

EXHIBIT 2

SECTION I AMENDMENT REPORT BROWARD COUNTY LAND USE PLAN TEXT PROPOSED AMENDMENT PCT 09-2

“Ancillary Workforce Housing In Areas Designated ‘Community Facilities’”

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation February 17, 2009

It is recommended that the proposed text amendment be approved. Further, Planning Council staff supports additional revisions which would:

1. Reduce maximum permitted density to twenty-five (25) dwelling units per gross acre;
2. Specifically restrict ancillary workforce housing only to employees (including household members) of the respective community facility use;
3. Include for clarification a definition of “ancillary” as “subordinate; subsidiary; of secondary importance; furnishing added support; serving as a supplement or addition; directly related; relating to or being auxiliary or secondary.”

II. Land Use/Trafficways Committee Recommendation February 26, 2009

Approval per staff recommendation, with modifications as requested by School Board staff (see Attachment 14), and including a 15% limit on the number of units which may be used as workforce housing for essential services personnel other than employees of the primary qualified sponsoring organization. See Attachment 1. Vote was 4 to 2.

III. Planning Council Transmittal Recommendation February 26, 2009

Approval per Planning Council Land Use/Trafficways Committee recommendation. See Attachment 1.

(Vote of the board; 9-3; Yes: Bigio, Bruck, Castillo, Castro, Fisher, Julian, Mallozzi, Outler, and Williams; No: Case, S. Cooper, Willett)

SECTION II
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN TEXT
PROPOSED AMENDMENT PCT 09-2

BACKGROUND

The concept behind the proposed text amendment was raised during the Planning Council's recent comprehensive review of the Broward County Land Use Plan (BCLUP). As approved by the Council as part of a follow-up work plan, one item included was to investigate allowing "workforce housing" for essential services personnel in areas designated "Community Facilities." Currently, the Broward County Land Use Plan does not permit dwelling units, other than "special residential facilities" such as group homes and foster care facilities, within areas designated "Community Facilities."

The item was originally suggested by the staff of the Broward County School Board, as it was reported that the School Board was interested in the permitting ancillary workforce housing for School Board employees on School Board controlled property.

In follow-up to the Planning Council's work plan directive, Planning Council staff drafted potential revisions to the permitted uses of the "Community Facilities" category and conducted two staff-level workshops for discussion. Based on discussion at the two staff-level workshops, an updated potential text revision was prepared and was presented to the Council's Land Use/Trafficways Committee on November 20, 2008.

On November 20, 2008, the Planning Council's Land Use/Trafficways Committee discussed the potential draft text amendment to the Broward County Land Use Plan which would permit, on lands designated "Community Facilities," workforce residential units which are ancillary to and owned/leased by an on-site or off-site related community facilities use. After discussion of the draft text amendment, the Committee directed Council staff to refine the draft proposal to exclude park acreage from conversion to housing and also requested that the refined draft be sent to municipalities in time for comments to be submitted to the Committee in time for its January 22, 2009, meeting.

On January 22, 2009, the Planning Council Land Use/Trafficways Committee discussed the item again and recommended that the full Council initiate the item for a February 26, 2009, public hearing. The Planning Council initiated the proposed text amendment (subsequently assigned referenced number PCT 09-2) as per the Land Use/Trafficways Committee recommendation, with the directive to include additional information from the School Board staff and Broward County's recently released affordable housing plan. Planning Council staff also noted that municipalities would again be solicited for comment in time for consideration at the Council's February 26, 2009, public hearing.

SECTION III
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN TEXT
PROPOSED AMENDMENT PCT 09-2

PLANNING ANALYSIS

The proposed text amendment included in Attachment 1 would permit “workforce residential dwelling units which are ancillary to and owned/leased by an on-site or off-site... community facilities use...” Housing for “workforce” income persons is generally defined as total annual anticipated income for the household that does not exceed 140 percent of the median annual income adjusted for family size for households within the County. It is noted that the median household income for a family of four in Broward County for 2008 was \$64,000, which corresponds to a “workforce” household income (i.e. 140% of median) of \$89,600.

Although the concept behind the proposal was originally brought forward by the School Board staff, the amendment would permit municipalities to allow such ancillary workforce housing for other types of community facilities uses such as hospitals, law enforcement and/or public safety complexes, and other educational uses such as universities. It is noted that the text amendment also includes language requested by the School Board staff that would allow such housing on “off-site” parcels, and also specifically references a provision of Florida Statutes that speaks to allowable use of School Board property (please see Attachment 2 for Section 1001.43(12), Florida Statutes).

As a result of workshop and committee discussion of the proposal, several parameters or limits regarding such ancillary workforce housing were included in the version initiated by the Planning Council on January 22, 2009:

- maximum permitted density of fifty (50) units per acre consistent with the traditional BCLUP maximum density;
- adequate access to the regional transportation network required;
- municipality must make a specific finding that the residential use is compatible with adjacent land uses;
- requirement that ancillary workforce housing must be maintained as workforce housing in perpetuity;
- prohibition of conversion of lands used to meet county or local parks requirements.

In addition to the above information, the following is also offered as a result of Planning Council staff's final analysis and consideration of the proposed text amendment:

1. It is noted that, if adopted by the County Commission, the subject BCLUP text amendment to allow ancillary workforce housing in areas designated "Community Facilities" could only become operative within a municipality if the municipality also adopted such provision within the municipal land use plan. If the municipality did not adopt the ancillary workforce housing provision, or a version more restrictive than the BCLUP, then such housing on lands designated "Community Facilities," would not be permitted within the municipality. It is offered that the basic intent of this text amendment is to provide municipalities another option, or "tool in the toolbox," to accommodate workforce housing.
2. The definition of "workforce" as meaning 140% of median household income is based on an adopted State definition which defined the need for affordable housing to include those who earn up to 140% of the median annual income adjusted for family size for households. For informational purposes, a definition of "workforce-income person" is included as Attachment 3. This definition was adopted by the County Commission for inclusion into the Broward County Land Use Plan on December 9, 2008.
3. Although the text amendment would permit ancillary housing for persons with household incomes up to 140% of the median, the text amendment does not preclude the inclusion of housing for persons with lower incomes. It is our opinion that the effective use of this provision should consider and include housing for persons with incomes less than "workforce" level. However, Council staff is unaware of a generally accepted formula to propose which would require a specific mix of housing to accommodate differing income levels (e.g. "very low," "low," "moderate") below that of the "workforce" level.
4. The question has been raised regarding the meaning of the term "ancillary," as it is noted that the Broward County Land Use Plan does not include a definition for the same. As such, it is offered that the common dictionary definitions can be relied upon, which can be summarized as follows:

subordinate; subsidiary; of secondary importance; furnishing added support; serving as a supplement or addition; directly related; relating to or being auxiliary or secondary.

In this light, Planning Council staff supports adding the above definition of "ancillary" to the proposed text amendment. Please see Attachment 1.

5. The issue has been raised, including comments received from city of Deerfield Beach staff (please see Attachment 9), whether “ancillary workforce housing” would be restricted only to employees of associated community facilities uses. Planning Council staff’s intent concerning the wording of the proposed text amendment is that such housing would be restricted only to employees (and household members) of related community facilities uses. It is our opinion that the term “workforce” implies those who directly work for or are employed by the associated community facilities use. We do not believe that it is the intent that such housing, or a portion thereof, would be available to the population at large, or those who are solely clients of the community facilities use.

In this light, Planning Council staff supports adding the restriction that such housing would only be for employees of the respective community facility. Please see Attachment 1.

6. It is noted above that the proposal to limit potential residential density to fifty (50) units per gross acre is consistent with the County Land Use Plan’s traditional maximum allowable density. However, in discussing the proposed text amendment, including with School Board staff, Planning Council finds that a lower maximum residential density may be acceptable without compromising the potential to accommodate workforce housing. Therefore, Council staff supports a revision indicating a maximum allowable density of twenty-five (25) dwelling units per gross acre. Please see Attachment 1.
7. As noted above, the concept of the text amendment was originally proposed by the Broward County School Board staff who stated that the School Board was interested in pursuing the development of surplus School Board owned/controlled lands as affordable housing for school board employees, including teachers. At the January 22, 2009, Planning Council meeting, the Council requested that the School Board staff submit background information and analysis concerning the School Board’s contemplated program in this regard, including locations, acreage, density, dwelling type and size, income mix and resident restrictions, etc. On January 29, 2009, a letter was sent to the School Board staff in this regard. On February 11, 2009, the School Board staff responded to the Council’s request (please see Attachment 4.)
8. It is noted that approximately 5,800 acres of land within Broward County is currently designated “Community Facilities.” It is unknown which such lands are vacant or could potentially be utilized as ancillary workforce housing, subject to approval by the applicable municipality. A graphic depicting the general locations of lands designated “Community Facilities” within Broward County is included in this report as Exhibit 1.

9. Impacts to public schools would be addressed via current public school concurrency provisions implemented through the county and municipal development review process. Impacts to other public facilities/services and natural resources would be addressed via the development review process as per applicable municipal and county requirements.
10. Consistent with the January 22, 2009, request of the Planning Council, included in this report are the December 2008 recommended strategies of the Broward County Affordable Housing Advisory Committee (see Attachment 13) and a table and graphic depicting the location and number of foreclosed homes throughout the County in 2007 and 2008 (see Exhibit 2). The referenced table includes “foreclosures per thousand population,” as it is felt that this is a reasonable indicator concerning the scope of foreclosures occurring at the municipal level.

It is recognized that the proposed text amendment should be considered within the context of County and municipal efforts to address the full scope of affordable housing needs and acknowledge current market conditions. Our conclusion in this regard is that while the information concerning foreclosures may be an indicator that the supply of available housing has increased throughout Broward County, it should not be concluded that such supply, or cost of such supply, has resulted or will result in a long-term or permanent market equilibrium in relation to affordability. It is offered that other factors which affect housing affordability, such as insurance costs, wages, employment, energy costs, land supply, and fluctuations in land values, may reasonably be assumed in the future, to negatively affect the availability and affordability of the housing supply.

Comments received from municipalities and other interested parties are included in Attachments 5 through 12.

It is noted that comments received from city of Hollywood staff (see Attachment 7) raise several questions. First, Hollywood staff indicates concern that allowing an ancillary workforce housing maximum of density of 50 dwelling units per acre in the “Community Facilities” land use category may result in all future map amendments proposing the “Community Facilities” classification to be ineligible for “small scale” processing by the State of Florida. Planning Council staff believes this may be correct within the context of how the County Plan text is written, but it is offered that municipal adoption of such provisions may be more restrictive than the County Plan provisions, and municipalities may choose to define, within the municipal land use plan, that amendment parcels less than ten (10) acres in size (i.e. “small scale” parcels) to be ineligible for ancillary workforce housing. In addition, it is noted that the State does not provide for a cap on residential density for “small scale” land use plan amendments within the County’s designated “Urban Infill Area.” The County’s designated “Urban Infill Area” may be generally described as all lands east of the Florida Turnpike from the south County line north to Commercial Boulevard, and then all lands east of I-95 north to the north County line.

Second, city of Hollywood staff questions the provision of allowing “off-site” ancillary workforce housing, noting that the Broward School Board may be the only agency utilizing the “off-site” provision. In response, Council staff notes that the proposed text would not limit “off-site” ancillary workforce housing only to Broward School Board properties.

Third, city of Hollywood staff questions whether the proposed requirement for “access” to existing minor arterials and collector streets for proposed densities of sixteen (16) units or less means direct access. In response, a modification has been included to require “adequate access.” This modification mirrors the requirement for proposed densities of greater than sixteen (16) units per acre, and it is felt would give the municipality sufficient flexibility in the consideration of access issues.

SECTION IV
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN TEXT
PROPOSED AMENDMENT PCT 09-2

ATTACHMENTS

1. Proposed Amendment PCT 09-2
2. Section 1001.43(12), Florida Statutes)
3. Broward County Land Use Plan Definition for “Workforce-Income Person”
4. Correspondence from School Board staff dated February 6, 2009
5. Correspondence from D. Mike Good, City Manager, City of Hallandale Beach, dated December 17, 2008
6. Correspondence from Gregory Stuart, Director, Broward County Planning and Redevelopment Division, dated January 6, 2009.
7. Correspondence from Jaye M. Epstein, AICP, Planning Director, City of Hollywood, dated January 8, 2009
8. Correspondence from Sharon Williams, Associate Planner, City of Pembroke Pines, dated January 27, 2009
9. Correspondence from Gerald R. Ferguson, AICP, Director of Planning and Growth Management, City of Deerfield Beach, dated January 30, 2009
10. Correspondence from Emily S. McCord, Community Services Director, Town of Southwest Ranches, dated February 2, 2009
11. Correspondence from Ralph Stone, Director, Broward County Housing Finance and Community Development Division, dated February 9, 2009
12. Correspondence from John Stunson, City Manager, City of Oakland Park, dated February 11, 2009
13. Recommendations of the Broward County Affordable Housing Advisory Committee, December 2008
14. Email correspondence from Chris Akagbosu, Director, Growth Management Department, School Board of Broward County, dated February 25, 2009.

EXHIBITS

1. Graphic Depicting Lands Designated “Community Facilities” on the Broward County Land Use Plan, January 2009
2. Graphic/Table Depicting Location and Number of Foreclosed Units in Broward County, 2007 and 2008

ATTACHMENT 1

PROPOSED AMENDMENT PCT 09-2

BROWARD COUNTY LAND USE PLAN PERMITTED USES “COMMUNITY FACILITIES” February 26, 2009

Uses permitted in areas designated community facilities are as follows:

1. Community facilities uses such as schools, churches, hospitals, governmental administration, police and fire stations,
2. a. Special Residential Facility Category (2) development
- b. Special Residential Facility Category (3) development
3. Workforce residential dwelling units which are ancillary to and owned/leased by an on-site or off-site (in the case of the Broward County School Board, ancillary off-site parcels must be authorized as per Section 1001.43(12), Florida Statutes) community facilities use subject to the following:
 - a. A maximum of twenty-five (25) dwelling units per gross acre may be permitted by the applicable municipality;
 - b. The dwelling units must be restricted, via an enforceable legal mechanism, in perpetuity, to those with incomes no greater than “workforce-income persons” as defined by the Broward County Land Use Plan, and primarily who are employees (including household members) of the respective qualified sponsoring organization. If necessary, to address vacancy issues, up to fifteen percent (15%) of the units may be made available to employees of other essential services personnel providers in the health, education, safety or governmental employment sectors;
 - c. Residential densities of sixteen (16) dwelling units per gross acre or less must be located, at a minimum, with adequate access to existing minor arterials and collector streets. Residential densities greater than sixteen (16) dwelling units per gross acre must be located with adequate access to existing arterials, expressways or mass transit routes;
 - d. The applicable municipality must make a specific finding that the residential use is compatible with adjacent land uses, and will not adversely impact adjacent land uses.
 - e. Lands which are counted towards the community and/or regional parks requirements of the Broward County Land Use Plan or parks/open space requirements of an adopted municipal comprehensive plan shall not be eligible for the above referenced ancillary workforce residential use.
 - f. For the purposes of this provision, “ancillary” is defined as “subordinate; subsidiary; of secondary importance; furnishing added support; serving as a supplement or addition; directly related; relating to or being auxiliary or secondary.”

Note: Underlined words are proposed additions.

ATTACHMENT 2

Chapter 1001.43 (12) Florida Statutes

- (12) AFFORDABLE HOUSING.--A district school board may use portions of school sites purchased within the guidelines of the State Requirements for Educational Facilities, land deemed not usable for educational purposes because of location or other factors, or land declared as surplus by the board to provide sites for affordable housing for teachers and other district personnel independently or in conjunction with other agencies as described in subsection (5).

Note: Subsection (5) referenced above states: “(5) SCHOOL COMMUNITY RELATIONS.--The district school board may adopt policies governing public gifts and donations to schools; input from the community concerning instruction resources; advertising in schools; participation in community affairs, including coordination with local governments and planning authorities; protocols for interagency agreements; business community partnerships; community use of school facilities; public solicitations in schools, including the distribution and posting of promotional materials and literature; visitors to the school campus; school advisory councils; and parent volunteers and chaperones.”

ATTACHMENT 3

Broward County Land Use Plan

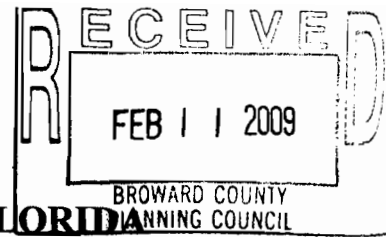
Definition of “Workforce-Income Person”

WORKFORCE-INCOME PERSON – means one or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 140 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Workforce-Income Person’s annual anticipated gross income may increase to an amount not to exceed 140 percent of 140 percent of the applicable median income adjusted for family size.

ATTACHMENT 4



THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
600 SOUTHEAST THIRD AVENUE, FORT LAUDERDALE, FLORIDA 33301 • TEL 754-321-2177 • FAX 754-321-2179



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Superintendent of Schools

February 6, 2009

Henry Sniezek, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

SUBJECT: Potential Text Amendment to Permit Ancillary Workforce Housing on Lands Designated as "Community Facilities" - Broward County Land Use Plan

Dear Mr. Sniezek:

This correspondence is in response to your letters dated January 23, 2009 and January 29, 2009 requesting comments on the above referenced text amendment to the Broward County Land Use Plan (BCLUP). District staff is fully supportive of the text amendment as proposed. The text amendment, if adopted by the County and pertinent Municipalities, will help facilitate the School Board's planned initiative to develop workforce housing for teachers and other School District Employees. Additionally, the amendment may help hospitals, police/fire departments, and other essential services personnel providers with employees who earn workforce level incomes. In response to the information requested in subparagraph 1.a of your January 29, 2009, letter, the following properties are currently under consideration to be included in the proposed Request for Proposals (RFP):

1. Edgewood Administrative Complex, 1300 SW 32 Court, Ft. Lauderdale; (10.18 acres)
2. Arthur Ashe Middle School, Southernmost Parcel, 1701 NW 23 Avenue, Ft. Lauderdale; (7.29 acres)
3. North Side Elementary Parking Lot, 120 NE 11 Street, Ft. Lauderdale; (1.48 acres) and
4. Pompano Beach High School Overflow Parking Lot, 1400 NE 7th Street, Pompano Beach (2.35 acres).

Additional information regarding the scope, density and nature of the specific projects that might benefit from the text amendment are yet to be defined. The form and structure of the projects will depend on the final, School Board approved version of the RFP and the proposals submitted by the respondents. Additionally, the developer (not the School District) will be the entity obtaining building permits and managing the development process and will, therefore, not be exempt from municipal and county land development regulations.

At the January 22, 2009 Broward County Planning Council (BCPC) Meeting some additional information was requested from the District to support this amendment. However, many of the issues discussed at the meeting are addressed in the attached School District's "District-wide Affordable/Workforce Strategic Housing Plan" (Strategic Housing Plan) dated November 28, 2006. The report showcases examples of initiatives led by school districts facing attrition of teachers as a direct result of the housing market. One of the examples mentioned in the report, Casa del Maestro in Santa Clara County, California, has since proceeded into a second phase because of the overwhelming success of phase one of the project.

The report also describes the legal framework under which Florida school districts must operate in the provision of employee housing and covers other strategies that are available to the District within the confines of the law. As was stated at the last BCPC Meeting, Florida Statutes does not permit District funds to be utilized for the provision of employee housing. This constrains the District's ability to take advantage of the current excess housing stock in Broward County. Thus, in lieu of providing funds, the Statutes states that the District may proffer land not needed for educational facilities for development as affordable housing for its employees. Therefore, this text amendment would serve as an additional tool, in lieu of funding, to facilitate the development of affordable housing by reducing the time and cost required in the entitlement process. To that end, we urge support of this text amendment.

Thank you again for the opportunity to participate in this process and for Broward County Planning Council's continued cooperation and support on land use plan amendment matters pertaining to Broward County Public Schools.

Please call Lisa Wight at (754) 321-2177 or email her at lisa.wight@browardschools.com if you have additional questions regarding this matter.

Sincerely,



Chris Akagbosu, Director
Growth Management Department

COA/LW:lw

Attachment: District-Wide Affordable/Workforce Strategic Housing Plan, November 28, 2006

cc: Michael C. Garretson, Deputy Superintendent, Facilities and Construction Management
Tom Coates, Executive Director, Facility Management, Planning and Site Acquisition

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

**BROWARD COUNTY PUBLIC SCHOOL'S
DISTRICT-WIDE AFFORDABLE/WORKFORCE STRATEGIC
HOUSING PLAN**

**SCHOOL BOARD RETREAT
NOVEMBER 28, 2006**

**Prepared By
The Growth Management Division
Facility Management, Planning And Site Acquisition Department**

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EXECUTIVE SUMMARY

Between the years of 2000-2005, South Florida experienced one of the fastest appreciating housing markets in the country. Housing prices have far outpaced wages, and the market has priced out a large percentage of the region's working class, who can no longer afford to buy a home. That group includes teachers, who cannot afford to purchase a median priced home in Broward County without significant assistance.

This report utilizes information from the several studies and articles published since 2005 amidst a growing pressure to create and preserve affordable housing for the local workforce, despite a slow down in the market. The report examines the housing affordability issue in Broward County, and demonstrates the severe gap between wages and housing costs that has left the workforce of Broward County without the means to attain suitable housing.

The District is the County's largest employer and is responsible for a large sector of the local workforce. The housing situation has serious implications regarding the District's sustainability. Using data collected from District employees and other local agencies, this report shows the significant level of assistance needed by public school teachers to enable them to participate in today's housing market. It also includes a discussion of the relationship between housing costs and the ability of the District to recruit and retain employees. The School District is challenged with recruiting teachers to an area where the cost of a home is nearly double the statewide median while entry-level salaries for teachers are not. Furthermore, the School District's investment is lost when a public school teacher who is trained in Broward County moves to a less expensive area to live.

The legal analysis in the report delineates what school districts can and cannot do regarding the provision of affordable housing. It also highlights the Florida Statutes restrictions placed on the use of the District's primary source of funds, thus limiting the District's ability to provide financial housing assistance to its employees. There is one provision in the Education Code that could enable school districts to utilize funds for housing, but it would first require specific action of the School Board. Affordable housing was a focal point of the 2006 and 2007 Legislature and new legislation was enacted that specifically authorized school districts to utilize land not suitable for educational purposes to facilitate the provision of affordable housing. A new resource for affordable housing was created through the Community Workforce Housing Innovation Program, becoming the impetus that mandated for all local governments to amend their Local Housing Assistance Plan (LHAP) to address "essential services personnel", which may expand opportunities for teachers to qualify for housing assistance.

The School Board of Broward County is not unique in its dilemma. To this end, the report includes data collected from five large urban national school districts and five large urban Florida school districts, and describes how they have successfully addressed affordable housing issues in their districts. The strategies employed by these school districts fall within three major categories: public/private partnerships, intergovernmental collaboration/coordination and site acquisition and construction.

The recommendations in this report identify opportunities for the District to engage in the provision of affordable housing within the framework of the law. They incorporate elements of strategies employed by other school districts to create innovative housing programs for their employees. The recommendations are divided into two timeframes of implementation and include the action steps necessary to move forward on these initiatives.

PROBLEM STATEMENT

Affordable housing has been recognized as a major problem, which could jeopardize the economic sustainability of Broward County. According to a report issued by the Florida Association of Realtors, the median price of an existing single-family home in Broward County in December 2005 was approximately \$361,100, a 36% increase from December 2004 in just one year. The median sales price for a condominium/townhouse unit rose from \$149,000 in December 2004 to \$193,000 in December 2005, an increase of 30%. Year-over-year median prices routinely rose 30 percent during the South Florida housing boom from 2000 to 2005. Since 2005, prices have stabilized but have not significantly declined. In April 2007, the median sales price of an existing single-family home was still \$363,300, a 1% increase since December 2005. Compared to the roughly 30% year-over-year appreciation in housing prices during South Florida's housing boom, the average per capita income grew by an average of only 6% per year¹. Without sufficient resources and subsidies to offset the stagnant wages compared to today's land and development costs, it will be difficult to deal with existing housing crisis and future needs, even with the slow down of the housing market since Hurricane Wilma in October of 2005. Despite the stabilization of the market, prices have not dropped significantly, and they remain at unattainable levels for much of the working population in South Florida. The issue of affordable housing remains absolutely critical in Broward County.

Rental housing prices have also escalated throughout South Florida. In Broward County, the average lease for a two-bedroom garden apartment increased from \$750 in 2000 to \$1,122 per month in 2005, an increase of 48 percent². Many housing experts have suggested that the rising rental prices are attributed to the low supply of rental units (due in part to the surge in condo conversions) relative to the increased demand for rental housing by working households who are unable to afford a home purchase.

From 2003 to 2005, Broward County lost 11% (22,182 units) of its rental housing stock to condominium conversions³. Although some housing experts believed that condo conversions would increase the amount of affordable housing by creating alternatives to more expensive single-family homes, the result has been a drastic reduction of affordable rental housing. Based on a needs assessment report issued by Florida International University's Metropolitan Center, the cities of Miramar, Coral Springs, and Pembroke Pines for example, lost over 20% of their rental inventory to condo conversions, with Miramar experiencing the greatest loss of rental inventory in Broward county. An article published in June 2006 by the Sun-Sentinel reported that the Fort Lauderdale Metropolitan Statistical Area had the lowest vacancy rate for rental housing in the entire country. Another article published by the Sun-Sentinel earlier this year indicated that the trend of condo conversions has slowed down and that the region is currently experiencing a reverse trend back to rental units. However, this trend has not translated in reduced rent.

Recognizing the necessity to develop an affordable housing plan primarily for Broward County Public School teachers and possibly other pertinent workforce, the Superintendent scheduled a School Board Retreat on August 23, 2005 and invited several housing experts from various public and private sector agencies involved in the provision of affordable housing at the state, regional and local levels. Growth Management staff also participated in the Retreat and provided an overview of current housing issues and included examples of various school districts and organizations throughout the country that have successfully developed innovative housing programs for public school employees.

¹ Florida International University, 2005 Broward County Needs Assessment

² Florida International University, 2005 Broward County Needs Assessment

³ Florida International University, 2005 Broward County Needs Assessment

Many of these agencies achieved success by identifying and tapping into available funding sources, and by establishing essential partnerships among public and private sector entities. These examples also demonstrate how school boards have become active participants in combating the affordable housing problem.

TEACHER HOUSING- NEEDS ASSESSMENT

To better understand the housing needs of public school teachers of Broward County, the Instructional Staffing division conducted a teacher housing survey. Based on this survey, 49.77% of respondents indicated that they make between \$36,000 and \$46,480 per year. The overwhelming majority, 71.02% of respondents, indicated that they live in a household with two dependants. It should be noted that the survey response did not reflect the household income of the respondents but rather annual salaries. In Broward County, a three-person household with a total income of one entry-level teacher (\$35,000) falls in the low income category (\$43,560 = 80% of median income⁴). A three-person household making \$46,480 falls within the moderate income category (\$65,400 = 120% median income⁵).

Based on a simple formula to determine buying power utilized by Florida Housing Finance Corporation, the State agency responsible for administering federal housing funds, buying power = income x 3. As such, the entry-level teacher earning a starting gross annual salary of \$35,000 can afford a housing price of no more than \$105,000. Meanwhile, the median single-family home in Broward costs \$361,100, a difference of \$256,100.

Assuming a household comprised of two married, entry-level teachers, each earning a gross salary of \$35,000, the net annual salary is estimated at \$56,237 once Federal Insurance Contributions Act (FICA)/ Medicare costs and federal taxes are deducted. Calculating the cost of an existing median priced (\$361,100) home in Broward County for such an household with salary, less FICA/Medicare costs and federal taxes⁶, and a monthly payment for principal and interest of \$1,998.91⁷, real estate taxes⁸ and homeowners insurance⁹, means the household must spend 58.28% of its net income in housing expenses. Employing the same parameters, but using the combined net income from two median teacher salaries (\$74,092), the household would spend 44.23% of its net income in housing expenses. These figures demonstrate the critical need for access to housing assistance and special incentives in order to help bridge the affordability gap for the District's teachers.

A lack of affordable housing adds another dimension of problems for the School Board in terms of recruitment and retention of teachers. This is because the ability to recruit teachers is severely challenged by the fact that the cost of a home in Broward County is nearly double the statewide median¹⁰ while entry-level salaries for teachers are not. Advantage Hiring, a web-based human resources company, estimates that the average cost of replacing an employee is approximately 25% of annual salary plus benefits¹¹. According to a recent joint study by Florida Atlantic University and Broward County Public Schools, the average cost of hiring and training a new teacher in Broward

⁴ Broward County Median income is \$60,600; Source: Florida Housing Finance Corporation and Broward County Human Services Department, Office of Housing Finance, March 8, 2006.

⁵ Broward County Median income is \$60,600; Source: Florida Housing Finance Corporation and Broward County Human Services Department, Office of Housing Finance, March 8, 2006.

⁶ Based on the 2005 Internal Revenue Service Employer's Tax Guide

⁷ Assuming a 10% downpayment and based on a 30 yr. Fixed interest rate

⁸ based on an 87% assessed value per the Broward Property Appraiser's Office and a \$25,000 homestead exemption

⁹ estimated based on information from Citizens Property Insurance Corporation; January 31, 2006

¹⁰ Florida International University, 2005 Broward County Needs Assessment

¹¹ Pat Hauenstein, "Understanding Turnover", 1999

County is \$12,236.45. Furthermore, the School Board's investment is lost when a teacher trained in Broward County moves to a less expensive area to live. Thus, retention of existing schoolteachers is economically critical. As the housing market begins to affect the ability of Broward County Public Schools to recruit and retain teachers, the costs to the School Board could spiral out of control. To protect the fundamental educational system and to sustain Broward County Public Schools into the future, a District-wide strategic housing plan for its teachers and other employees is necessary.

LIMITATIONS, OPPORTUNITIES & CONSTRAINTS

Under Florida Law, district school boards are restricted in what they are able to do with their capital funds to help solve the affordable housing crisis for teachers and other personnel. The primary source of a district's capital funds is the 2 mill "local millage levy". Currently, the 2 mill funds are restricted under Section 1011.71(5), F.S., to a list of specific purposes, including uses directly related to the delivery of student instruction. Developers have suggested use of School Board funds to provide teachers with down payment assistance, closing cost assistance and second mortgages with possible forgiveness, but restrictions on the use of 2 mill money do not permit these operating activities, which would therefore need to come from the Board's general fund. A thorough review of the Education Code, and in particular Section 1011.71 F.S. governing the use of 2 mill money, should be taken before attempting to use this money for the purpose of facilitating teacher housing.

Currently, a provision of the Education Code enables school districts to utilize funds towards solving the affordable housing problem. Section 1013.15(1), F.S., permits a school board to "lease any land, facilities, or educational plants owned by it to any person or entity for such term, for such rent, and upon such terms and conditions as the board determines to be in its best interests; any such lease may provide for the optional or binding purchase of the land, facilities, or educational plants by the lessee upon such terms and conditions as the Board determines are in its best interests. A determination that any such land, facility, or educational plant so leased is unnecessary for educational purposes is not a prerequisite to the leasing or lease-purchase of such land, facility, or educational plant." To utilize this provision, the board would need to make a determination that a proposed transaction is in its best interests, and could enter into a partnership with a developer or builder to develop a prospective site for affordable housing.

Without legislative changes, the Board is limited in the kind of assistance it can lend to teachers from its capital funds. Such assistance would take the form of leasing land and improvements to developers, not for profit entities or individuals with appropriate restrictions to ensure that the intended purpose is carried out. For the School Board to undertake more of a role, a comprehensive review of the Education code is needed, which redefines terms such as educational facilities/plants in order to integrate housing and link it to the specific purpose of delivering student instruction. The Board must also create strategies for funding such expanded capital needs.

Workforce housing was one of the major focuses of the 2006 Florida Legislature. HB 1363 specifically grants school districts the authorization to assist in the provision of affordable housing but did not attach a funding source with the authorization. However, a new resource was created by HB 1363 called the Community Workforce Housing Innovation Program (CWHIP), which provides the opportunity for school districts to engage in public/private partnerships and compete for state funding towards the provision of affordable housing. The state mandated funding goals require the money to be targeted for high cost counties and high growth counties. Florida Housing Finance Corporation (FHFC) is the state appointed administrator of the funds for this program, and all federal housing funds. According to FHFC's analysis, Broward County ranked 8th in 2004 for counties having the largest gap between buying power and sales price, positioning Broward County as a potential recipient under the high cost county funding goal. To qualify for funds under the CWHIP, fifteen

percent of the total development costs must be provided by a public/private partnership. Land donation can be used to satisfy this requirement. Thus, it creates a mechanism for school boards to qualify for this funding source by contributing a resource without violating any laws.

HB 1363 further enhances opportunities to create teacher housing by requiring local housing assistance plans to contain a definition for "essential service personnel" for the county or eligible municipality and to contain a strategy for the recruitment of such personnel. The concept of essential services personnel is commonly associated with such professions as health care workers, police, firefighters and teachers. Depending on the definitions created by the local jurisdictions, opportunities for teachers to utilize existing housing programs may be strengthened. The School Board might consider partnering with other boards with similar housing problems to request that FHFC consider issuing single family mortgage bonds, packed together with assistance programs to cover down payment, closing costs, and second mortgage loans that reserve funds for essential services personnel.

Given the magnitude of the problem of affordable housing in Broward County with housing prices far outpacing the salaries of public school teachers, the need for action by the School Board is apparent. Staff has collected data from five large urban national school districts and five large urban Florida school districts regarding how the entities participate in programs to provide affordable housing for teachers.

NATIONAL INITIATIVES

Santa Clara School District, California

- Strategy: Site Acquisition & Construction

Program Description: In order to provide below market rate rental housing for its teachers, the Santa Clara School District developed a 40-unit garden apartment complex on a two-acre site owned by the School District with funds obtained from bond financing. The development was later turned over to a local housing agency, which manages the regular operation of the rental complex. The housing agency provides rental housing to qualified teachers at below market rate rents and the income from the rental complex is returned to the School Board to help pay off the debt owed from issuing the bond.

Intel Corporation & Santa Clara School District, California

- Strategy: Public-Private Partnership

Program Description: The *Teacher Mortgage Assistance Program* was established by Santa Clara School District in conjunction with Intel Corporation in an effort to retain the public school teachers living in the high priced Silicon Valley region, many of whom were unable to afford the cost of housing and would move to more affordable areas of the state. Through the *Teacher Mortgage Assistance Program*, the Santa Clara School District provides \$500 per month (interest free loan) for eligible teachers towards monthly mortgage payments for up to five years. At the end of five years (sooner if the teacher moves out of the district or resigns) the homeowner will repay the District and the funds will be reinvested to help other teachers. The funding for the program stems from Intel's purchase of a \$10 million five-year bond floated by the School District. The District in turn invested the money and, by agreement with Intel, was allowed to keep the arbitrage (difference between the interest paid and the interest gained by investing the money), which helped to provide additional funding for the program.

City of Chicago, Illinois

- Strategy: Intergovernmental Collaboration

Program Description: The *Teacher Home Buyer Assistance Program* was established by the Mayor of Chicago to provide affordable housing to Chicago Public School teachers who are first time homebuyers. Teachers who agree to purchase homes in specific mixed-income target areas may receive \$7,500 forgivable grants to assist with closing costs and down payment. They receive only \$3,000 if they buy homes outside the target areas (within the City limits). Also, Teachers who have worked for the District for at least one year and have owned a home in the city during the prior three years are eligible to apply for the grants. The grants are forgiven after the teacher has worked in a Chicago Public Schools for at least five years or repaid if they leave earlier.

Georgia Department of Community Affairs, Georgia

- Strategy: Intergovernmental Collaboration

Program Description: Through the Georgia Department of Community Affairs' (DCA) *Home Ownership Program*, eligible school system employees throughout the State may obtain low interest rate 30-year mortgages with down payment and closing cost assistance of up to \$7,500 (interest free loan) that is used in conjunction with the mortgage loan. The program was established through a partnership between the Georgia Professional Standards Commission and the Georgia Department of Community Affairs, Office of Homeownership. The partnership also provides school systems statewide with access to DCA information resources, credit counseling workshops, and assistance with organizing and developing community and school system employee Homebuyer Education Seminars.

Northshore School District, Washington

- Strategy: Public-Private Partnership

Program Description: The *Hometown Home Loan Program* provides 30 year mortgage loans with down payment and closing cost financing of up to \$25,000 as well as free pre-purchase counseling to all Northshore District employees. The funding was obtained as a result of a unique collaboration forged between the School District and several private and public entities such as: HomeStreet Bank, HomeSight Inc (Non Profit), King and Snohomish Counties, the Housing Authority of Snohomish County, and Fannie Mae. The Northshore School District's *Hometown Home Loan Program* offers a variety of benefits through HomeStreet Bank, including reduced loan fees, closing costs, and free pre-approvals. The initiative reduces the loan origination fee by 50 percent and discounts other costs, such as home inspections, appraisals and escrow fees, saving the average borrower \$1,500 or more on closing costs and fees.

Santa Fe Public School District, New Mexico

- Strategy: Public-Private Partnership

Program Description: The *Teacherwise Program* was developed by the Santa Fe School District to help minimize the cost of housing for its employees after the District recognized that it was losing approximately 20 percent of its teachers annually. A survey of District teachers found that the high cost of living and especially the cost of housing was a key factor in employee turnover. Therefore the District partnered with a local housing agency called Homewise Inc., which administers the general

operation of the program. The *Teacherwise Program* makes low-interest mortgage loans (up to \$20,000) available to eligible School District employees and provides down payment and closing-cost assistance as well as low-interest rate loans for home repair and home improvement. The District includes brochures with a description of the program in marketing materials that are sent to prospective employees. Mortgage loan recipients do not repay the loan until they sell the home, and 25 percent of the amount is forgiven for every four years they are employed by the School District. Eligible employees include those with annual incomes less than \$72,000 (regardless of household size). That figure was set relatively high because the primary goal of the program is to retain teachers. A higher income limit allows families with a working spouse to access the program. Financing for the Teacherwise program originates from funds donated by the State's housing agency as well as funds obtained from the sale of land donated to the Santa Fe School District by developers as a condition of land use approvals; if the land is not needed for new school buildings, it is sold and the proceeds go into a capital outlay fund.

FLORIDA INITIATIVES

Duval County Housing Finance Authority (Duval County), Florida

- Strategy: Intergovernmental Collaboration

Program Description: The Duval County Housing Finance Authority Teacher Loan program is designed to help low to moderate income households who are first-time home buyers purchase a new or existing home by providing below-market rate 30 year mortgage loans. The program is available to teachers, administrators, school counselors and nurses who are fulltime employees of any Duval County school.

Orange County Housing Finance Authority (Orange County), Florida

- Strategy: Intergovernmental Collaboration

Program Description: The Orange County Housing Finance Authority (HFA) provides below market rate 30-year fixed loans to low and moderate-income first-time homebuyers. The program is available to any eligible Orange County School District employee who is a first time homebuyer or an employee who has not purchased a home in at least three years. The Human Resource Department of the Orange County Public Schools provides pamphlets of the HFA loan program to current and prospective employees of the School District.

City of St. Petersburg (Pinellas County), Florida

- Strategy: Intergovernmental Collaboration

Program Description: The *A+ Housing Program* entitles public school teachers, guidance counselors, psychologists, and media specialists of the Pinellas County School System up to \$18,000 in financial assistance to buy a home within the City of St. Petersburg. Teachers must also work in a school located in the City of St Petersburg. A+ funds can be used for down payment or closing costs for the purchase of new or existing housing anywhere within the City. Each year, while the teacher remains employed in a St. Petersburg school, 10 percent of the A+ loan will be forgiven. After 10 years, it is completely forgiven. The program was established by the City of St. Petersburg through the use of the State's SHIP funds.

Palm Beach County School District & Bank of America

- Strategy: Public-Private Partnership

Program Description: The Human Resource Department of the Palm Beach County School District has partnered with Bank of America to provide the *Teacher Zero Down* and the *Teacher Flex Program* to full time or part-time teachers and school administrators of any Palm Beach County School. The *Teacher Zero Down Program* provides mortgage loans with no money down for borrowers with good credit and the *Teacher Flex Program* allows down payment of just 3% of the purchase price of the property (with only \$500 of that paid by the borrower and the remainder may come from a gift or other sources).

ANALYSIS

The workforce in Broward County is in a precarious situation. A significant percentage of the people who work in Broward County are struggling to afford a place to live. The data in this report demonstrates that this situation is absolutely pertinent to teachers, who provide a fundamental service to a community by educating its children. The immediate need to address the issue of affordable housing for public school teachers is clear. The State showed understanding of this when the 2006 Legislature specifically authorized school districts to utilize land unsuitable for educational purposes for housing, thereby creating an avenue for school districts to contribute directly towards the provision of housing. Additionally, the Legislature created a new resource for workforce housing and reserved a significant portion of the resource for “essential services personnel”, which would include teachers. Despite these first steps, the School District remains limited in its options to assist in the creation of affordable housing, and the utilization of its land will not provide the level of assistance the School District ultimately needs. However, the case studies cited in this report highlight several national and statewide models where successful partnerships have lead to innovative solutions. The strategies employed in these examples fall within three major categories: public/private partnerships, intergovernmental collaboration/coordination and site acquisition and construction. In almost every case, direct subsidies to teachers are provided by outside entities working in partnership with the School District. With the current restrictions on School Board funds, the Broward County School District must engage in collaborative efforts to create housing resources for public school employees.

School Board staff has attended several housing meetings and has met with various public and private agencies in the region that provide housing and financial assistance to qualified teachers in order to explore as many potential housing resources as possible. Within the School Board of Broward County’s current legislative and financial context, the following list of recommendations are offered as potential strategies to improve housing options for Broward County public school teachers, and ultimately the remainder of the District’s workforce.

RECOMMENDATIONS

A. SHORT TERM HOUSING STRATEGY

(implementation within 3-6 months)

1. STRATEGY: Intergovernmental Collaboration/Coordination

- a) Maintain existing impact fee waiver program for certified affordable housing projects in conjunction with the Broward County Commission.
- b) Maintain existing waiver process authorized by School Board Policy 1161 regarding partial waiver of voluntary mitigation amounts.
- c) Partner with public entities, such as Broward County Housing Finance Authority, Florida Housing Finance Corporation, other school boards, and other local governments, to support programs which reserve funds for essential services personnel and to provide ongoing education to current and prospective teachers regarding existing housing programs for renter and owner occupied units.

PROS

- The Board can influence the delivery of programs which are available through other organizations to the benefit of teachers
- Many government agencies provide forgivable grants to borrowers
- Program already established therefore short implementation period
- The Board can participate in the development and implementation of policy, which protects the interests of the Board and facilitates housing opportunities for teachers
- Facilitates financing tools, of which provision by School Districts is currently unauthorized under Florida Law
- Minimal cost to the District

CONS

- Some applicants may not be able to meet the credit requirements
- School Board staff time may be needed to coordinate the process with outside parties
- Institutions may not want to integrate the needs of the School board into their programs
- Appropriate School Board role in relation to other organizations must be clearly established

ACTION STEPS:

- Identify potential partner
- Program Development
- Develop marketing element through Human Resources (HR) Department.*
- Partner with Broward County Housing Finance to obtain a list of rental housing developments that have been certified by the county as affordable housing for households with incomes between 50%-80% of the median income i.e. approx \$29,000-\$46,400.
- Ongoing Growth Management participation in State and local initiatives regarding workforce housing issues.

2. STRATEGY: Public-Private Partnerships

- a) Partner with private banks and other lending institutions, such as Bank of America and Fannie Mae, to access information on special mortgage packages/incentive programs that may be available to Broward County Public School teachers (i.e. Bank of America's Teacher Zero Down and Teacher Flex Program)
- b) Compete for funding from CWHIP in partnership with a private developer to build teacher housing.

PROS

- Takes advantage of the efficiency of private enterprise while maximizing public resources to create housing
- Program already established therefore short implementation period
- Provides a mechanism whereby the Board can draw upon expertise of the building and financing industries for activities in which the Board has limited experience
- Provides access to additional resources for housing

- Private funding assistance involves minimal cost to the District
- Increases teacher awareness of various housing opportunities

CONS

- School Board would not have total control of projects
- School Board staff time may be needed to coordinate the process
- Because public assets would be used, auditing and compliance requirements must be meticulously maintained and documented, thus increasing administrative costs
- The School Board does not currently have the infrastructure in place to manage the expanded responsibilities of a housing function

ACTION STEPS:

- Identify potential partners
- Schedule ongoing home buying and credit counseling classes through entities such as Fannie Mae or Broward County Housing Finance.
- Program Development
- Develop marketing materials (pamphlets, HR web link, etc.) at HR level to provide information to existing and prospective teachers regarding current housing programs such as: Bank of America Teacher Flex /Zero Down Program, Broward County First Time Homebuyer Program and the U.S. Department of Housing and Urban Development's Teacher Next Door Program, to name a few.*
- Several times a year, host a "Housing Expo", which convenes developers, financial lenders, teachers and other School District employees to provide public school employees with direct access to available housing resources.

B. LONG TERM HOUSING STRATEGY
(implementation within 2-4 years)

1. STRATEGY : Site Acquisition & Construction of School Board Owned Site

- a) Develop a rental-housing complex on a site owned by the School Board. (i.e. Santa Clara School District, CA)

PROS

- 2006 Legislature specifically authorizes school districts to use land not suitable for educational purposes to facilitate affordable housing
- The Board can utilize existing resources, such as land, without having to disburse dollars to facilitate teacher housing
- Rental income is returned to the District
- School Board retains ownership of the site in perpetuity
- Land is tremendously valuable in South Florida and land donations could serve to significantly lower the ultimate selling/rental price of units

CONS

- Viability of this solution is limited as very few sites currently owned by the School Board have the potential to be developed with a significant quantity of housing
- (If using bond financing) The bonds must be repaid with interest to the lender
- The complex will require ongoing management and oversight and a funding source for this function
- Lengthy Implementation period
- Most costly of all three strategies

ACTION STEPS:

- Identify potential site(s) for development
- Issue RFP for a housing developer
- Establish criteria for the allocation of units, such as a lottery system, for prospective and existing teachers.
- Establish property manager for the development
- Develop marketing element at HR level*

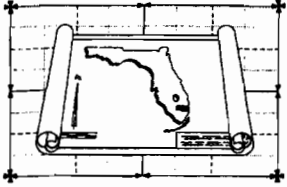
* It is recommended that a staff person be designated at HR to coordinate the Department's participation in all the recommended strategies

CONCLUSION

Teachers, bus drivers, cafeteria workers, janitors and the like are an integral part of the educational system, and they need help to stay in Broward County. To meet the housing needs of the public school system, affordable housing efforts of the School District must be ongoing. New housing resources are absolutely critical. This report outlines a plan for the School Board and provides a

benchmark for use in future assessments of any strategies employed to resolve this issue. A strong commitment by the School Board is essential to make the recommendations in this report successful, as some require considerable investments.

The notion that the School District will be able to fully resolve this issue is impractical, given the massive scale of the problem, but as the largest employer in the County, the School District has a responsibility to its employees to initiate and implement the recommendations made in this report immediately. By taking bold steps to address the problem of affordable housing, the School Board of Broward County may become a leader in the affordable housing effort, and a model for others to follow.



BROWARD COUNTY PLANNING COUNCIL

115 SOUTH ANDREWS AVENUE, ROOM 307 ♦ FORT LAUDERDALE, FLORIDA 33301

January 29, 2009

SENT VIA FAX AND US MAIL

Chris O. Akagbosu, Director, Growth Management
The School Board of Broward County
Kathleen C. Wright Administrative Building
600 Southeast 3rd Avenue – 14th Floor
Fort Lauderdale, FL 33301

**Subject: Proposed Broward County School Board “Ancillary Workforce Housing”
Projects**

Dear ^{CHES} ~~Mr. Akagbosu~~:

As you are aware, the Broward County Planning Council recently initiated Broward County Land Use Plan (BCLUP) text amendment PCT 09-2, which proposes to provide municipalities the ability to permit ancillary workforce housing on lands designated “Community Facilities.” In order to further evaluate the proposed text amendment as it relates to pending School Board projects, the Council requested from School Board staff information regarding the following:

1. Description of the contemplated School Board program which may be achieved as a result of adoption of BCLUP text amendment PCT 09-2, including:
 - a. potential locations, acreage and density
 - b. dwelling unit type(s) to be constructed, including information regarding unit square footage and number of bedrooms, if known
 - c. owner and/or rental occupancy
 - d. restrictions on who could occupy such housing (e.g. school board employees only)
 - e. anticipated project mix to accommodate a range of family incomes (i.e. “low,” “moderate,” “workforce”)
 - f. financing, project construction and project management
 - g. method to ensure that such ancillary workforce housing remains so in perpetuity
 - h. evaluation of how such housing will interact with and accommodate the housing market
2. Confirmation that any School Board ancillary workforce housing projects would not be exempt per state law from any municipal and county level land development regulations and requirements, including impact fee assessments.

As you may recall, the Council has set the public hearing for proposed text amendment PCT 09-2 for February 26, 2009. In order to adequately consider your submittal and incorporate into the Council’s backup materials, **we would ask that any information be submitted no later than February 12, 2009.**

Mr. Chris O. Akagbosu

January 29, 2009

Page 2 of 2

Your help in responding to the Council's request is greatly appreciated. Please feel free to contact me at your convenience if you have any questions in this regard.

Respectfully,



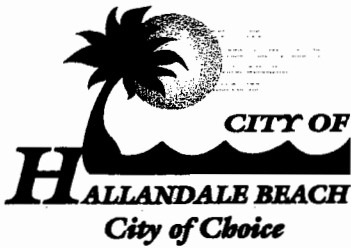
Henry A. Sniezek, AICP
Executive Director

/HAS

cc: Levoyd Williams, Chair
Broward County Planning Council

School Board Chair Maureen Dinnen, Member
Broward County Planning Council

Lisa Wight, Planner
The School Board of Broward County



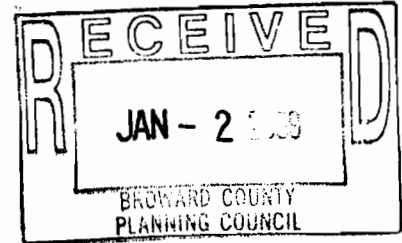
ATTACHMENT 5

City of Hallandale Beach

400 South Federal Highway
Hallandale Beach, FL 33009-6422
Phone: (954) 458-3251
Fax: (954) 457-1342

December 17, 2008

Henry A. Sniezek, AICP
Executive Director
Broward County Planning Council
115 S. Andrews Avenue, RM 307
Fort Lauderdale, FL 33301




RE: Permitting ancillary workforce housing in lands designated Community Facilities

Dear Mr. Sniezek:

The City has received your letter dated December 3, 2008 and the proposed text amendment regarding the above subject matter. Staff has reviewed the information submitted and has no objections to amending the Broward County Land Use Plan to include language permitting ancillary workforce housing in lands designated Community Facilities.

Should you have any further questions, please contact Richard D. Cannone, Director of Development Services at (954)457-1376.

Sincerely,



D. Mike Good, City Manager

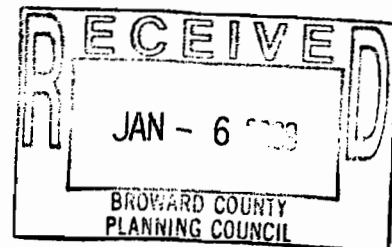
cc: *The Honorable Joy Cooper, Mayor*
Honorable City of Hallandale Beach Commissioners
Nydia Rafols, Deputy City Manager
Richard D. Cannone, Director of Development Services
Christy Dominguez, Director of Planning and Zoning

CM/rdc/ss

ATTACHMENT 6



Environmental Protection and Growth Management Department
PLANNING and REDEVELOPMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655



January 6, 2009

Henry A. Sniezek, AICP
Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Subject: Potential Text Amendment to Permit Ancillary Workforce Housing on Lands Designated "Community Facilities"

Dear Mr. Sniezek:

The Broward County Planning and Redevelopment Division (PRD) staff has reviewed the potential text amendment to the Broward County Land Use Plan (BCLUP) regarding the inclusion of a text amendment to permit ancillary workforce housing on lands designated "Community Facilities".

The addition of the proposed language to the text amendment does provide additional protection to the ark properties, recreational facilities, and open spaces:

- e. Lands which are counted towards the community and/or regional parks requirements of the Broward County Land use Plan or parks/open space requirements of an adopted municipal comprehensive plan shall not be eligible for the above referenced ancillary workforce residential use.

The PRD supports the inclusion of the Ancillary Workforce Housing text amendment including the language stated above.

If you or your staff has any questions or concerns please feel free to contact me or Richard Allen, Associate Planner at 954-357-6676 or RAllen@broward.org. Thank you for allowing our participation in your discussions.

Respectfully,


Gregory Stuart,
Director

GS:RFA

cc: Barbara Blake Boy, Assistant Executive Director, Broward County Planning Council

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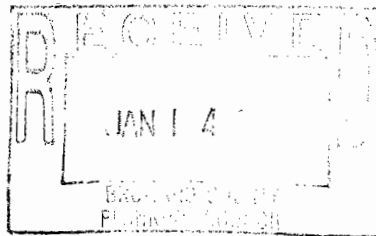


ATTACHMENT 7
CITY of HOLLYWOOD, FLORIDA

OFFICE OF PLANNING

January 8, 2009

Mr. Henry A. Sniezek, Executive Director
Broward County Planning Council
115 S. Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301



LTR 09-001

Re: Potential Text Amendment to Permit Ancillary Workforce Housing on Lands Designated "Community Facilities"

Dear Mr. ~~Sniezek~~ *HENRY*:

The following information is in response to your December 3, 2008 letter requesting comments on the potential text amendment to permit ancillary workforce housing on lands designated Community Facility.

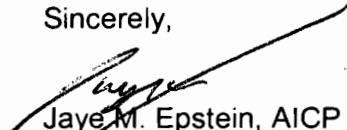
The Office of Planning has concerns the proposed maximum density of 50 units per acre may cause all land use amendments requesting a Community Facility designation to be considered large scale amendments by the Department of Community Affairs (DCA). While a review of such magnitude may be appropriate if housing of this density is planned on a Community Facility property, it may hinder a government's progress for a site intended for traditional Community Facility uses (i.e. fire station, school, etc.).

Additionally, if the intention of the proposed workforce housing is an ancillary use, it seems as though it should be associated with an on-site community facility. If the objective is to allow the Broward County School Board to be the only off-site community facility allowed then further clarification may be necessary.

Finally, for residential densities of sixteen units or less, access to existing minor arterial and collector streets is required. Is it the intent for these projects to have direct access to these streets?

We thank you for the opportunity to work with Planning Council staff throughout the process for this potential amendment. If you require additional information or have any questions, please contact me or Julie Walls, Principal Planner, at 954-921-3471.

Sincerely,



Jaye M. Epstein, AICP
Planning Director

c: Cameron D. Benson, City Manager, City of Hollywood

2600 Hollywood Boulevard, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org



ATTACHMENT 8

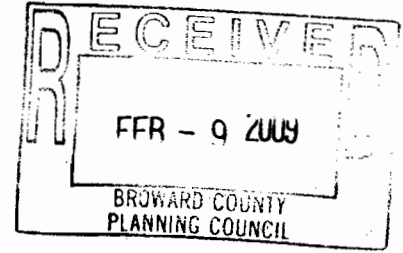
Sniezek, Henry

From: Williams, Sharon [swilliams@ppines.com]
Sent: Tuesday, January 27, 2009 7:01 AM
To: Sniezek, Henry
Subject: RE: Proposed Broward County Land Use Plan Text Amendment PCT 09-2to Permit Ancillary Workforce Housing on Lands Designated "CommunityFacilities"

Hi Henry, Pembroke Pines has no objections to the county amendment; however, we do not yet know if we will adopt it within ours.

Sharon Williams
Associate Planner
10100 Pines Blvd.
Pembroke Pines, Florida 33026
Intercom Extension 406
954-435-6513
954-435-6546 (fax)

ATTACHMENT 9



January 30, 2009

Mr. Henry A. Sniezek, AICP
Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

**RE: PROPOSED BROWARD COUNTY LAND USE PLAN TEXT
AMENDMENT PCT-09-02**

Dear Mr. Sniezek:

Understanding the original intent of the proposed amendment PCT 09-02 to be to provide housing for employees of community facility institutions on their respective properties, it is felt that the simply "ancillary" is too broad and could allow for interpretations which could result in workforce housing open to the general public (rather than employees of the institutions). I think we all agree general workforce housing should remain a "Residential" land use. It is, therefore, recommended that the restrictive language of the proposed amendment be revised to include an "employees only" provision. For example:

3.b. The dwelling units must be restricted, via an enforceable legal mechanism, in perpetuity, to those with incomes no greater than "workforce-income persons" as defined by the Broward County Land Use Plan, and who are employees of the respective community facility.

Please do not hesitate to contact me should you have any questions regarding these comments.

Yours truly,


Gerald R. Ferguson, AICP
Director of Planning & Growth Management

GRF:dm

cc: Barbara Blake Boy, Assistant Executive Director
Broward County Planning Council

Mayor
Albert R. Capellini, P.E.

Vice Mayor
Sylvia Poitier

Commissioners
Steve Gonot
Pam Militello
Martin Popelsky

City Manager
Mike Mahaney



ATTACHMENT 10

Sniezek, Henry

From: Emily McCord [emccord@southwestranches.org]
Sent: Monday, February 02, 2009 10:53 AM
To: Sniezek, Henry
Subject: FW: Proposed change to the BCLUP re: workforce housing in CF

Mr. Sniezek,

The Town is in receipt of your January 23rd letter regarding the proposed Broward County Land Use Plan Text Amendment (PCT 09-2) to Permit Ancillary Workforce Housing on Lands Designated "Community Facilities." Thank you for the opportunity to comment on the proposed amendment. Please see the email below from our contracted Planning and Zoning reviewer.

Please do not hesitate to contact me if you need additional documentation from me.

Sincerely,

Emily S. McCord, Community Services Director
6589 SW 160 Avenue
Southwest Ranches, FL 33331
Phone: 954.343.7453
Fax: 954.434.1490
emccord@swranches.org

Please note: Florida has a very broad public records law. Most written communications to or from city officials regarding city business are public records, and are available to the public and media upon request. Your e-mail communications, including your email address, may therefore be subject to public disclosure. In addition, this message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from public disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify Town Hall immediately by telephone (954-434-0008) or by return e-mail and delete the message, along with any attachments.

From: Jeffrey N Katims [mailto:jeff@mellgrenplanninggroup.com]
Sent: Friday, January 30, 2009 4:45 PM
To: 'Emily McCord'
Subject: Proposed change to the BCLUP re: workforce housing in CF

Emily, I received your fax, and we had already looked over the proposed text change and determined that it will not affect the town unless the town decides to insert the same language into its own plan.

Jeff Katims, AICP

Senior Associate

THE MELLGREN PLANNING GROUP

6555 Nova Drive, Suite 305

Fort Lauderdale, FL 33317

phone: 954-475-3070

ATTACHMENT 11

Sniezek, Henry

From: Stone, Ralph
Sent: Monday, February 09, 2009 11:23 AM
To: Sniezek, Henry
Cc: Fejes, Suzanne
Subject: RE: Proposed BCLUP Text Amendment to Permit Ancillary Workforce Housing on Lands Designated "Community Facilities"

Henry-thanks for info; I knew that this was in the pipeline somewhere; I have reviewed the draft language and think this is a good alternative for additional workforce housing. So the Housing Finance and Community Development Division would recommend approving the proposed language.



City of
OAKLAND PARK

F L O R I D A

February 11, 2009

Henry Sneizak
Executive Director
Broward County Planning Council
115 South Andrews Avenue
Fort Lauderdale, Fl. 33301

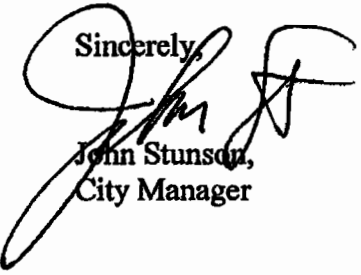
RE: Proposed Broward County Land Use Plan Text Amendment PCT 09-2 to Permit Ancillary Workforce Housing on Lands Designated "Community Facilities"

Dear Mr. Sniezek:

Thank you for this opportunity to review and comment on the proposed Planning Council text amendment permitting ancillary workforce housing on lands designated community facilities. The City of Oakland Park administration and staff have reviewed the proposed text amendment, and although we have no concerns over its adoption as currently drafted, we intend to recommend to our Commission not to incorporate such language into our plan at this time. It is our understanding that if a municipality chooses not to adopt the ancillary work force housing provision, or a version more restrictive than the County's, then such housing on lands designated "Community Facilities" would not be permitted within the municipality.

If our understanding on this matter is incorrect, please advise us accordingly.

Sincerely,



John Stunson,
City Manager

CC: Mayor and Commission

ATTACHMENT 13

**RECOMMENDATIONS
OF THE
BROWARD COUNTY AFFORDABLE HOUSING ADVISORY
COMMITTEE**

DECEMBER 2008

PART A

Existing Affordable Housing Incentive Plan Strategies

Adopted May 31, 1994 – Resolution 94-588

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: s. 420.9076(4) (a), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: #1A Definition of Affordable Housing – Incentives identify which income group is the target.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: For the purposes of SHIP implementation, the SHIP definition of affordable housing is utilized consistent with this recommendation. In addition, the SHIP definitions of very low income, low income and moderate income households are included in the Broward County Land Use Plan allowing for various affordable housing programs and incentives to be tailored or targeted to specific income groups consistent with this recommendation.

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: s. 420.9076(4) (a), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: #2 Affordable Housing Definition to be adopted in the Broward County Land Use Plan which includes the definition of very low income, low income and moderate income households and allow the objectives and policies to be tailored or targeted to these specific income groups.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: The Current Broward County Land Use plan does include the definitions included in this 1994 recommendation and the affordable housing policies and administrative procedures specifically identify and refer to the applicable income group to which they apply.

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: s. 420.9076(4) (d), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: #3A Amendment to Broward County Land Use Plan to allow increased density for affordable housing through flexible density units entitled “Affordable Housing Units” to be allocated and used within Broward Municipalities and the Unincorporated Area.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: In 1995, the Broward County Land Use Plan was amended to include provisions for affordable housing units, currently implemented through policies 1.07.04 and 1.07.05 and the administrative rules document. These provisions establish a pool of “Affordable Housing Units” for each local government equal to 10% of the available flexibility and reserve units within the local government in 1995 and also provide the affordable housing bonus density provisions.

The Affordable Housing Bonus Density provisions in the Broward County Land Use plan were revised by the Broward County Planning Council on May 25, 2006. The revisions were developed by the Broward County Planning Council and its Ad Hoc Affordable Housing Committee in consultation with Broward County municipalities as well as representatives of the development industry, affordable housing advocates and other interested parties.

Revisions included an update to the bonus formula to allow one bonus market rate unit for every one workforce unit for “Workforce” housing (100-120% of area median income), three market rate units for every one moderate workforce unit (80-100% of area median income) and five market rate units for every one low income unit (up to 80% of area median income). The total additional dwelling units are limited based on the underlying land use designation. The affordable bonus units are required to be maintained as affordable for a minimum of 30 years. The revisions also included advisory design guidelines and provisions for off site bonuses in limited circumstances. The provisions still include the restriction that units available for affordable housing bonus density allocation may not be sold to or be conditioned upon the receipt of financial or material gain from the developer/applicant by the applicable jurisdiction.

Recommendation of Advisory Committee:

Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report

Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report

Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: Other- s. 420.9076(4), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: #4 Amendment of Broward County Land Use Plan Affordable Housing Policies 1.07.01 – 1.07.04 to insert the word “shall” in place of “should” and the establishment of a quantifiable affordable housing objective.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Broward County Land Use Plan Policies 1.07.01, 1.07.02, 1.07.03, and 1.07.04 all now include the word shall instead of “should” and include quantifiable standards which can be accessed collectively regarding the measurability and effectiveness of Affordable Housing Objective 1.07.00.

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: s. 420.9076(4) (b), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: #5A Expedited Permitting – establish a policy for permit review agencies to prioritize affordable housing projects (new construction and rehabilitation)

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Based on Resolution # 94-588 which adopted the 1994 Affordable Housing Incentives Plan, Broward County established expedited permitting for affordable housing projects as an official county policy. It is implemented through the permitting agencies through the establishment of an identification mechanism for applicable affordable housing project applications. The applications are color coded so that when they are sent to other agencies for review, the color coding makes them aware of the “expedite” nature of the application. The Broward County Development and Environmental Regulation Division provides detailed literature available for the public regarding Broward County’s development services process regarding affordable housing. Standard agreements and information about the process are available on the Division’s website. Affordable Housing projects are clearly identified by color coded routing forms or memo for expedited review. Affordable Housing projects are given “high priority” when allocated staff time.

Recommendation of Advisory Committee:

Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report (Part B Section #08-3 Incentives to be considered)

Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report

Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: s. 420.9076(4) (b), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: # 6 Enhance existing County Land Development Code mechanism which withholds issuance of C.O(s), rather than requiring a bond guaranteeing performance, to ensure compliance with off-site and on-site improvement requirements established during the permitting process.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: The Broward County Land Development code provides for security requirements in the Platting process related to onsite improvements, including drainage; turn lanes, driveways, and interior roads to be waived for affordable housing projects. Additionally, affordable housing developments in the unincorporated area do not have to bond for the water and sewer improvements.

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: s. 420.9076(4) (b), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: #7A Use public resources to provide free or low cost administrative advice regarding the most efficient way to complete the permitting, construction inspection, and project financing processes. Also provide advocacy for the affordable housing project during the permit process.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Based on Resolution # 94-588 which adopted the 1994 Affordable Housing Incentives Plan, Broward County established “the use public resources to provide free or low cost administrative advice regarding the most efficient way to complete the permitting, construction inspection, and project financing processes and provide advocacy for the affordable housing project during the permit process” as an official county policy. The Broward County Development and Environmental Regulation Division provides a staff member with an allocated portion of time dedicated to process and aide in affordable housing projects that are processed through the division. She aides in questions, provides explanations of the development review/approval processes, processes affordable housing modification/waiver requests and maintains detailed affordable housing development services process information, standard agreements and information about the process provided through literature available for the public and on the Division’s website.

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: s. 420.9076(4) (e), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: #8A Reservation of Capacity – Establish a procedure for the reservation of infrastructure capacity for affordable housing development in the area of roads, parks, school and utilities.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Roadway Capacity reservation for affordable housing projects was removed from Broward County Regulations with the implementation of Transit Concurrency (see Land Development Code, Division 2-Development Review Requirement, Section 5-182).

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: s. 420.9076(4) (g), F.S)

Name of Local Entity: Broward County

Incentive Recommendation Adopted: # 9A Review Parking Code Requirements to determine if existing parking requirements can be lowered for affordable housing projects.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: The Broward County Zoning Code which applies only in the small remaining unincorporated area does not currently provide any parking reductions for affordable housing projects.

A new Parking Reduction Strategy recommendation is included in the Proposed Affordable Housing Incentive Plan Strategies for Consideration Part B Section #08-6 of this report.

Recommendation of Advisory Committee:

Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report (Part B Section #08-7 Incentives to be considered)

Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report

Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: s. 420.9076(4) (h), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: #10A Continue to allow zero lot line configurations as provided for in applicable zoning codes and Planned Unit Development (PUD) ordinances.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: The County zoning code currently allows for these configurations. This provision has limited applicability within Broward County's zoning jurisdiction due to the small amount of remaining unincorporated areas.

Recommendation of Advisory Committee:

- Existing Strategy -- Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: s. 420.9076(4) (i), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: # 11 Continue without modification, those minimum street requirements contained in the Land Development and Zoning Codes of Broward County and the SHIP interlocal cities.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: In 1994, the recommendation was that the minimum street requirements contained in Broward County's Land Development and Zoning Codes were needed to ensure the public health, safety and welfare. Since that time, redevelopment issues related to these standards created a need for further review and evaluation. A Proposed Alternative Roadway Sections and Criteria for Context Sensitive Design study is expected to be reviewed and considered for adoption by the Broward County Commission in 2009.

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: s.420.9076 (4) (j), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: # 12A Require all agencies prior to adopting, amending or repealing any policies, procedures etc. to determine whether the impact of the proposed action will have a significant impact on the cost of housing. In the event of a significant impact on the cost of housing, require agencies to investigate impact-reducing alternatives.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Based on Resolution # 94-588 which adopted the 1994 Affordable Housing Incentives Plan, Broward County adopted an incentive to have a housing impact statement prepared and considered as prior to the enactment of any proposed legislation. Whereas potential impacts on affordable housing are sometimes considered prior to the enactment of proposed policies, procedures etc. it does not appear that the County has officially established this process.

A recommendation to formalize a pre-adoption (policies, procedures, ordinances, regulations and plan provisions) process to consider potential impacts on affordable housing is included in the Proposed Affordable Housing Incentive Plan Strategies for Consideration Part B Section #08-8 of this report.

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report (Part B Section #08-8 Incentives to be considered)
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: Other - s. 420.9076(4), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: # 13 Staff shall investigate a program to subsidize all affordable housing project's administrative/application fees from its 1995-98 SHIP allocation for Affordable Housing.

Subject to annual review, selection criteria for funding under this incentive should be first-come, first serve basis within income class to be served.

Current Status: Broward County did put this recommendation in place for 1994 (*does or does not*) for this incentive.

Explanation of existing regulation regarding this incentive: The 1994 Incentive Recommendation directed County staff to undertake a 6 month study to determine the fiscal impact and the demand for this study. If the implementation of the incentive is recommended by County staff and approved by the County Commission, formal funding request would be included in the 1995-98 LHAP. This incentive was included in the LHAPs through 1998, however it was determined it was not feasible to fund from the allowable administrative allowance, and was omitted from the 1999-2001 LHAP and subsequent LHAPs

Since that time, administrative/application fees for affordable housing projects implemented through the Broward County Development and Environmental Regulation Division are now modified (paid from another source) for projects that have been certified by the Broward County Housing Finance and Community Development Division.

Recommendation of Advisory Committee:

Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report

Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report.

Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: Other – s. 420.9076(4), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: # 15 Actively pursue purchase of tax delinquent properties by the County, using SHIP funds, to keep property out of the hands of individuals who hold for speculation to minimize the problems associated with absentee landlords, to provide for reuse of the property, and to avert code problems caused by illegal dumping and vacancy.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: In the unincorporated areas (Roosevelt Gardens, Washington Park and Franklin Park Central County neighborhoods), after clear title is received, Broward County has assembled, through escheatment, purchase or acquisition through Lands Available for Taxes, residential lots for affordable housing through the Affordable Housing Home Construction (AHHC) program inventory. These lots are assembled into groups and made available for affordable housing through a competitive process in which Developers compete for the right to build affordable single family homes on these parcels. Some SHIP funding has been utilized for down payment assistance on some of these properties.

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Other – s. 420.9076(4), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: # 16 Subject to legal review, allow builders/developers to defer Water and Capital Recovery Charges and Wastewater Capital Recovery Charges until a certificate of occupancy is released for low income (80% or below AMI) affordable housing units.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Broward County Water and Wastewater Services allows builders/developers to defer Water and Wastewater Capital Recovery Charges for affordable housing until service is requested. To be eligible for fee deferral, development of projects must provide housing for families with a total family income of eighty percent (80%) or less of the median income for Broward County.

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: s. 420.9076(4) (k), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: # 17A Modify existing procedures for inventory of publicly owned lands to produce a separate list of properties suitable for affordable housing development. The listing will be advertised each year and mailed to those non-profit organizations and community development corporations registered with the applicable jurisdiction's community development office.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive:

The Board of County commissioners has been conveying escheated lots for the purposes of affordable housing since January 2005. Broward County's Real Property section has been coordinating this program. The property is conveyed with covenants and restrictions requiring that the parcels be used and maintained for the purposes of affordable housing. Since the County first began conveying escheated lots to the municipalities in 1994, a total of 200 properties (all lots both buildable and non-buildable, including those for affordable housing) have been transferred to approximately 14 of Broward County's municipalities.

As required by Chapter 125.379, F.S. on June 5, 2007, the Broward County Board of County Commissioners adopted an inventory list of real property within Broward County to which Broward County holds fee simple title that is appropriate for use as affordable housing. This inventory included parcels within a municipality that have been offered for transfer for the purposes of affordable housing, Unincorporated area parcels that are included in pending phases of the Affordable Housing Home Construction program and other vacant parcels in the unincorporated area that are residentially zoned and size/configuration suitable for construction of a residential building

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: s. 420.9076(4) (b), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: # 18 Investigate a program to subsidize plan review fees for affordable housing projects.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Plan review fees are not currently subsidized because the Permitting, Licensing and Consumer Protection Division became an enterprise fund agency – review fees collected pay for their services.

Zoning review fees were subsidized previously when an affordable housing applicant provided a certification letter from the Housing Finance and Community Development Division.

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: s. 420.9076(4) (c), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: # 19 A Impact Fee Modification – Modification of the provisions for subsidizing road and park impact fees for affordable housing. Units that are developed for “very low” income residents will be subsidized at 100%, impact fees for “low” income residents will receive 75% subsidies, and impact fees for moderate income residents will receive 50% subsidies.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: For affordable housing projects that are certified by the Housing Finance and Community Development Division, one hundred percent (100%) of Impact fees and concurrency fees for very-low income housing and low income housing are paid for from another funding source, including transit concurrency fees, all road impact fees, park impact fees and school impact fees with the School Board’s approval.

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

1994 Statutory Reference: Other - s. 420.9076(4), F.S.

Name of Local Entity: Broward County

Incentive Recommendation Adopted: # 21 Continuation of the Local Affordable Housing Advisory Committee until December 31, 1995.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: The current Affordable Housing Advisory Committee was created and appointed by the Board of County Commissioners in June 2008 in accordance with s. 420.9076(2), F.S. and Rule 67-37.010, F.A.C. It is noted that the November 2008 Ballot contains a Charter question regarding the establishment of a Broward County Housing Council.

Recommendation of Advisory Committee:

- Existing Strategy – Approved to be included in the Final Housing Incentive Strategies Report
- Revisions or Implementation of this 1994 Incentive Recommendation to be Included in Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

PART B

Proposed Affordable Housing Incentive Plan Strategies for Consideration

Broward County Affordable Housing Advisory Committee

2008

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4) (a) and (b), F.S. Expedited approvals of development orders or permits and the modification of impact fee requirements for affordable housing projects.

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-1 School Impact Fee Modification process Improvement

Current Status: Broward County currently does have a program for this incentive.

This recommendation proposes an improvement to the current program.

Explanation of existing regulation regarding this incentive: The School Board currently only processes impact fee waivers for very low income affordable housing and require that such waivers be obtained through a School Board Resolution. Therefore, recommend to the School Board that their approval process for affordable housing be expanded and expedited in one of the following ways:

1. To mirror the process currently outlined in the Broward County Land Development Code by allowing 100% waiver of school impact fees and application fees for low and very low income affordable housing and allow such waivers to occur at the staff level, provided that staff has received a certification letter from the Broward County Housing Finance and Community Development Division verifying the development as qualifying as either low or very low income housing. In addition, provisions should be made for expedited concurrency review and 100% waiver of the school concurrency review application fee for certified low and very low income affordable housing projects. County staff will forward to the School Board staff a recorded copy of the Declaration of Restrictive Covenant ensuring that the units stay affordable for a period of 10 years for owner occupied housing and 20 years for rental housing.

or

2. To mirror the process currently outlined in the Broward County Land Development Code by allowing 100% waiver of school impact fees and application fees for low and very low income affordable housing and allow such waivers to occur at the staff level for very low income affordable housing, provided that staff has received a certification letter from the Broward County Housing Finance and Community Development Division verifying the development as qualifying as either low or very low income housing. Waivers for low income affordable housing be obtained through review and consideration of the School Board, and that the process for board consideration of fee modification for affordable housing for low income households be expedited. Modified processes should also

include provisions for certified affordable housing projects that include units for both very low income and low income households. In addition, provisions should be made for expedited concurrency review and 100% waiver of the school concurrency review application fee for certified low and very low income affordable housing projects. County staff will forward to the School Board staff a recorded copy of the Declaration of Restrictive Covenant ensuring that the units stay affordable for a period of 10 years for owner occupied housing and 20 years for rental housing.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this revision to the current incentive reduces the cost of affordable housing through the waiver of application fees and the subsidization of impact fees, which, given existing levels of school board impact fees, can significantly increase the cost of a housing unit. The expedition of the concurrency review would serve to reduce the time spent during the permitting of affordable housing projects.

Disadvantages: This process improvement would require a slight adjustment in the current process.

Recommendation of Advisory Committee:

- Approved to be included in the Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County’s jurisdiction.
- The Broward County AHAC recommends a preference for the first (#1) method for modification of the School Board Impact Fee Modification process.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4) (a), F.S. Processing and expediting approvals of development orders or permits for affordable housing projects.

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-2 Recommend that the County encourage the municipalities to modify their local land development processes and procedures to address redevelopment issues that occur when variance requests are needed for older homes that are being rehabilitated for affordable housing in built out communities.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Each Broward County municipality maintains and implements its own development process and regulations. Broward County could work with the municipalities to develop model redevelopment land development regulations that address redevelopment to minimize administrative process time related to land development issues that routinely occur with affordable housing redevelopment projects. Techniques should include recommended strategies which save time in the redevelopment/rehabilitation process such as allowing the authority for needed “relief” from restrictive code requirements (usually the subject of variance requests) to be granted at a lower administrative level than the Commission or Board of Adjustments.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing reduced time associated with required permits associated with affordable housing redevelopment in local governments willing to embrace streamlined land development code requirements to provide for affordable housing redevelopment

Disadvantages: This process improvement would require a slight adjustment in the current process in some municipalities and the required time necessary to put an updated land development code in place.

Recommendation of Advisory Committee:

- Approved to be included in the Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.
- Additionally, the Broward County AHAC recommends that County require implementation of this strategy by any municipalities who participate in the County SHIP funding partnership and that it be made a requirement to receive that funding.
- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4) (a) and (b), F.S. Expedited approvals of development orders or permits and the modification of impact fee requirements for affordable housing projects.

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-3 Unified policy with entitlement municipalities regarding the “expediting” of the process involved in the associated construction permitting paperwork process for affordable housing projects.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

This recommendation proposes that Broward County work with the municipalities to unify the expedited permitting processes.

Explanation of existing regulation regarding this incentive: Broward County staff would work with the municipalities to unify the process and paperwork associated with the construction permit process. One example is the process involved with the recordation of declaration of restrictive covenants. It is estimated that expediting the process could save up to six months.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing reduced time associated with required permits associated with affordable housing redevelopment in local governments willing to embrace a coordinated construction permit process.

Disadvantages: This process improvement would require a slight adjustment in the current process in some municipalities and the required time necessary to coordinate and put an updated unified process in place.

Recommendation of Advisory Committee:

Approved to be included in the Final Housing Incentive Strategies Report
 Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County’s jurisdiction.
- Additionally, the Broward County AHAC recommends that County require implementation of this strategy by any municipalities who participate in the County SHIP funding partnership and that it be made a requirement to receive that funding.
- The Broward County AHAC recommends that all entitlements who contract out their expedited permit review develop a program to require that those contracts include a minimum amount of “pro-bono” expedited review work for affordable housing projects.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4) (a), F.S. Processing and expediting approvals of development orders or permits for affordable housing projects.

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-4 Develop a unified consistent approach with the municipalities to the affordable housing fee (application, permit and impact) modification/waivers process. The County could provide incentives to the municipalities to do this.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

This recommendation proposes that Broward County work with the municipalities to encourage and provide incentives for the use of one unified process

Explanation of existing regulation regarding this incentive: The County could work with the municipalities to provide incentives for the use of one affordable housing fee modification/waiver process. One suggestion to provide incentives would be to require the use of the unified process by all of Broward County's municipal partners in the CDBG, HOME and SHIP funding programs.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing reduced time and consistency for the affordable housing impact fee modification/waiver process in local governments that embrace streamlined impact fee modification processes to provide for affordable housing redevelopment

Disadvantages: This process improvement would require a slight adjustment in the current process in some municipalities and the required time necessary to put an updated process in place.

Recommendation of Advisory Committee:

 X Approved to be included in the Final Housing Incentive Strategies Report

 Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County’s jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4) (b), F.S. the modification of impact fee requirements for affordable housing projects.

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-5 Declaration of Restrictive Covenant to secure waiver of impact fees and subordination. Although this has been addressed, and we appreciate the willingness to consider subordination on a case-by-case basis, we want to reiterate our concern that it is important that developments move through the process as quickly as possible and that the first mortgage lenders and even SHIP and HOME funds will always require subordination to their loans. Committee recommends subordinations be reviewed on an administrative basis by County staff without requirement of Board approval.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: The restrictive deed and covenant required for affordable housing fee modification applicants requires that any mortgages on the property be subordinated to Broward County. The Board of County Commissioners will consider waiving this requirement on a case by case basis which requires the item to be considered at a County Commission meeting. The County should consider streamlining this consideration process to allow developments to move through the process as quickly as possible, especially when the County's own affordable housing program funds (SHIP and HOME) require subordination to their loans.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing reduced time associated with being scheduled to be on a Broward County Commission Agenda to seek approval of waiver of the subordination clause required in the restrictive deed and covenant for affordable housing impact fee modifications.

Disadvantages: This process improvement would require the development of specific circumstances that the Broward County Commission could endorse as acceptable circumstances for the subordination clause to be waived through administrative action by staff.

Recommendation of Advisory Committee:

- Approved to be included in the Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4) (b), F.S. the modification of impact fee requirements for affordable housing projects.

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-6 Standardize the water and sewer impact fees paid by affordable housing developers. When Water and Sewer impact fees cannot be modified due to bond obligations, alternative funding sources could be identified to offset the costs.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Broward County and the Municipalities should consider a means to exempt/subsidize affordable housing units prior to the issuance of water/sewer bonds.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing coordinated consistent impact fee waivers and a process for alternative means of subsidizing them when bond obligations are involved, thereby streamlining the process for affordable housing.

Disadvantages: This process improvement would require adjustments and coordination among various local governments and utility providers as well as dedicated financial sources to support the offset of impact fees when there is a local bond obligation.

Recommendation of Advisory Committee:

Approved to be included in the Final Housing Incentive Strategies Report

Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

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Chairperson, Advisory Committee

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**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4) (f), F.S. the reduction of parking and setback requirements for affordable housing.

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-7 Recommend that the County encourage the municipalities to allow parking reductions for affordable housing and redevelopment that includes affordable housing.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: The County should utilize some of its model redevelopment codes and the County-Wide Community Design Guidebook to encourage municipalities to allow for parking reductions for affordable housing and redevelopment that includes affordable housing. These techniques should include consideration of shared parking/mixed use, proximity and service by mass transit as well as the nature of the type of affordable housing (primarily elderly and some youth oriented housing may not generate as great a need for parking).

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing a cost reduction and making it easier to accommodate affordable housing in urban infill redevelopment sites on which it may otherwise be prohibitive, due to physical constraints. Additionally, it may provide an opportunity for cost savings for special or specific needs affordable housing that may not generate the same transportation/parking impacts.

Disadvantages: This process improvement would require a slight adjustment in the current process in some municipalities and the required time necessary to put an updated land development code in place.

Recommendation of Advisory Committee:

- Approved to be included in the Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

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Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: s. 420.9076(4) (h), F.S.

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-8 Recommend that the Commission consider the recommendations of Proposed Alternative Roadway Sections and Criteria for Context Sensitive Design for use throughout Broward County in encouraging affordable housing redevelopment that provides for accessibility through other modes of transportation besides the automobile.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: In 1994, the recommendation was that the minimum street requirements contained in Broward County's Land Development and Zoning Codes were needed to ensure the public health, safety and welfare. Since that time, redevelopment issues related to these standards created a need for further review and evaluation. A Proposed Alternative Roadway Sections and Criteria for Context Sensitive Design study is expected to be reviewed and considered for adoption by the Broward County Commission in 2009.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing redevelopment opportunities that may not otherwise exist due to excessive transportation right of way requirements that are not needed in the current redeveloping area.

Disadvantages: This process improvement would require a slight adjustment in the current process in some municipalities and the required time necessary to put an updated land development code in place.

Recommendation of Advisory Committee:

Approved to be included in the Final Housing Incentive Strategies Report

Not Approved

Recommended Action:

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4) (i), F.S. the establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provision that increase the cost of housing.

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-9 Recommend that the County formalize an established process that requires an analysis and consideration of potential impacts of proposed policies procedures, ordinances, regulations or plan provisions on affordable housing prior to their adoption.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Based on Resolution # 94-588 which adopted the 1994 Affordable Housing Incentives Plan, Broward County adopted an incentive to have a housing impact statement prepared and considered as prior to the enactment of any proposed legislation. Whereas potential impacts on affordable housing are sometimes considered prior to the enactment of proposed policies, procedures etc. it does not appear that the County has officially established this process.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation is an important analysis that should be considered by all local governments. The consideration of affordable housing impacts prior to the adoption of any proposed legislation may provide financial and time savings for the County and the affordable housing development process as it would provide an opportunity for the to address and include any strategies to offset any potential impacts for affordable housing in advance.

Disadvantages: This process improvement would require a slight adjustment in the current process and could add additional time to the process for the consideration and adoption of plans, ordinances and other regulations.

Recommendation of Advisory Committee:

- Approved to be included in the Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4) (k) the support of development near transportation hubs and major employment centers and mixed-use development.

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-10 Recommend that Broward County consider techniques to provide incentives for Affordable Transit Oriented Development.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Development and consideration of planning based incentives (bonus density, flexible approval processes etc.) to encourage the development of affordable housing in close proximity to public transit service. As an example the closer proximity an urban infill site that proposes to include specific amounts of affordable housing to available public transit, the greater the bonus density and more expedited the land use approval processes. The Transit Housing Oriented Redevelopment (THOR) Project is in the process of implementing this recommendation.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing an incentive of additional density and reduced permit time for affordable housing redevelopment projects in close proximity to transit. The additional density can assist the developer in providing more market rate units to help subsidize the cost of the affordable units.

Disadvantages: This incentive requires a substantial amount of coordination, public awareness and involvement efforts and long range commitment to provide incentives for affordable housing in close proximity to transit that is consistent with the local community character and provides for an improved quality of life for new and existing residents.

Recommendation of Advisory Committee:

- Approved to be included in the Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-11 Modification to the Affordable Housing Tax Exemption in Ch. 196.1978, F.S., to modify the January 1 occupancy requirement which will allow greater use of the exemption.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Recommend that the County Commission include a proposal in their next annual legislative package to change provisions in Ch. 196.1978, F.S., which are more clearly defined in the holding of Parrish v. Pier Club, 900 So.2d 683 (Fla. 4th DCA 2005), for non-profit affordable housing tax exemption which allow exemption only if a unit is “occupied by a qualified tenant on January 1st”. It is recommended that the legislation be changed to allow the exemption to be granted for the applicable length of time (e.g. 15 – 30 years etc.) that units are required to be maintained as affordable by a recorded restrictive deed and covenant without the requirement that the unit be occupied by the tenant on January 1.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The adoption of this legislative change to Florida Statutes would allow local governments to provide incentives for the provision of more affordable housing by allowing the non-profit affordable housing tax exemption to be applicable to more units.

Disadvantages: This process improvement will require a change in state legislation and all of the necessary efforts to facilitate this. The local government granting the exemption must be fiscally able to offset any associated revenue reductions in the greater public interest of the provision of affordable housing.

Recommendation of Advisory Committee:

- Approved to be included in the Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-12 Modification to the provisions in Ch. 196.1978, F.S. for non-profit affordable housing tax exemptions for affordable housing units to include units for the moderate affordable housing income categories.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Recommend that the County Commission include a proposal in their next annual legislative package to change provisions in Ch. 196.1978, F.S. for non-profit affordable housing tax exemptions for affordable housing units in which tenants are HUD low income (80% AMI or below) to allow the exemption to be granted for units for the moderate affordable housing income categories currently allowed by the State Housing Initiatives Partnership Program which provides for affordable housing for households with family incomes of up to 120% AMI.

To expand the current exemption to include moderate income individuals, Ch. 196.1978, F.S. could be amended as follows (change shown in underline):

“...those portions of the affordable housing property which provide housing to individuals with incomes as defined in s. 420.0004(10),(11) and (15) shall be exempt from ad valorem taxation...”

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The adoption of this legislative change to Florida Statutes would allow local governments to provide incentives for the provision of more affordable housing by allowing the non-profit affordable housing tax exemption to be applicable to more households that are considered affordable housing under state law.

Disadvantages: This process improvement will require a change in state legislation and all of the necessary efforts to facilitate this. The local government granting the exemption must be fiscally able to offset any associated revenue reductions in the greater public interest of the provision of affordable housing.

Recommendation of Advisory Committee:

- X Approved to be included in the Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

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Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-13 Reduce the time between the HOME/SHIP RFP application and the award.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: For the non-profit (or small scale projects), the time from the HOME/SHIP RFP to the award is too long. If a non-profit applies in January, they may not even know if they get funded until July. We would encourage a process by which the small scale projects do not have to wait to see which tax credit projects are approved before funding is available for their projects.

In 2008, the SHIP RFP was advertised in August 2008 prior to the Universal RFP for HOME/CDBG/ESG which will be advertised in October 2008. It is anticipated that recommendation of awards to the Board of County Commissioners will occur in January 2009. It is further anticipated the SHIP RFP will be advertised in the summer of each year as opposed to the fall.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing reduced time for the applicants and facilitate their ability to provide affordable housing more expeditiously.

Disadvantages: This process improvement would require an adjustment in the current and may result in additional staff time needed if a separate process is created. All alternatives to shortening the time between application and award of funding should be considered.

Recommendation of Advisory Committee:

Approved to be included in the Final Housing Incentive Strategies Report
 Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

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Chairperson, Advisory Committee

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**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-14 Encourage municipalities to implement Broward County's affordable housing certification process.

Current Status: Broward County currently does (*does or does not*) have a program for this incentive.

This recommendation proposes that Broward County work with the municipalities to encourage the use of its affordable housing certification process.

Explanation of existing regulation regarding this incentive: The County's affordable housing certification process is a good example and could be utilized by other local governments. Other local governments could implement the County's certification in their local waiver processes.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing reduced time and consistency for the affordable housing impact fee modification/waiver process in local governments that embrace streamlined impact fee modification processes to provide for affordable housing redevelopment

Disadvantages: This process improvement would require a slight adjustment in the current process in some municipalities and the required time necessary to put an updated process in place.

Recommendation of Advisory Committee:

- Approved to be included in the Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

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Chairperson, Advisory Committee

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**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-15 Establish a Predevelopment Loan Fund

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: One incentive that could increase the capacity of the non-profit organizations to do more neighborhood and small-scale development would be a Predevelopment Loan Fund. A big obstacle for small scale projects is predevelopment funding. A potential funding source of a predevelopment loan fund is the proposed linkage fee program currently being considered by the Broward County Commission.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing an additional funding source to assist with the enhancement in the delivery of affordable housing projects produced by non-profit organizations.

Disadvantages: This proposal requires a revenue source. A pre-development loan fund would need to have a new funding source identified, or be created from an existing funding source which may mean a reduction from some other strategy/project or funding source.

Recommendation of Advisory Committee:

Approved to be included in the Final Housing Incentive Strategies Report

Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

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**Broward County State Housing Initiatives Partnership
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Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: # 08-16 Standardization of water and sewer metering techniques across utilities for multi-family affordable housing projects.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: Water and Sewer metering by project should be standardized. When each resident is a separate utility customer (rather than the entire multi-family project being master metered) it promotes lower water use rates and greater water conservation.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing consistency regarding water and sewer delivery for multi-family projects and promote water conservation.

Disadvantages: This process improvement would require increased coordination among various utility providers and local governments.

Recommendation of Advisory Committee:

Approved to be included in the Final Housing Incentive Strategies Report

Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: #08-17 Allowing the use of Broward County SHIP funding and/or other County Funding programs for Workforce Housing up to 140% of Area Median Income.

Current Status: Broward County currently does not (*does or does not*) allow SHIP funding to be used for this incentive.

Explanation of existing regulation regarding this incentive:

Statutory Reference: Ch. 420.9071(19), (20), (28) provides allowances for 140% income.

"Low-income person" or "low-income household" means one or more natural persons or a family that has a total annual gross household income that does not exceed 80 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever amount is greatest. With respect to rental units, the low-income household's annual income at the time of initial occupancy may not exceed 80 percent of the area's median income adjusted for family size. While occupying the rental unit, a low-income household's annual income may increase to an amount not to exceed 140 percent of 80 percent of the area's median income adjusted for family size.

"Moderate-income person" or "moderate-income household" means one or more natural persons or a family that has a total annual gross household income that does not exceed 120 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is greatest. With respect to rental units, the moderate-income household's annual income at the time of initial occupancy may not exceed 120 percent of the area's median income adjusted for family size. While occupying the rental unit, a moderate-income household's annual income may increase to an amount not to exceed 140 percent of 120 percent of the area's median income adjusted for family size.

"Very-low-income person" or "very-low-income household" means one or more natural persons or a family that has a total annual gross household income that does not exceed 50 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is greatest. With respect to rental units, the very-low-income household's annual income at the time of initial occupancy may not exceed 50 percent of the area's median income adjusted for family size. While occupying the rental unit, a very-low-income household's annual income may increase to an amount not to exceed 140 percent of 50 percent of the area's median income adjusted for family size.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing additional funding for multi-family projects affordable housing projects that include workforce housing (up to 140% AMI).

Disadvantages: With the declining amounts of SHIP funding, the implementation of this recommendation may reduce the SHIP funding available for affordable housing families with household incomes of up to 50%, 80% and 120% of Area median income. An assessment of the need for the workforce housing (up to 140% AMI) vs. the need for affordable housing (50%, 80% and 120% of AMI) should be conducted and analyzed as part of the consideration of use of SHIP funding for up to 140% of AMI. Other County affordable housing funding sources such as the AHP program and the proposed linkage fee program should be considered as a “workforce” housing funding source prior to the use of SHIP funds.

Recommendation of Advisory Committee:

 X Approved to be included in the Final Housing Incentive Strategies Report

 Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County’s jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
 Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: #08-18 Establish a monitoring and sanctioning program against Absentee landlords and Slumlords whose properties become blighted.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: This recommendation would involve the creation of a system that works with local code compliance offices and establishes a system of monitoring and sanctioning blighted properties not adequately maintained by absentee landlords and slumlords. A collaborative County-municipal effort could address this issue and link to local neighborhood improvement funding sources to enhance the lives of Broward County's residents and maintain affordable housing for future generations.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing enhanced neighborhood improvement and aesthetics.

Disadvantages: This process improvement would require increased coordination among various code enforcement offices, and neighborhood improvement offices in various local governments.

Recommendation of Advisory Committee:

- Approved to be included in the Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the

recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: #08-19 Reinstate Tax Increment Finance (TIF) supported Community Redevelopment Areas for affordable housing and related economic development.

Current Status: Broward County currently does not (*does or does not*) have a Tax Increment Finance Supported program for this incentive.

Explanation of existing regulation regarding this incentive:

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions of “slum and blight” exist. Examples of conditions that can support the creation of a Community Redevelopment Area include, but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. If the Finding of Necessity determines that the required conditions exist, the local government may create a Community Redevelopment Area to provide the tools needed to foster and support redevelopment of the targeted area.

A "Finding of Necessity/Slum and Blight Study" for the area is approved by resolution of the local government, and, in a home rule charter county such as Broward, the "Finding of Necessity/Slum and Blight Study" is presented to the County for review and approval.

The County Commission by resolution approves the "Finding of Necessity/Slum and Blight Study," and delegates authority to the municipality to create a Community Redevelopment Agency and prepare a Community Redevelopment Plan. Other powers may also be delegated. Upon County Commission approval of a community redevelopment plan, additional powers are granted. Such powers generally include authority to condemn property for a public purpose, establishment of a Redevelopment Trust Fund, and authority to issue bonds. Redevelopment plans must be consistent with local government comprehensive plans

The activities and programs offered within a Community Redevelopment Area are administered by the Community Redevelopment Agency. A five- to seven-member CRA “Board” created by the local government (city or county) directs the agency. The Board can be comprised of local government officials and or other individuals appointed by the local government. Although one local government may establish multiple CRA districts, there generally may be only one CRA

Board. Each district must maintain separate trust funds, and expend those funds only in that district.

Tax Increment Financing (TIF) is the traditional funding mechanism for CRAs. In accordance with Chapter 163 Part III of the Florida Statutes, TIF payments are equal to 95% of the increase in tax revenue generated by the increase in property values in the redevelopment area and are used within the redevelopment area to finance additional projects. Over the period from 2005 to 2015, it is expected that Broward County will contribute \$420 million in tax increment payments to municipal CRAs.

As of January 2005, 13 municipalities in Broward County had TIF CRAs. Four cities – Fort Lauderdale, Hollywood, Lauderhill, and Pompano Beach – have two CRAs.

As an alternative to TIF funded CRA's Broward County implements the Redevelopment Capital Program (RCP). The RCP is open to all municipalities in Broward County for redevelopment activities/projects within or outside of existing Community Redevelopment Agency (CRA) boundaries.

Applicants for funding through the RCP may be a municipality, a CRA, or the County. Applicants for funding consideration of redevelopment projects may be submitted at any time and are evaluated for eligibility as they are received. Application Guides are available to explain the RCP and assist applicants in completing an application for either a loan or a grant. The County will examine the proposed redevelopment project or activity to determine the extent to which it achieves the County's funding criteria. PSD staff is available to meet with applicants prior to completing an application or expending resources in anticipation of County funding and assist applicants throughout the process.

The RCP is allocated \$10.3 million in FY 2004, \$12.3 million in FY 2005, and another \$69.2 million for FY 2006-09, to fund redevelopment initiatives throughout the County. This new non-ad valorem capital is in addition to the \$15 million (and rising) in annual County tax increment payments (ad valorem-based) to the existing municipal CRAs.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing a locally generated and locally designated funding source for affordable housing and redevelopment in qualified CRA areas. The provision of TIF funded CRA's may result in an incentive based approach to the creation of new affordable housing projects in combination with mixed use redevelopment. The use of TIF funding for affordable housing and affordable housing supportive redevelopment may result in more immediate delivery of affordable housing and redevelopment than the County's RCP program by providing a more expeditious process for funding and project approval.

Disadvantages: The implementation of this recommendation may result in the increased tax increment in the dedicated CRA area not being available to provide for the public services needed for the new projects. Provisions for such needs should be considered and included as legal requirements in appropriate local legislation creating any new TIF funded CRAs.

Recommendation of Advisory Committee:

 X Approved to be included in the Final Housing Incentive Strategies Report

 Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
 Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: #08-20 Support for a “modest” Broward County Linkage Fee Funding Program.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive: In October 2007, the Metropolitan Center at Florida International University (FIU), completed a Housing Linkage Fee Nexus Analysis for Broward County. The premise of the housing linkage fee concept is that new commercial development will generate a range of occupations and wage rates that generate the demand for new housing at various affordability levels. The purpose of this study was to determine whether there exists a reasonable connection (linkage) between the construction of new workplace buildings in Broward County and the demand for housing by the new employees who work within these buildings.

At the April 15, 2008 Affordable Housing Workshop, a consensus of the Broward County Commission was that staff should further pursue the development of an affordable housing linkage fee for Broward County. Environmental Protection and Growth Management Department Staff was asked to seek input from interested parties on key linkage fee policy issues and update the data and analysis from the FIU Housing Linkage Fee Nexus Study. Department of Environmental Protection and Growth Management Staff conducted a public workshop on May 21, 2008 and continued to take public input via additional written comments. Environmental Protection and Growth Management Department Staff developed a Housing Linkage Fee Report titled: “Policy Issues Regarding a Potential Housing Linkage Fee Program for Broward County” (http://www.broward.org/housing/housing_fee_report.pdf). This report recommends a number of specific policy positions that should be included if a linkage fee ordinance is drafted. However, the report states that issues arose during the April 15 and May 21st workshops related to the adverse impact a linkage fee program might have on the County’s commercial sector. The report further notes examples of Broward County’s continuing declining economy and indicates that staff recommends that efforts towards establishing a housing linkage fee program for Broward County not proceed at this time due to current economic conditions. The recommendation further states that as part of the multi-year Affordable Housing work plan, staff will monitor indicators of the County’s economic vitality, and renew consideration of this proposal when conditions are more favorable.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation could assist by providing an additional funding source for affordable housing, specifically funding new program strategies such as the AHAC recommended pre-development loan fund. The implementation of this recommendation may result in overall positive economic benefits that result from providing a balanced workforce and its essential needs of affordable housing.

Disadvantages: The implementation of this recommendation may result in companies choosing to locate in locations which do not access a linkage fee. Implementation of this type of business generated fee during times of economic decline may result in little to no funding being generated.

Recommendation of Advisory Committee:

- Approved to be included in the Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: #08-21 Allowance of affordable accessory residential units in residential zoning districts.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive:

The County only has zoning jurisdiction in the unincorporated area. The unincorporated zoning code does not grant allowances for accessory residential uses to be used as affordable housing.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation may provide additional affordable units in residential zoned districts.

Disadvantages: The implementation of this recommendation may result in objections from contiguous land owners due to the increased density of residential units.

Recommendation of Advisory Committee:

 X Approved to be included in the Final Housing Incentive Strategies Report

 Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within Broward County's jurisdiction.

Or

- Recommend that Broward County Board of County Commissioners urge the municipalities to implement this important affordable housing incentive recommendation within their jurisdiction.

Signed: _____
Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: #08-22 Affordable Housing Types Definition
Expand the definition of housing types to include, mobile homes (single and double wide); modular and manufactured homes; require strict code compliance, i.e. the Miami-Dade Product Code.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive.

Explanation of existing regulation regarding this incentive:

All assisted housing must meet the SHIP program requirements for eligible housing, as outlined in section 420.9071 (8) of the Florida Statutes. "Eligible housing" means "any real and personal property located within the county or the eligible municipality which is...designed to meet the standards of Chapter 553" of the Florida Statutes. Chapter 553 outlines the Florida Building Code. The SHIP Program Administration states "All SHIP assisted units must comply with all Florida Building Code provisions outlined in Chapter 553 of the Florida Statutes. For this reason, SHIP funds cannot be used to purchase or rehabilitate mobile home which are constructed to the HUD code".

The SHIP Statutes 420.9075 advises that a County may set aside funds for individuals displaced from a mobile home park; however SHIP funds remain subject to recapture provisions as outlined in the County's Local Housing Assistance Plan

Conclusion: Requires change to the SHIP Statute. Submit recommendation with the intention that this be included in the Legislative Package for 2009.

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: Mobile homes manufactured after 1994 are built to more stringent manufacturing codes and are hurricane resistant. South Florida has some of the largest mobile home parks. This type of home is affordable to a large group of elderly, fixed income and migrant workers who otherwise could not afford a main stream apartment or home.

Disadvantages: Not a viable tax base for the County, as the rent for the space occupied is paid to the mobile park owner.

Recommendation of Advisory Committee:

 X Approved to be included in the Final Housing Incentive Strategies Report

 Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners Legislative Delegation 2009 lobby for the mobile home to be included in the definition of an affordable housing type, and be eligible to be purchased or rehabilitated using State funds.

Signed: _____
 Chairperson, Advisory Committee

Date: _____

**Broward County State Housing Initiatives Partnership
Affordable Housing Advisory Committee
Housing Incentive Strategies Report**

Statutory Reference: Ch. 420.9076(4), F.S. other affordable housing incentives

Name of Local Entity: Broward County

Incentive Recommendation for Consideration: #08-23 Income Limit Affordability Definition current benchmark of 30% is being proposed to be increased to 35%.

Current Status: Broward County currently does not (*does or does not*) have a program for this incentive

Explanation of existing regulation regarding this incentive:

SHIP Statute 420.9071 states "affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households. However it is not the intent to limit an individual household's ability to devote more than 30% of its income for house....if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark."

Explanation of Advantages/Disadvantages of Changing or Adopting this Recommendation:

Advantages: The implementation of this recommendation allows potential home buyers to spend more of their monthly income on their monthly mortgage expense which equates to a higher sales price home which may require less state or federal subsidy towards the purchase.

Disadvantages: The implementation of this recommendation may result in lenders stretching the 35% to 40% which may result in a predatory loan, where the home buyer is not able to maintain the monthly mortgage payments.

Recommendation of Advisory Committee:

- Approved to be included in the Final Housing Incentive Strategies Report
- Not Approved

Recommended Action:

- Recommend that Broward County Board of County Commissioners amend the SHIP Local Housing Assistance Plan to incorporate the recommendation for this incentive strategy and implement it within all Broward County programs funded with federal or state funds.

Signed: _____
Chairperson, Advisory Committee

Date: _____

ATTACHMENT 14

Sniezek, Henry

From: Chris Akagbosu [chris.akagbosu@browardschools.com]
Sent: Wednesday, February 25, 2009 2:20 PM
To: Sniezek, Henry
Subject: Alternative Language - Item No. PH 6
Importance: High

Hi Henry:

Depicted below is suggested modification to language in No. 3(b) of Attachment 1, of the above referenced item. I'll call in the next few minutes to discuss.

Alternative Language for Proposed Amendment PCT 09-2




3(b). The dwelling units must be restricted, via an enforceable legal mechanism, in perpetuity, to those with incomes no greater than "workforce-income persons" as defined by the Broward County Land Use Plan, and primarily who are employees (including household members) of the respective ~~community facility use~~; qualified sponsoring organization. If necessary, to address vacancy issues, the units may be made available to employees of other essential services personnel providers in the health, education, safety or government employment sectors.

Chris Akagbosu
Director, Growth Management Department
School Board of Broward County
754-321-2162 (w)
754-321-2179 (f)

EXHIBIT 1

**LANDS DESIGNATED
"COMMUNITY FACILITIES"
on the
Broward County Land Use Plan
January 2009**

LEGEND

-  Community Facilities
-  Major Street
-  Urban Area

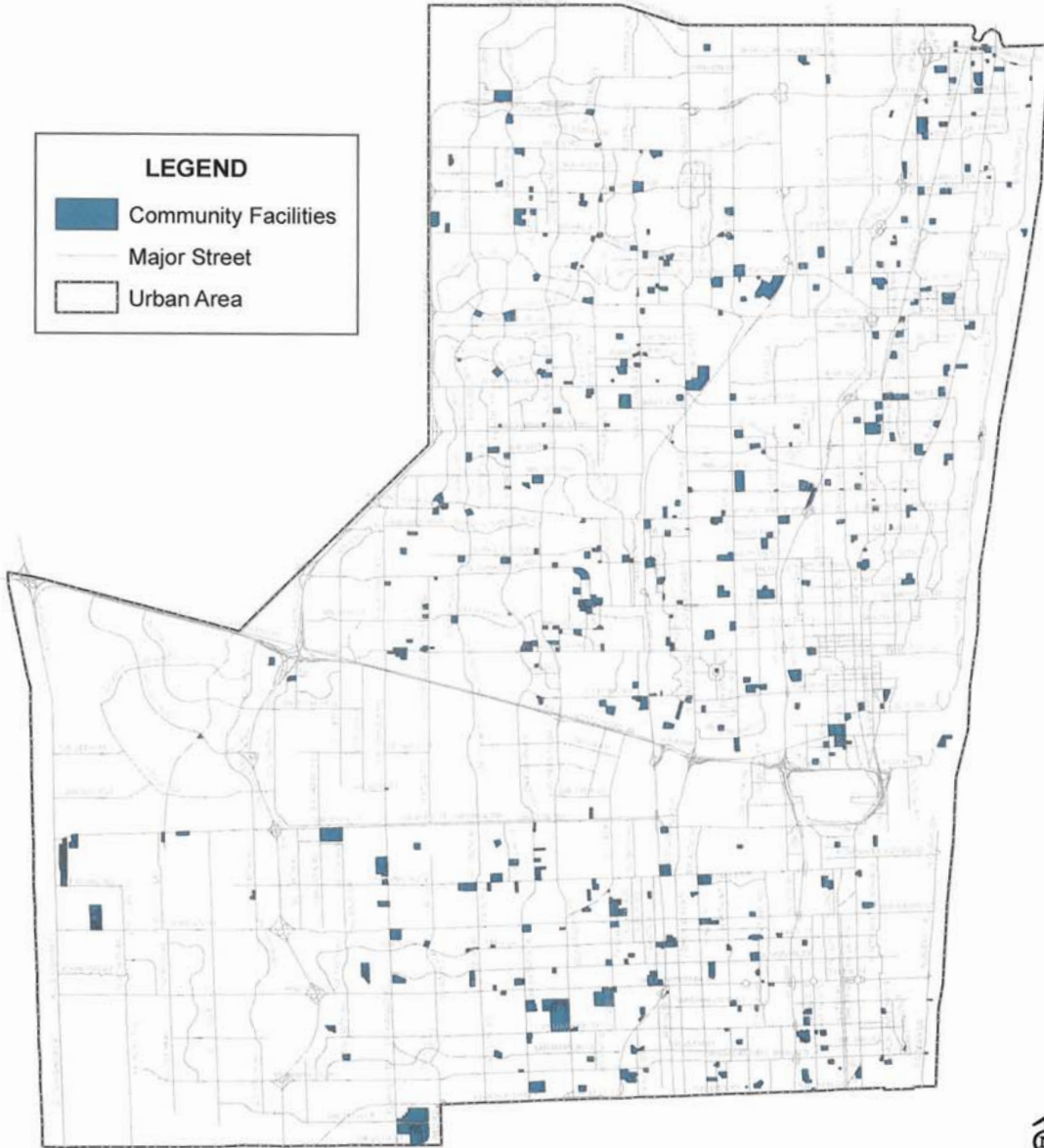
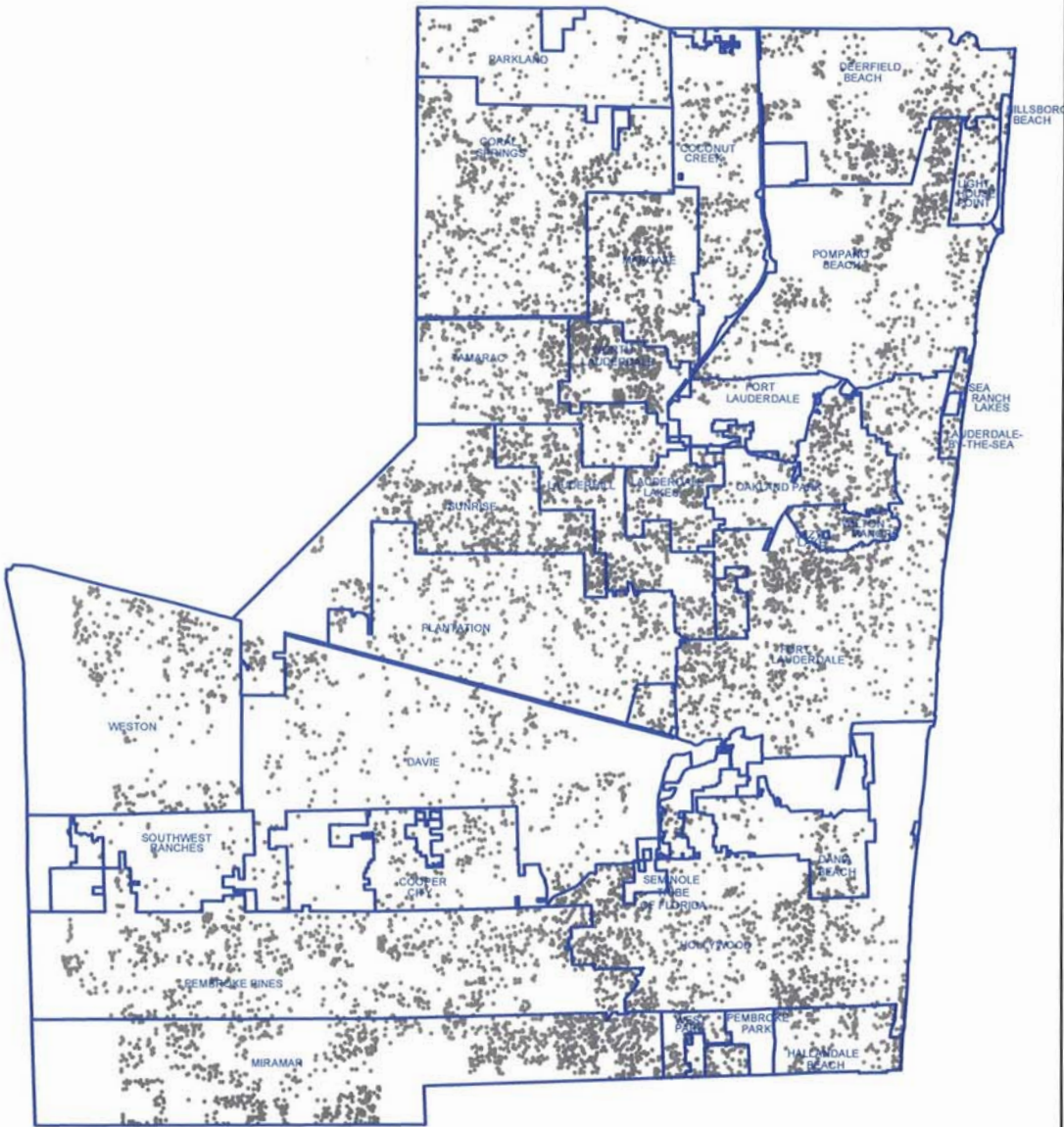


EXHIBIT 2

Municipality	2007		Foreclosures per Thousand		2008		Foreclosures per Thousand	
	Foreclosure Filings	2007 Population	2007 Population	Foreclosure Filings	Foreclosure Filings	2008 Population	2008 Population	
Coconut Creek	360	7.47		854		17.72		
Cooper City	128	4.28		250		8.31		
Coral Springs	1008	7.77		2176		16.88		
Dania Beach	161	5.45		317		11.15		
Davie	404	4.32		969		10.51		
Deerfield Beach	612	8.07		1458		19.91		
Fort Lauderdale	1435	7.97		2688		14.90		
Hallandale	340	8.90		656		17.16		
Hillsboro Beach	11	4.95		12		5.40		
Hollywood	1210	8.46		2437		17.02		
Lauderdale-By-The-Sea	57	9.20		77		13.16		
Lauderdale Lakes	226	6.99		477		14.81		
Lauderhill	651	10.13		1154		17.85		
Lazy Lake	0	0.00		0		0.00		
Lighthouse Point	58	5.29		126		11.43		
Margate	526	9.45		1094		20.19		
Miramar	1440	12.89		2893		25.68		
North Lauderdale	444	10.50		967		22.87		
Oakland Park	498	11.83		916		21.69		
Parkland	125	5.40		289		12.13		
Pembroke Park	14	2.41		28		4.54		
Pembroke Pines	1090	7.13		2304		15.18		
Plantation	494	5.79		1038		12.11		
Pompano Beach	802	7.93		1761		17.60		
Sea Ranch Lakes	0	0.00		1		1.37		
Southwest Ranches	39	4.61		66		7.77		
Sunrise	771	8.60		1667		18.51		
Tamarac	550	9.17		1396		23.32		
Weston	366	5.88		918		14.79		
West Park	129	9.26		293		21.14		
Wilton Manors	123	9.57		241		18.64		
Unincorporated	0	0.00		219		17.18		
TOTAL	14,072	7.97		29,712		16.91		

2007 Foreclosure* Data by Municipality



*Data Source: iMapp (Integrated Realtor Information System), MLS Board of Realtors

Disclaimer: Properties designated as 'foreclosed' are those in which mortgage lenders have filed for foreclosure paperwork. These properties have not necessarily been through the final stages of the foreclosures process and grievances may have been resolved.

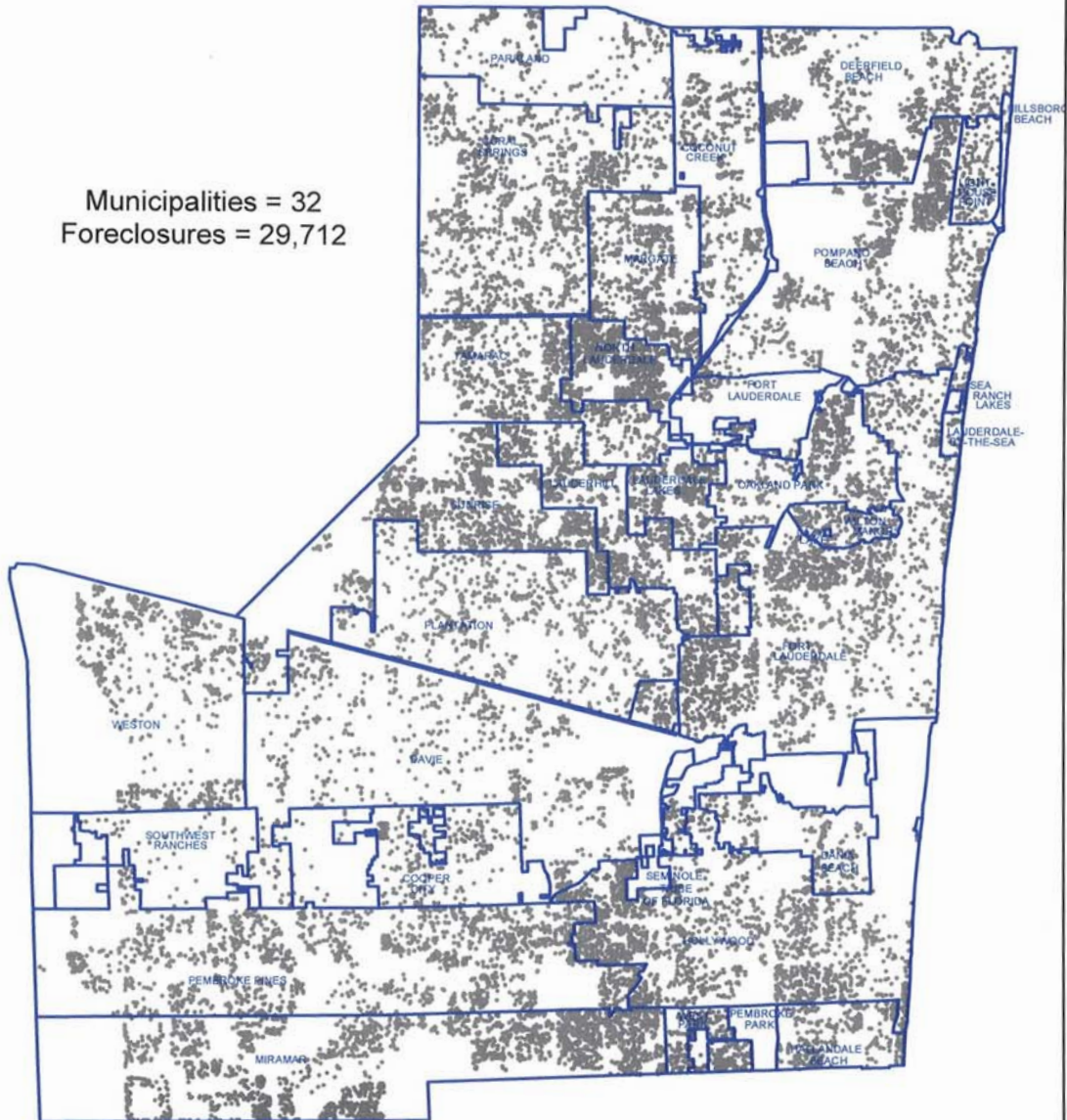
Map Prepared by Planning Council February 2009



NOT TO SCALE

2008 Foreclosure* Data by Municipality

Municipalities = 32
Foreclosures = 29,712



*Data Source: iMap (Integrated Realtor Information System), MLS Board of Realtors

Disclaimer: Properties designated as 'foreclosed' are those in which mortgage lenders have filed for foreclosure paperwork. These properties have not necessarily been through the final stages of the foreclosures process and grievances may have been resolved.



NOT TO SCALE

Map Prepared by Planning Council February 2009