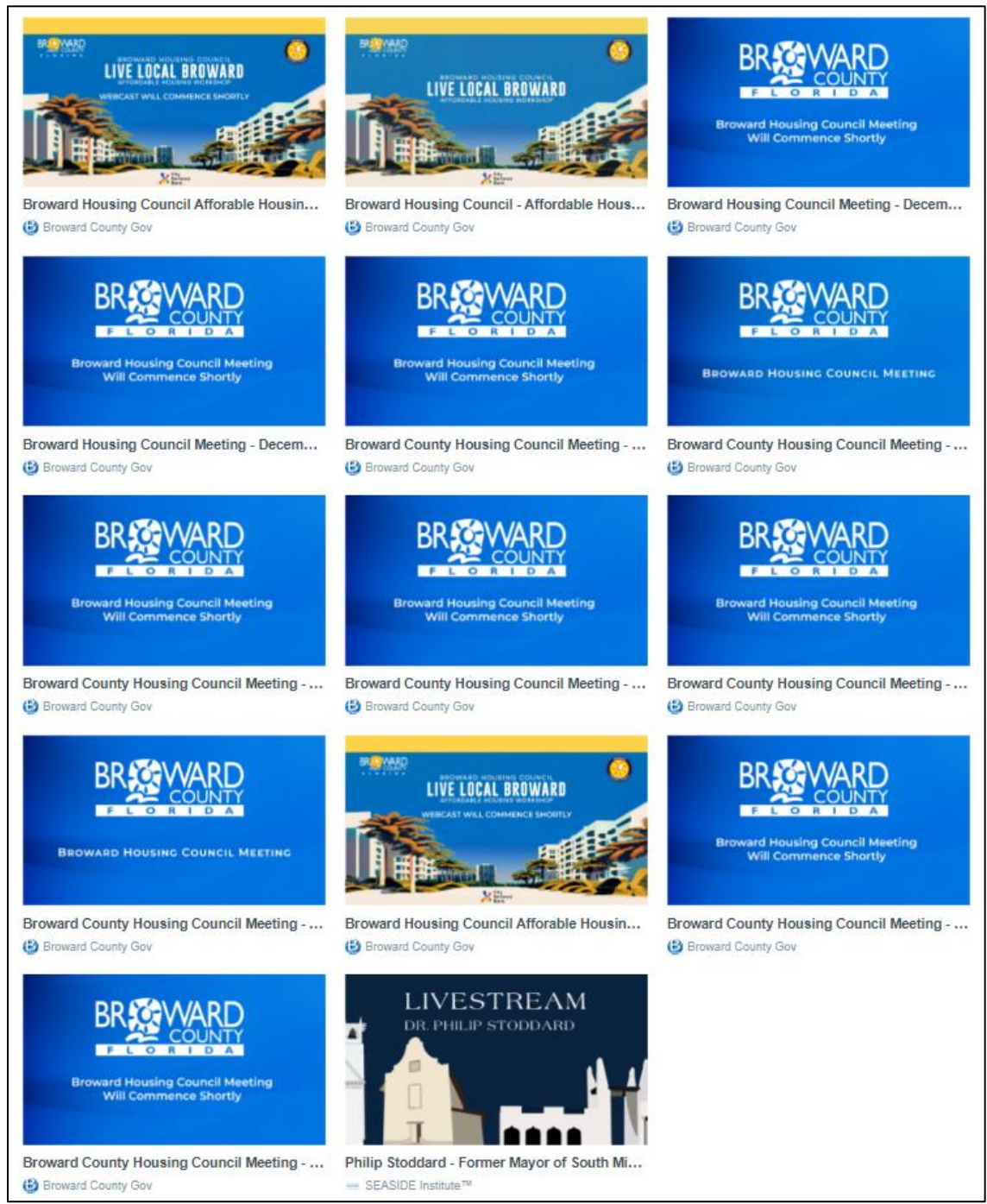
December 8



From L to R: Ajibola Balogun; Michele Collie; Gino Moro; Teneshia Taylor; Marcia Barry-Smith, Chair; Nathan Perlmutter; Frances Esposito; Parnell Joyce (*not pictured*); Beth Daly; Caryl Hattan, Vice-Chair; Debra Hixon; Christopher Krzemien; Ashley Roche; Commissioner Hazelle Rogers; Ralph Stone; Lisa Vecchi)



In 2023, the Office of Public Communications began live streaming BHC regular meetings for public viewing. All meetings are archived and may be accessed here: <https://vimeo.com/search?q=broward%20housing%20council>



Work Program 2023

1. Facilitate Coordination

- Seek regional collaboration with other agencies to address affordable housing issues.
- Sponsor an annual Affordable Housing Workshop for municipal, business and legislative leaders.
- Report on all Broward Housing Council activities for the year and submit to the Board of County Commissioners for acceptance.
- Maintain the Broward Housing Council website with a focus on affordable housing policy, research and studies.
- Prepare quarterly newsletter and distribute via e-mail.
- Maintain the countywide Housing Dashboard with the most current available data.
- Participate in stakeholders' meetings for the Broward County Ten-Year Affordable Housing Master Plan.
- Reviewing existing Broward County Charter and propose modifications to Sec. 11.06 regarding the Broward Housing Council membership, residency requirements and other items as identified by the BHC.

2. Increase Affordable Housing Stock

- Support the allocation of Community Redevelopment Agency (CRA) funding for affordable housing.
- Support policies that address flexible sources of "gap financing" for affordable housing (i.e. second mortgage programs).
- Engage the development community to increase affordable housing production especially for very low-income rentals.
- Continue to recommend the Florida Housing Finance Corporation (FHFC) allocate set-aside of units for Broward County tax credit projects, based on need.
- Support partnership between Broward County and South Florida Community Land Trust.
- Monitor the status of developers' voluntary commitments to construct affordable units as an approval condition of a Broward County Land Use Plan Amendment.
- Review and address retention of affordable units with expiring affordability restrictions (i.e., 15 years or 30 years).



3. Enhance Housing Stability

- Develop an outreach campaign to educate local municipal, business and legislative leaders on affordable housing issues and funding strategies.
- Invite presenters to share information about affordable housing initiatives at bi-monthly Broward Housing Council meetings.
- Support the acquisition and rehabilitation of existing affordable housing inventory that will preserve the housing stock.
- Update local leaders on affordable housing policy issues.
- Encourage foreclosure counseling workshops by HUD certified agencies and local banks and encourage local funding of foreclosure counseling/assistance programs and homebuyer education courses.
- Highlight locally successful neighborhood improvement programs and other affordable housing projects.
- Encourage improved transportation programs that support affordable housing.

4. Advocate for Legislative Change

- Support legislation that creates and/or retains funding for affordable housing initiatives such as the State Housing Initiatives Partnership (SHIP) and prevents future sweeps from the Sadowski Housing Trust Fund.
- Advocate affordable housing programs and policies that include workforce housing.
- Support policies that assist renters and homebuyers by reducing the gap between household income and housing costs.
- Seek to leverage business community involvement in affordable housing advocacy efforts.

5. Streamline Process

- Support the Affordable Housing goals, objectives, and policies in BrowardNEXT.
- Support bonus densities and other land use policies to incentivize affordable housing construction.
- Provide planning support to the County's Affordable Housing Advisory Committee (AHAC) in identifying affordable housing incentives for the annual AHAC Report.

6. Address Homelessness

- Support the county-wide homeless services of the Broward County Continuum of Care without duplication of efforts. Support Broward County's continued



allocation of public funding towards the Broward County Affordable Housing Trust Fund.

- Encourage local institutions to adopt a coordinated discharge plan addressing individuals' needs such as housing and other services.

7. Support Countywide Financing

- Support Broward County's continued allocation of public funding towards the Broward County Affordable Housing Trust Fund.
- Work to leverage private sector investments in the Affordable Housing Trust Fund that support the production and preservation of affordable housing units.
- Encourage the County Commission to pursue multiple funding opportunities identified through the Ten-Year Affordable Housing Master Plan.



Facilitate Coordination

BHC Affordable Housing Workshop: Live Local Broward

The return to an in-person format in 2023 drew an attendance of over 120 people to the Broward Housing Council's sixth annual Affordable Housing Workshop on Wednesday, November 1, 2023, from 9 AM – 12 PM at the Anne Kolb Nature Center in Hollywood, FL. This year's workshop, Live Local Broward, was opened with remarks from Broward County Vice Mayor Nan Rich. The keynote speaker, Florida Senator Alexis Calatayud, was introduced by County Commissioner Hazelle P. Rogers, who is also a member of the Broward Housing Council (BHC).

Two groups of panelists presented as follows:

PANEL A: Live Local – Financing and Taxes

Moderator: Teneshia Taylor, Managing Partner, TAJ Realty and BHC Member

- ✚ Michele Collie, Senior Vice President, Director of Community Reinvestment, City National Bank and BHC Member
- ✚ Roderick Harvey, CPA, Managing Member, HCT Certified Public Accountants & Consultants
- ✚ Ralph Stone, Director, Broward County Housing Finance Division; Executive Director, Housing Finance Authority; and BHC Member

PANEL B: Live Local – Land Use

Moderator: Jo Sesodia, AICP, Director, Broward County Urban Planning Division

- ✚ Jordan Davis, Associate, Related Urban Development Group
- ✚ Ralph Stone, Director, Broward County Housing Finance Division; Executive Director, Housing Finance Authority; and BHC Member
- ✚ Stephanie J. Toothaker, Esq., Chair and Chief Strategist, TOOTHAKER.org

This year's workshop refreshments were generously sponsored by City National Bank.

Marcia Barry-Smith, Chair, Broward Housing Council, delivered the closing remarks.





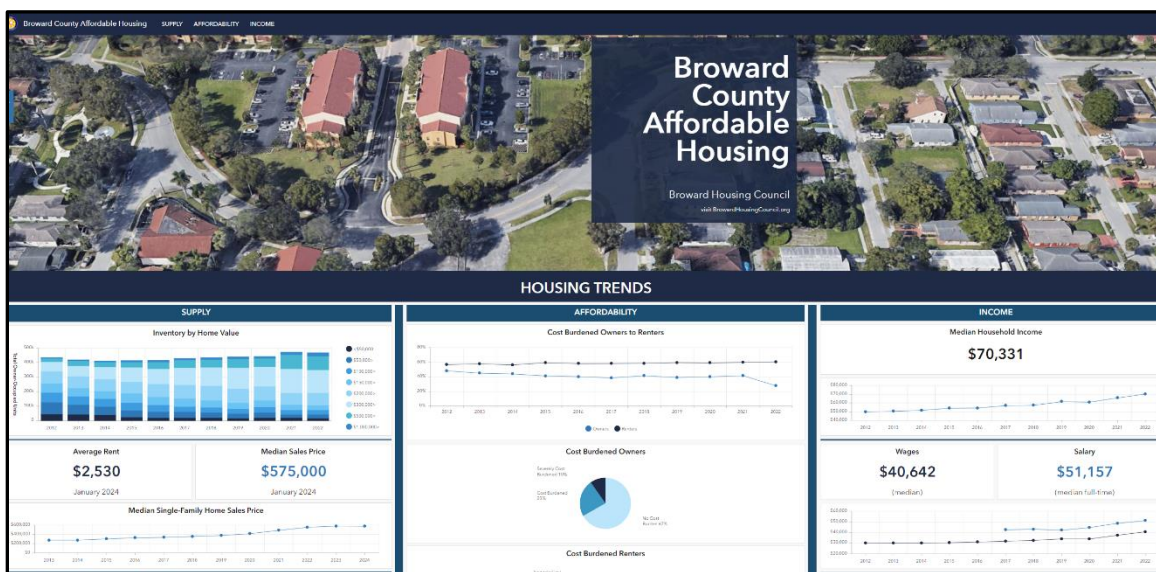


BHC Proposes Changes to County Charter

The 2023 BHC Annual Work Program included a new item to review the existing Charter of Broward County (Charter) and propose modifications to Sec. 11.06 regarding the BHC membership, residency requirements and other items as identified by the BHC. On June 29, 2023, the BHC issued a letter to the Board of County Commissioners requesting amendments to the Charter to allow the expansion of membership opportunities (see Appendix B). Many of the existing categories are outdated, resulting in long term vacancies. The requested amendment would eliminate existing membership categories and enable future BHC appointments and/or category changes to be made by ordinance of the County Commission. The BHC requested that the amendments be processed through voter referendum during the November 2024 General Election.

Affordable Housing Dashboard

The BHC's Affordable Housing Dashboard, launched in 2021, is maintained and updated by Urban Planning Division (UPD) Planning and GIS staff. It includes the most recent American Community Survey (ACS) data issued by the Census in March 2022 and information from the Broward County 2022 Affordable Housing Needs Assessment update. In 2023, updates were made to average rent and median sales prices; housing count and median gross rent; Zillow Observed Rent Index; Broward Miami Realtors Market Statistics; and the Market Sales Report issued by the Property Appraiser.



In addition, the Supply data was expanded to reflect new affordable units – built or proposed – identified through adopted Land Use Plan Amendments, news items and social media.

Affordability Program: HC-4%, Local Bonds,	Number of Units: 160	Inhabitants: Elderly, Family	Status: Active
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News and Website

In accordance with the BHC’s adopted website and social media policy, the Broward Housing Council website served as a housing policy resource and the primary access point for the Affordable Housing Dashboard. The website was frequently updated with timely news, studies, reports and other affordable housing policy information. Both the website and newsletter highlighted affordable housing legislation and programs addressing housing supply shortages and increasing rental and homeowner costs. The BHC quarterly newsletter, coordinated and distributed by Broward County Urban Planning Division staff, was e-mailed to a list of over 825 subscribers.

Annual Report

In accordance with the Broward County Charter, on June 6, 2023, the Board of County Commissioners unanimously accepted the Broward Housing Council 2022 Annual Report (ITEM #46).



Increase Affordable Housing Stock

Housing Related Policies and Incentives Updates

In 2023, the Board of County Commissioners (Board) adopted amendments to the Broward County Land Use Plan (BCLUP) related to affordable housing policies and incentives:

Revised Density Bonus Requirements

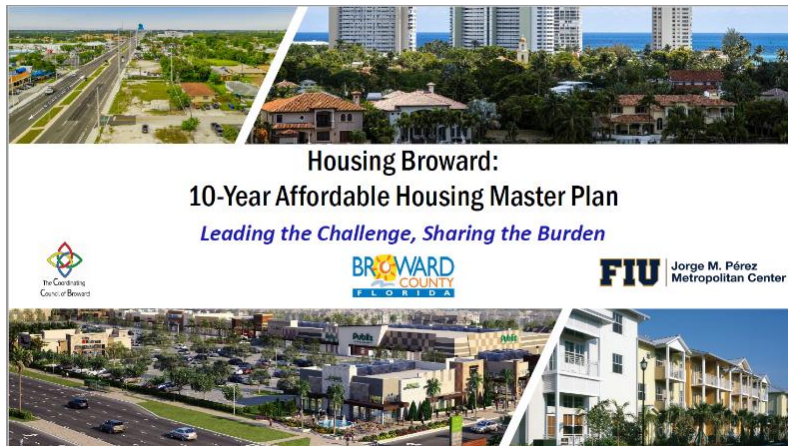
An amendment to BCLUP Policy 2.16.3 regarding density bonuses was adopted by the Board on March 14, 2023 (PCT 22-4). The Board previously amended density bonus provisions for very-low, low, and moderate affordable dwelling units to further increase the market rate bonus. PCT 22-4 included an additional requirement for the local government to hold a publicly noticed meeting to qualify for bonus density dwelling units and further clarified that Policy 2.16.3 is incentive-based and discretionary.

Affordable Housing In-Lieu Payment Option

On January 1, 2023, the County's in-lieu payment formula went into effect, in accordance with BCLUP Policy 2.16.4 regarding Residential by Right in Commerce and Activity Centers. Land Use Plan Amendment PCT 22-2 revised certain criteria of Policy 2.16.4 based on an annual review of the policy implementation. Item 6 of the amended policy states that "affordable unit" requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund equal to \$10,000 per unit for all units within the development. This amount will increase annually by 3% and payment must be made at time of building permit issuance. Half (50%) of in-lieu fees may be paid into a municipal Affordable Housing Trust Fund or housing authority for the construction of new affordable units or home repair.



Ten-Year Affordable Housing Master Plan Workshop



In December 2023, the Board held a workshop to review and discuss the proposed Housing Broward: 10-Year Affordable Housing Master Plan. The report, prepared by the M. Perez Metropolitan Center at FIU, included findings and recommendations resulting from over 60 stakeholder meetings across Broward County. The proposed plan included recommendations related to strategies for: 1) Increased Density; 2) Funding Alternatives; and 3) Legislation/Program Alternatives. The Broward Housing Council provided input regarding the proposed Master Plan during its regular meeting in December 2022. The final version of the Master Plan will be provided to the Board for its acceptance in Spring 2024.



United Way of Broward Creating New Affordable Units

Housing United, a funding initiative of the United Way of Broward County, was launched in 2022 to help finance affordable housing projects throughout Broward County. The program's goal is to bring 2,500 affordable units to the county over the next five years by teaming with various local organizations and banks and leveraging federal funds to help finance these affordable units. The program was initially funded with a \$10M donation from MacKenzie Scott.

By the end of 2023, a total of \$5M was committed to creating 366 new affordable housing units: 78 for homeownership and 288 multifamily rentals. The projects include:

- Habitat for Humanity of Broward, Inc. – 12 single family units (homeownership) in Pompano Beach



- Miramar Parc View [Florida Community Development Corp.] – 66 townhomes (homeownership) in Miramar
- South Florida Community Land Trust – 7 multifamily rental units in Hollywood
- City Place [Landmark Companies] – 99 multifamily rental units in Dania Beach
- Sistrunk Apartments [Magellan Housing] – 72 multifamily rental units in Fort Lauderdale
- La Cabana [Pinnacle Housing] – 110 multifamily rental units for seniors in Miramar

Policies in Progress

The following images show some of the affordable housing projects in Broward County which were planned, under construction or completed in 2023.



Figure 1: Pinnacle 441 Phase 1 & 2

Pinnacle 441 Phase I & 2 (Hollywood) Phase I was completed in 2023 and offers 113 affordable units (no age restriction). An additional 100 affordable units will be available when Phase 2 is completed in early 2025. The County awarded about \$12M in gap financing for the project.





Figure 2: Douglas Gardens Phase IV & VI

Douglas Gardens Phase IV & VI (Pembroke Pines) adds 410 low income affordable units – restricted to seniors aged 62 plus – to an existing 332 unit affordable multifamily development. The project utilized the County’s density bonus incentive for additional units and received \$14M in gap financing from Broward County.



Figure 3: The Aldridge





Figure 4: The Laramore

The Aldridge and The Laramore (Fort Lauderdale) is a proposed project with two mix-used affordable housing developments. Each building will consist of 36 affordable housing units restricted to tenants making at or below 60% AMI. The project received \$4M in gap financing from Broward County.



Figure 5: The Gallery at Flagler Village

The Gallery at Flagler Village (Fort Lauderdale) is a 16-story mixed use development with a total of 263 dwelling units of which 150 are affordable units. Expected completion date is late 2024.





Figure 6: Pinnacle at La Cabana

Pinnacle at La Cabana (Miramar) will be a five-story, 110-unit affordable housing development for seniors aged 62 or older. Eleven units will be reserved for seniors at the lowest income level, with most apartments set aside for renters earning 60% of the AMI. Construction should be completed in mid-2025.



Figure 7: Horizon of Oakland Park (HOOP)

Horizon of Oakland Park (HOOP) (Oakland Park) proposes a total of 310 multifamily units with 10% of the units set aside as affordable housing. The development is planned with a potential train stop.





Figure 8: The Austin

The Austin (Fort Lauderdale) proposes 81 multifamily units, with a commitment that 10% will be designated as affordable housing units. Construction should begin in mid- to late 2024.



Figure 9: Pompano Citi Centre Residential Site Plan

Pompano Citi Centre Residential (Pompano Beach) will construct a total of 356 multifamily dwelling units on a former Macy's site. At least 15% percent of the units are set aside as moderate income affordable housing units.





Figure 10: Mount Hermon Apartments

Mount Hermon Apartments (Fort Lauderdale) a seven-story development with 104 affordable units for seniors aged 62 or older with incomes at or below 25% and 60% AMI. Expected completion date is late 2024.



Figure 11: The Villages at Oakland Park

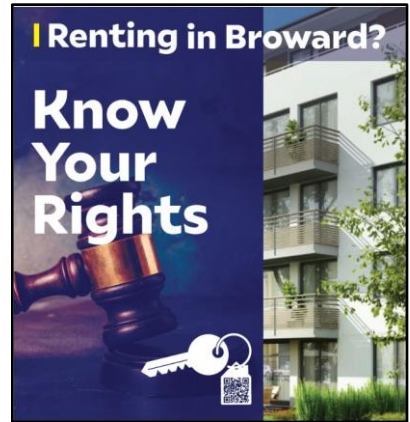
Villages at Oakland Park (Oakland Park) is an affordable housing project of the Urban League of Broward County. The mix of 469 townhouse and apartments units will be reserved for those making 30%-120% AMI.



Enhance Housing Stability

Changes in State Law Impact Renters and Landlords

With the passage of HB 1417, effective July 1, 2023, Broward County and other local governments are preempted from regulating residential tenancies and landlord-tenant relationships. This means that the Chapter 20 Article IV “Landlord-Tenant Relations” of the County Code of Ordinances is no longer in effect. The legislation further prohibits local government from imposing rent limits on landlords. The County’s Renter website remains a viable source of information for both tenants and landlords: broward.org/planning/renters.



Guest Speakers

All BHC regular meetings in 2023 included guest speakers presenting items of interest to the BHC membership.

February 23: Reverse Mortgages – Presented by Gino Moro, Broward Housing Council Member, Florida Association of Mortgage Brokers Category



Mr. Nazbi Chowdhury, Director, Public Policy and Strategic Initiatives, United Way of Broward, presented the results of the 2023 ALICE (Asset Limited, Income Constrained, Employed) Report.



April 28: SB 102/Live Local Act – Presented by Kody Glazer, Legal and Policy Director, Florida Housing Coalition

June 23: New Condo Safety Legislation (SB 154) – Presented by Ms. Donna DiMaggio Berger, Esq., Becker Lawyers

August 25: 2023 ALICE (Asset Limited, Income Constrained, Employed) Report – Presented by Mr. Nazbi Chowdhury, Director, Public Policy and Strategic Initiatives, United Way of Broward

October 6: What's New at Broward Housing Solutions – Presented by Lisa Vecchi, President/CEO, Broward Housing Solutions; and BHC member

December 8: Broward Partnership – Presented by Frances Esposito, CEO, Broward Partnership; and Broward Housing Council Member



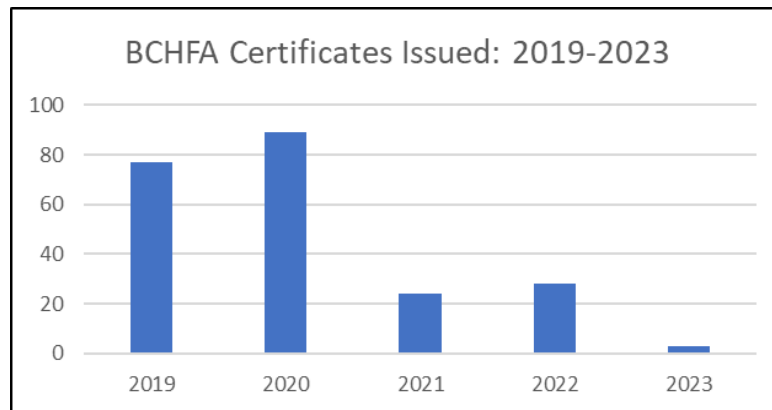
Ms. Donna DiMaggio Berger, Esq., Becker Lawyers, addressed the BHC regarding new condo safety legislation (SB 154) and potential impacts on condo owner assessments.



Mortgage Credit Certificate Program



The Broward County Housing Finance Authority (BCHFA) administers the Mortgage Credit Certificate Program, which reduces home loan financing costs for qualified homeowners. Qualified owners or buyers owing federal income taxes are entitled to a dollar-for-dollar reduction of their tax bills, up to \$2,000 annually. The homeowner is eligible for the tax credit each year they continue residency in the home financed under the program. A total of three (3) mortgage credit certificates totaling were issued by the BCHFA in 2023. The chart below shows mortgage credit certificate issued by the BCHFA since 2019.



Source: Broward County Housing Finance Division/HFA

The decline in activity shown in 2023 is attributed to the highest mortgage interest rates in the past few years coupled with appreciation of housing sale prices. However, rental projects funded with Tax Exempt Multifamily Bond have increased. In 2023, the HFA closed seven (7) deals with \$278M in bonds representing 1,439 new affordable units.

Agencies Offer HUD Certified Counseling: Sustainable Home Ownership



Broward County Housing Authority (BCHA) served over 6,000 Broward County families with housing assistance through properties owned and managed by the agency and through rental subsidies paid on behalf of families renting in the private market.

The BCHA Housing Counseling Program offers:

- Pre-Purchase and First Time Homebuyer



- Post Purchase
- Mortgage Delinquency
- Foreclosure Prevention and Intervention
- Credit Budgeting and Financing Literacy



Urban League of
Broward County

Urban League of Broward County housing programs offer families long-term, sustainable solutions that focus on building assets through savings and homeownership.

Its services include financial literacy education, budgeting, credit counseling, homeownership, foreclosure prevention, and loan modification:

- First Time Homebuyer Workshop (FTHW) is an 8 hour course held providing information on the steps to homeownership including budgeting & credit, lending process and maintaining the home.
- Foreclosure Prevention and Loan Modification works with the Freddie Mac Help Center to help homeowners facing mortgage foreclosure. To date, the program has prevented about 267 foreclosures.

My Safe Florida Home Program Focuses on Home Resiliency

The My Safe Florida Home Program was re-enacted by the Florida legislature in 2022 to financially assist residents in “getting readier” for hurricane season. The program provides funding through two primary components: Wind Mitigation Home Inspections and Wind Mitigation Grant.



During its 2023 session, the Florida Legislature passed SB 7028 which allocated \$200M to the Program and prioritized new applications for residents aged 60 and older and residents qualifying as low or moderate income, as well as applications for seniors on the waiting list. Another piece of legislation – HB 1029 – created a similar pilot program for condo associations to apply for mitigation grants called the “My Safe Florida Condominium Pilot Program.” Since inception, the Mitigation Grant has approved over 38,000 retrofitting grants, enabled 100,000 wind mitigation inspections, and saved homeowners about \$1,000/year in insurance premiums.



Advocate for Legislative Change

Live Local Act/SB 102

On March 29, 2023, Florida Governor DeSantis signed into law SB 102 – Live



Local Act – representing the largest investment (\$811M) in housing efforts in state history. The legislation was filed by Senator Alexis Calatayud as a comprehensive, statewide workforce housing strategy to increase the availability of attainable housing options for members of Florida’s workforce.

The Live Local Act contains a variety of affordable housing policies related to land use, funding, and tax incentives.

- **Funding and tax credits.** Up to \$811 million for affordable housing programs including up to \$100M in a new tax credit program.
- **Tax incentives.** Three new property tax incentives and sales tax exemption for specified affordable housing developments.
- **Land use tools and role of local government.** Facilitating affordable housing in commercial, industrial, and mixed-use areas.
- **Publicly-owned land.** Encouraging local governments to adopt best practices.
- **State housing strategy.** State guidance on affordable housing policy.
- **Technical assistance.** The Live Local Act also fully funded the State’s affordable housing trust funds.



FY 23-24 State Appropriation of Housing Trust Fund Monies

Live Local Act	\$100M non-recurring General Revenue for SAIL deals in pipeline, reverting to SAIL if not used for pipeline
	\$100M non-recurring General Revenue for Hometown Heroes Program
	10-year redirection of Doc Stamps from General Revenue to SAIL, \$150M/year
	10-year Tax Donation Program of \$100M max per year for SAIL
Appropriations Act	\$77M General Revenue to Local Government Housing Trust Fund to cover Doc Stamp collection shortfalls
	\$33 million of General Revenue to State Housing Trust Fund to cover Doc Stamp collection shortfalls

Source: Florida Housing Coalition, 2023



Sadowski Housing Trust Funds

The BHC’s annual work program supports legislation that creates and/or retains funding for affordable housing initiatives such as the State Housing Initiatives Partnership (SHIP) and prevents future sweeps from the Sadowski Housing Trust Funds. The State of Florida’s total affordable housing allocation for FY23-24 was \$921M representing a 44% increase over FY22-23.



The State of Florida established the Hometown Heroes Program during its 2022 legislative session, providing \$100M in down-payment and closing cost assistance to eligible first-time homebuyers. In July 2023, the Hometown Heroes program received another \$100M from the Florida legislature to help Florida families purchase their first home in the community where they work. Those funds were fully committed within two months, receiving \$20M in applications within the first week of launching the program’s



second year of funding (\$11M in applications submitted on the first day alone).

Since June 2022, the program has helped 6,753 veterans, active-duty military members, nurses, teachers, and law enforcement officers purchase homes for their families.

County Commission Adopted Legislative Priorities for 2023

The Broward County 2023 State Legislative and Executive Program (Program), adopted by the Board of County Commissioners on December 6, 2022, served as the Board's guiding policy platform during the 2023 state legislative session, which convened in Tallahassee on March 7, 2023. Affordable Housing was again identified as the Program's top priority and includes the following related policy and appropriations items:

- SUPPORT legislation that authorizes Broward County to levy a discretionary surtax on documents pursuant to s. 201.031, F.S., to create and finance affordable housing throughout the County.
- SUPPORT funding for all housing projects dedicated to serving income eligible seniors with more and more seniors "aging-in-place" or relocating to South Florida.
- SUPPORT full use of the dedicated revenues provided by the Sadowski Affordable Housing Act for Florida's housing programs and projects. Specifically, full funding for the State Housing Initiative Partnership (SHIP) and State Apartment Incentive Loan (SAIL) Programs. OPPOSE any diversion of housing trust fund monies for purposes unrelated to the affordable housing needs of Floridians.
- SUPPORT modifying the current requirements of SHIP funding distribution from 65% of funding for home ownership and up to 25% used for rental housing to a 50%-50% split.
- SUPPORT \$3M for local coalition funding for Florida's coordinating agency for the 28 local homeless coalitions, which includes Broward County, that draw down more than \$80 million in federal funds targeted to housing and supportive services for homeless individuals and families.
- SUPPORT the full funding of the Challenge Grant Program at \$5M to assist the local homeless Continuum of Care (CoC) in meeting the needs of individuals and families experiencing homelessness as identified in the CoC Plan and with an annual award of up to \$750,000, annually.



- SUPPORT \$560,406 allocation for the State of Florida Office on Homelessness.
- DEPARTMENT POLICY PROPOSAL to amend Sec. 163.3180, F.S. – Concurrency – to define “affordable housing unit construction” as a “capital facility” providing stronger authority for the County to apply impact fees for affordable housing to commercial development.
- UPDATE: Increase of median single-family home sales price from \$464,000 to \$600,000 in Broward County using new FIU Study data.

Broward Days 2023

During March 21-22, 2023, the Broward Delegation returned to Tallahassee for Broward Days, an annual consortium of State and local elected officials, business and community leaders and not-for-profit organizations advocating for the needs and concerns of Broward County.

BROWARD DAYS IN TALLAHASSEE – 2023
Schedule-At-A-Glance

***UPDATED**

Tuesday, March 21 | DoubleTree Hotel | 101 S. Adams Street

- 4:00 – 6:30PM REGISTRATION OPENS
- 6:00 - 8:00 PM WELCOME RECEPTION (Dinner will be served)

Wednesday, March 22

- 8:00 AM - 9:30 AM Breakfast | **DoubleTree Hotel | 101 S. Adams Street**
Behavioral Health Panel Discussion
- 10:00 AM - 3:30 PM Deep Dive into Session w/Legislators, Cabinet Members, & Agency Leaders | **Senate Office Building Room-301** (Lunch at 11:30 – Senate Portico)
- 5:00 PM - 7:00 PM Closing Reception | **Township | 619 S. Woodward Ave**

**BROWARD
DAYS**

2023

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***Schedules subject to change**



Streamline Process

Affordable Housing Incentives Presented in Annual Report

The Broward County Affordable Housing Advisory Committee (AHAC), in accordance with Florida HB 1337 (2007), was established by Ordinance No. 2008-23 on June 10, 2008 (Item No. 9). The AHAC is responsible for preparation of an annual report that evaluates affordable housing incentive strategies implemented by the County.

A Public Hearing was held on December 12, 2023, prior to the County Commission’s adoption of the 2023 AHAC Report (Agenda Item No. 51). New incentive strategies in the 2023 AHAC Report include the revised density bonus provisions for very-low, low, and moderate affordable dwelling units to further increase the market rate bonus. This strategy (LUPA PCT 22-4) was adopted by the County Commission on March 14, 2023 (Agenda Item No. 51).

Other additional incentives included:

- Support of Broward County Affordable Housing Trust Fund funding of Multifamily Rental New Construction programs to ensure units are set aside for households with disabled persons.
- Advocating to change the condominium associations reserve fund policy to provide financial assistance to older associations that need to conduct comprehensive structural inspections by law.
- Advocating to change land use components of SB 102 (Live Local Act) to ensure proposals/plans for development of areas identified as an area at risk due to sea level rise are reviewed by the city and or County prior to approval.
- Support changing Florida law to allow local governments to use portions of Tourist Development Tax funding for affordable housing.

Live Local Act (SB 102): Zoning, Land Use and Local Government Component

The Live Local Act contained standards on zoning, density, and height for certain multifamily affordable housing developments in commercial, industrial, or mixed-use



areas. For height, a development would be allowed the highest height currently allowed within 1 mile of the proposed development or 3 stories, whichever is higher. To expedite affordable housing development, the County must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40% of the residential units in a proposed multifamily rental development are affordable for at least 30 years.

This means the County may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities. For mixed-use residential projects, at least 65% percent of the total square footage must be used for residential purposes.

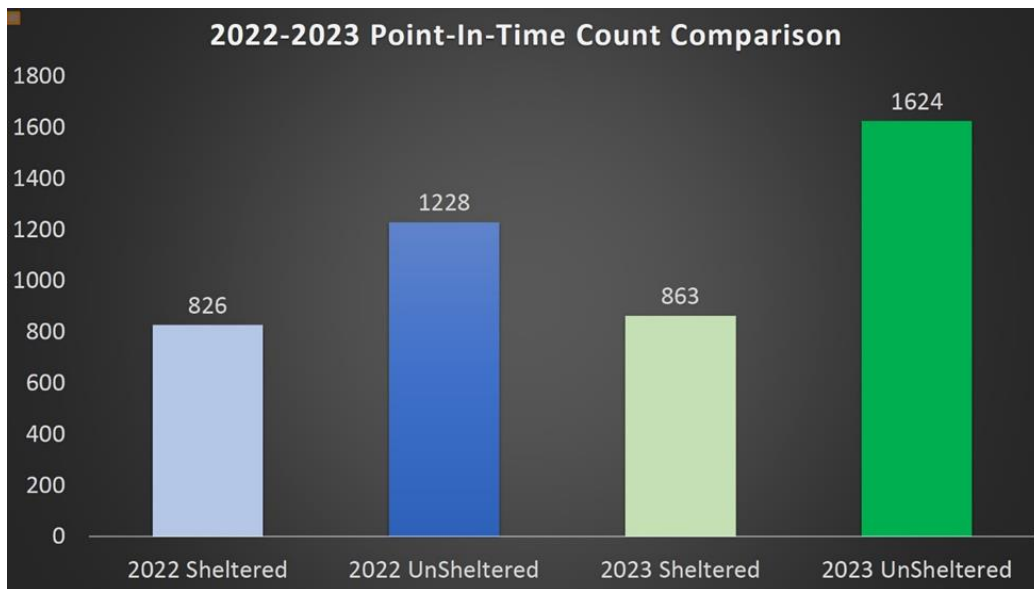


Address Homelessness

Point-in-Time (PIT) Count 2023

The Point-In-Time Homeless Count (PIT Count) is an annual census – typically conducted in January – of all sheltered and unsheltered homeless individuals in Broward County. The PIT Count is required by the Department of Housing and Urban Development (HUD) and determines federal funding for homeless services and programs. It also gathers critical data that help identify the needs of the homeless community and devise targeted strategies for combating homelessness.

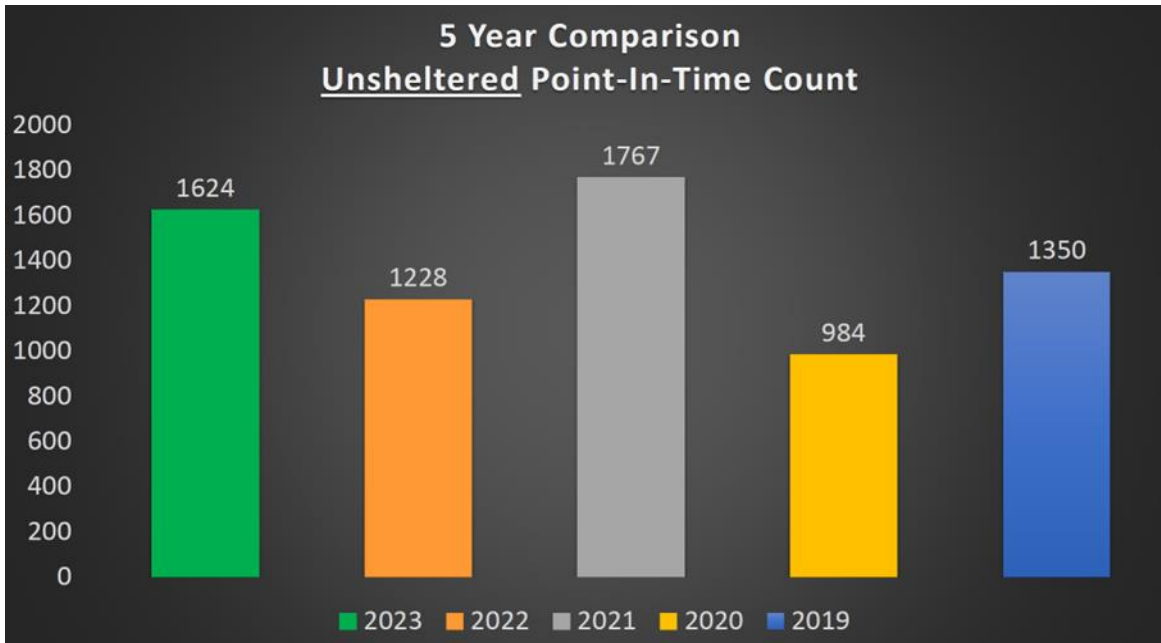
The results of the January 23, 2023, PIT count revealed that there were 2,487 persons experiencing homelessness – sheltered and unsheltered – in Broward County. This represents a 17% increase in the number of homeless since the 2022 PIT.



Source: Broward County Continuum of Care

About 65% of total persons counted were experiencing unsheltered homelessness. Although the number of sheltered persons increased slightly between 2022-2023 (826 to 863), the number of unsheltered homeless persons increased by about 24% during this same time. Between 2019-2023, Broward County experienced a 17% increase in unsheltered homeless persons, hitting its highest peak in 2021.





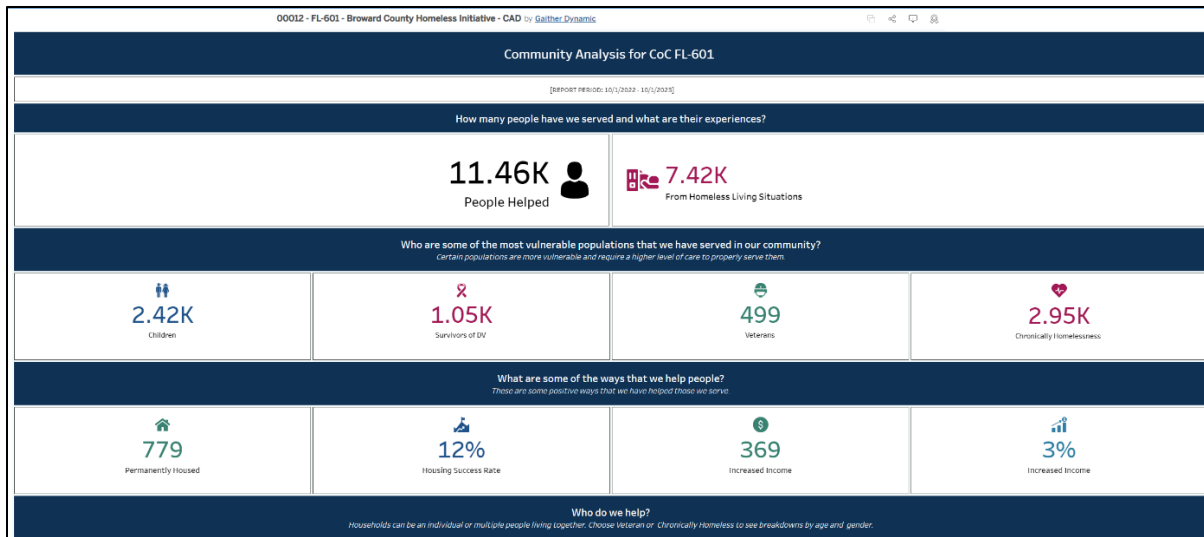
Source: Broward County Continuum of Care

Homeless Continuum of Care (HCoC) Provides Homelessness Data

The Homeless Management Information System (HMIS) is a web-based software application used to collect demographic information and service outcome information on people experiencing homelessness served in Broward County's Homeless Continuum of Care (HCoC). HMIS enables homeless service providers to collect uniform client information over time. This system is part of an essential effort to streamline client services, inform public policy decisionmakers, improve coordination of services among providers of housing and services to homeless clients, inform advocacy efforts, and assist the HCoC in establishing policies that result in targeted and streamlined services. Analysis of information gathered through HMIS is used to calculate the size, characteristics, and needs of homeless populations. The data collected is necessary to service and systems planning, and advocacy.

The HCoC also maintains the Community Analysis and Community Snapshot Dashboards which provide real-time data about the state of homelessness in Broward County. The interactive dashboards utilize HMIS data points to show total number of clients served in a given time period, client demographic information, and data quality indicators.





Source: Broward County HIP/CofC, FY 22-23

Project Home Again

In September 2022, Broward County unveiled Project HomeAgain, a Landlord Recruitment Initiative with Starmark whose goal is to



reduce homelessness. Landlords with vacant units are encouraged to lease to veterans, families and others in need while guaranteeing landlords timely rent payments plus security. Landlords may list available vacant units at no cost on the RentalNet MLS. Since its inception, the project has experienced a success rate of 25% by assisting 8,000 people or 6,630 households in locating affordable housing.

Broward County Housing Authority



The Broward County Housing Authority (BCHA) addresses Countywide homelessness utilizing funds made available through the Department of Housing and Urban Development (HUD) and collaboration with the Broward

County Homeless Continuum of Care (CofC). Programs include:

- Shelter Plus Care Permanent Supportive Housing.
- Veterans Affairs Supportive Housing (VASH), assistance for a maximum of 317 homeless veterans and their families. It combines Housing Choice Voucher (HCV) assistance with services through the Miami Veteran's Affairs Medical Center (VAMC).
- Foster Youth to Independence Initiative (FYI) provides HCV assistance to youth ages 18-24 who have left or will be leaving foster care within 90 days and are homeless or at risk of becoming homeless at age 16 or older.



- Emergency Housing Vouchers (EHVs).

BCHA also provides permanent supportive housing to disabled families experiencing homelessness with a major focus on chronic homelessness.

Broward Partnership



Broward Partnership (Partnership) is the largest comprehensive homeless services provider in Broward County and focuses on rapidly

transitioning clients to stable housing situations through emergency sheltering, rapid re-housing, and permanent supportive housing. It operates the Central Homeless Assistance Center (CHAC) in Fort Lauderdale and the North Homeless Assistance Center (NHAC) in Pompano Beach providing outreach, 500 beds of emergency shelter, and over 133 units of scattered site permanent housing countywide. In 2023 it opened Seven on Seventh, a 72-unit affordable rental housing/mixed use development located adjacent to the existing CHAC. Broward Partnership has assisted 34,000 homeless individuals in Broward County. According to its website, a total of 5,435 homeless children attend Broward schools.



Figure 12: Seven on Seventh



Broward Housing Solutions

Broward Housing Solutions (BHS) is a 501(c)3 tax exempt, nonprofit affordable housing developer and provider. It offers permanent, supportive, and affordable housing to meet the needs of lower income or homeless people with mental illness. BHS houses 414 residents within its affordable rental units and via 82 third-party landlords. A total of 21 owned and operated properties with 108 dwelling units are available using the scattered-site model. An additional 98 residents are housed within 110 third party rental units. Funding received from The Jim Moran Foundation (TJMF) assisted the BHS in opening Senior Solutions 1 and 2 (pictured below), two dedicated housing complexes serving homeless and/or very low-income adults age 55+ with mental illness and other disabling conditions.



Support Countywide Financing

Affordable Housing Trust Fund Provides Gap Financing

The Broward County Affordable Housing Trust Fund (AHTF) is administered by Broward County’s Housing Finance Division and provides funding as an incentive to create partnerships that produce and/or preserve affordable multifamily rental units. The AHTF was established September 26, 2017, and provides a continuing, non-lapsing funding mechanism for the Broward County Commission in addressing affordable housing countywide.

Between 2018-2024, the County awarded approximately \$131.4M in gap financing for 36 affordable multifamily housing projects. As shown on the table below, the County’s gap financing, combined with other funding sources, represents a total of approximately \$951.2M in affordable housing financing. This is expected to generate a total of 5,963 affordable multifamily units.

Units	County Gap Financing	Housing Finance Authority	SAIL	9% tax credits
5,693	\$131.4M	\$693.8M	\$73.2M	\$47.9M*
68 Total Projects	36 Projects**	28 Projects	14 Projects	18 Projects

*9% Annual Tax Credits for ten years

Source: Broward County Housing Finance Division

Community Redevelopment Agencies (CRAs)

Broward County currently has 15 CRAs and makes tax increment financing (TIF) payments to 12 CRAs within 10 municipalities as shown on the table below. The remaining four are non-TIF CRAs. TIF-eligible projects are those resulting in redevelopment of designated areas exhibiting blighted conditions, high unemployment, and declining property values.

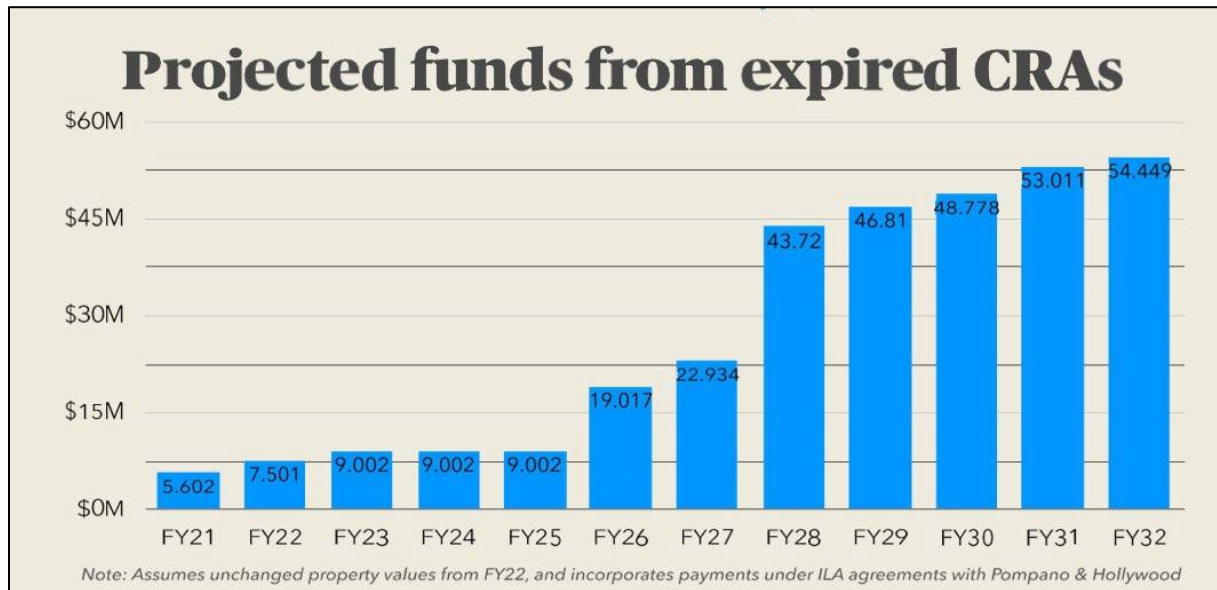


Broward County CRAs

TIF CRAs	Non-TIF CRAs
Coral Springs	Coconut Creek
Davie	Dania Beach
Deerfield Beach	Fort Lauderdale
Fort Lauderdale NW Progresso / Flagler Heights Area	Lauderhill
Hallandale Beach	Lauderhill
Hollywood – Beach District	Lauderhill
Hollywood Downtown District	Lauderhill
Lauderdale Lakes	Lauderhill
Margate	Lauderhill
Plantation	Lauderhill
East Pompano Beach	Lauderhill

Source: Broward County Housing Finance Division

Since 2019, the annual allocation of Broward County’s share of all expiring TIF funds has been equally shared between affordable housing and economic development projects and programs. The graphic below shows the project funds from expired CRAs through FY 32.



Source: Broward County Housing Finance Division



Contact Us



Broward Housing Council

1 North University Drive, Box 102

Plantation, FL 33324

954.357.6737

HousingCouncil@broward.org



Appendix A

Definitions: Affordable Housing and Income Categories

AFFORDABLE HOUSING - means housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very-low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.

EXTREMELY LOW-INCOME PERSON - means one or more natural persons or a family, that has a total annual household income that does not exceed 30 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

LOW-INCOME PERSON - means one or more natural persons or a family, that has a total annual household income that does not exceed 80 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

MODERATE-INCOME PERSON - means one or more natural persons or a family, that has a total annual household income that does not exceed 120 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

VERY-LOW INCOME PERSON - means one or more natural persons or a family, that has a total annual household income that does not exceed 50 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

WORKFORCE-INCOME PERSON - means one or more natural persons or a family, that has a total annual household income that does not exceed 140 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

Source: BrowardNEXT Land Use Plan - Section 2: Definitions [adopted by the Board of County Commissioners on April 25, 2017]



Appendix B



BROWARD HOUSING COUNCIL

1 North University Drive, Box 102 Plantation, FL 33324 • 954.357.6737 • BrowardHousingCouncil.org

June 29, 2023

Honorable Mayor and Members
Broward County Board of County Commissioners
115 S. Andrews Avenue, Room 409
Fort Lauderdale, FL 33301

RE: Proposed Amendments to Sec. 11.06 of the Broward County Charter

Dear Commissioners:

The Broward Housing Council's 2023 Work Program includes reviewing the Broward County Charter and proposing modifications regarding BHC membership, residency requirements, and other items as identified by the BHC. At its meeting on April 28, 2023, the BHC discussed revisions to Sec. 11.06 of the Charter regarding the BHC membership composition. It was determined that the existing language creates barriers to filling certain board vacancies and the members voted to move forward with the proposed amendments.

Section 11.06 establishes the BHC and provides for a maximum of 19 members, each representing a specific category with a designated organization responsible for their appointment. Membership categories were established in 2008 and several are outdated, referring to organization names that no longer exist. Additionally, the specificity of some membership categories has made them difficult to fill, resulting in extended vacancies on the BHC.

To make any change to the membership categories would require amending the Charter. For discussion purposes, the proposed Charter language is attached. It is our desire to process the amendments through voter referendum during the November 2024 General Election. **Therefore, please accept our request to direct County staff to prepare an Ordinance amending Article XI, Section 11.06 of the Charter of Broward County regarding the membership composition of the BHC.**

If there are any questions regarding the proposed Charter amendments, please contact the Housing Council's coordinator, Jo Sesodia, AICP, Director, Urban Planning Division at 954-357-6602 or jsesodia@broward.org.

Thank you for your consideration and support.

Respectfully,

Marcia Barry-Smith, Chair

Attachment: Proposed Charter Amendment

Cc: Broward Housing Council
Josie P. Sesodia, AICP, Director, Urban Planning Division

Chair, Marcia Barry-Smith • Vice Chair, Caryl Hattan

Ajbola Balogun • Michele Collie • Beth Daly • Frances Esposito • Parnell Joyce • Christopher Krzemien • Sarah Leonardi
Gino Moro • Nathan Perlmutter • Commissioner Hazelle P. Rogers • Ralph Stone • Teneshia Taylor • Lisa Vecchi



- A. There shall be a Broward County Housing Council that shall serve in an advisory capacity to the County Commission and facilitate coordination between the County, Municipalities, the business community and not-for-profit groups to address housing issues including, but not limited to, affordable housing, workforce housing and homelessness.
- B. Membership. The Broward County Housing Council shall be comprised of at least seventeen (17) members. ~~at least no more than seventeen (17) nineteen (19) members. Sixteen (16) Seventeen (17) members shall be voting members. The membership of the Broward County Housing Council shall be appointed as follows: established by Ordinance of the Board of County Commissioners.~~
- ~~(1) One (1) member shall be the owner of a business that employs at least fifty (50) employees. This member shall be appointed by the Broward County Commission;~~
- ~~(2) One (1) member shall be the owner of a business that employs fewer than fifty (50) employees. This member shall be appointed by the Broward County Commission;~~
- ~~(3) One (1) member shall be a recipient of Section 8 housing assistance or another housing assistance program. This member shall be appointed by the Broward County Commission;~~
- ~~(4) One (1) Broward County Commissioner. This member shall be appointed by the Broward County Commission;~~
- ~~(5) One (1) member shall be the Chief Executive of a recognized, not for profit homeless organization. This member shall be appointed by the Broward County Commission;~~
- ~~(6) One (1) member shall be the Chief Executive of a not for profit housing organization. This member shall be appointed by the Broward County Commission;~~
- ~~(7) One (1) member shall be a licensed real estate professional appointed by the Florida Association of Realtors;~~
- ~~(8) One (1) member shall be a banker appointed by the Broward County Commission;~~
- ~~(9) One (1) member shall be appointed from the Broward County League of Cities, which member shall be an officer of the organization;~~
- ~~(10) One (1) member shall be the City Manager of a city in Broward County with more than 50,000 residents. This member shall be appointed by the Broward County League of Cities;~~
- ~~(11) One (1) member shall be the City Manager of a city in Broward County with less than 50,000 residents. This member shall be appointed by the Broward County League of Cities;~~
- ~~(12) One (1) member shall be appointed by the Builders Association of South Florida;~~
- ~~(13) One (1) member shall be the Director or designee from the Florida Atlantic University Center for Urban Redevelopment and Education;~~
- ~~(14) One (1) member shall be a member of the Broward County School Board chosen by a majority vote of the School Board;~~
- ~~(15) One (1) member shall be appointed by the Broward County Housing Authority;~~
- ~~(16) One (1) member shall be a mortgage broker appointed by the Florida Association of Mortgage Brokers;~~
- ~~(17) The County Administrator, or his or her designee, shall serve as a permanent, nonvoting member of the Council.~~
- ~~C. The Broward County Commission, at its discretion, may appoint additional members to the Broward County Housing Council, provided that the Council shall be comprised of no more than nineteen (19) members with an odd number of voting members.~~
- D. The duties and responsibilities of the Broward County Housing Council shall include, but not be limited to the following:
- (1) Exploring housing models elsewhere in the country;
 - (2) Educating and advising about alternative housing programs;
 - (3) Sharing and exploring funding strategies;
 - (4) Coordinating and collaborating with housing agencies to maximize countywide funding opportunities;
 - (5) Preventing and minimizing a duplication of services; and
 - (6) Educating the public and engaging interested parties to ensure the maximum countywide involvement of all stakeholders.



- E. Quorum. A quorum, necessary to conduct Broward County Housing Council business, shall consist of a majority of the Broward County Housing Council members.
- F. Term. The term for each member shall be two (2) years from the date of appointment.
- G. Meetings. The Broward County Housing Council shall hold its first meeting as soon as practicable after the appointment of its inaugural Board but no later than March 1, 2009. The Council shall hold no less than six (6) meetings per year.
- H. Chair and Vice-Chair. At the first meeting of the Broward County Housing Council, and at each March or April meeting thereafter, the members shall appoint a Chair and Vice-Chair. The Chair and Vice-Chair shall serve for a one-year term.
- I. Vacancies. If a member of the Broward County Housing Council is an elected official and ceases to be an elected official, the individual's membership on the Council shall terminate, and the position shall be declared vacant. Members of the Council who no longer satisfy the residency or employment/membership requirements of their position shall cease to be members of the Council, and their positions shall be declared vacant. Other circumstances creating a vacancy may be defined by ordinance, and those vacancies shall be filed pursuant to Subsection (B) of this section.
- J. Recommendations.
The Broward County Housing Council shall make regular recommendations to the County Commission and all organizations represented by the Council on issues including streamlining housing-related governmental regulations and enhancing housing stability. The Council shall submit an annual report to the County Commission and other organizations represented by the Council.

