



# Annual Report

2016-17

[browardhousingcouncil.org](http://browardhousingcouncil.org)

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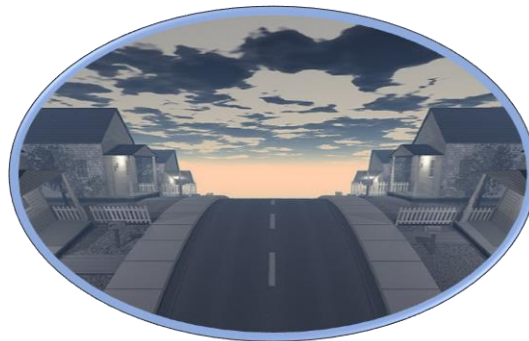
## ABOUT US

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

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

### Our Vision:

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



#### GENERAL DISCLAIMER:

The Planning and Development Management Division (PDMD) of Broward County has made every effort to ensure the accuracy of the information contained in this Annual Report. The information contained in this report was based on information provided by the Housing Finance and Community Redevelopment Division; the Homeless Initiative Partnership; Broward Municipal Services District (BMSD); US Census; the Shimberg Center for Housing Studies (University of Florida); Broward County Housing Authority; Florida Housing Data Clearinghouse; the State of Florida; and the Coordinating Council of Broward County.

The purpose of this report is to provide a summary of the Broward Housing Council's activities between October 1, 2016 and September 30, 2017. The report is not intended to, and will not, highlight individual municipalities, housing authorities or county agency funding sources.

## MESSAGE FROM THE CHAIR



Dear Elected Officials and Residents of Broward County:

As Chairperson of the Broward Housing Council and on behalf of its members and staff of the Planning and Development Management Division of Broward County, we are pleased to present the 2016-2017 *Broward Housing Council's Annual Report*. The report summarizes activities during the most recent fiscal year.

Broward County's economy is strong with expanding economic opportunities for its residents. However, the affordable housing challenges continue to mount for many residents with higher rents and homeownership costs. Lower-income households, both in the workforce and with special needs, still are experiencing the greatest need. We are part of a market region that is one of the most severely cost-burdened areas in the country for renters. Coupled with a growing population and increased traffic, our residents face numerous obstacles to a stable living situation.

This past year, the Council focused on better understanding and promoting solutions to our housing issues. We cosponsored the Broward Housing Summit held at Nova Southeastern University in March that focused on solutions. In subsequent months, we discussed identified solutions such as including inclusionary zoning, more efficient permitting processes, making public land and underutilized sites available for affordable housing, monitoring and encouraging Community Redevelopment Agencies to focus more on affordable housing. We also provided input to Broward County planning staff on the preparation of BrowardNEXT, particularly the Housing Element as well as the Homeless Continuum of Care plan.

In light of our vision, "All residents of Broward County should have opportunities to access safe, decent and affordable housing countywide which is the cornerstone for healthy, successful and sustainable communities," the Council will continue to provide guidance to the County Commission, staff and our municipalities on these identified solutions and urge them to act in a comprehensive manner.

We welcome you to join us at our bimonthly meetings and being part of a movement to address affordable housing.

Sincerely,

A handwritten signature in black ink that reads "James Carras". The signature is written in a cursive, flowing style.

James Carras

**MEMBERSHIP**

The membership of the Broward Housing Council is at least 17 and no more than 19 members; however, there shall be at least 17 voting members.

Name	Representation
Jim Carras, Chair	Owner of a Business that Employs Fewer than 50 Employees
Caryl Hattan, Vice Chair	Community Representative
Robert Baldwin	Broward League of Cities: City Manager of a City with Less than 50,000 Residents
Heather Brinkworth	School Board of Broward County
Joy Cooper	Broward League of Cities: Officer
Ann Deibert	Broward County Housing Authority
Howard Elfman	Realtors® of the Palm Beaches and Greater Fort Lauderdale
Suzanne Fejes	County Administrator Designee
Lee Feldman	Broward League of Cities: City Manager of a City with More than 50,000 Residents
Commissioner Dale Holness	Member of the Broward County Commission, District 9
Gino Moro	Florida Association of Mortgage Professionals, Broward Chapter
Mercedes J. Nunez	Recipient of Section 8 Housing Assistance or Another Housing Program
Drew Saito	Banker
Marcia Barry Smith	Community Representative
Lisa Vecchi	Chief Executive of a Not-for-Profit Housing Organization

*Vacant:* Florida Atlantic University Center for Urban Redevelopment and Education

*Vacant:* Builders Association of South Florida

*Vacant:* Owner of a business that employs at least 50 employees

## **M**EMBERSHIP (continued)

### Voting Members

The Broward County Commission shall appoint seven (7) to nine (9) members as follows:

- 1) One member shall be a member of the Broward County Commission;
- 2) One member shall be the owner of a business that employs at least 50 employees;
- 3) One member shall be the owner of a business that employs fewer than 50 employees;
- 4) One member shall be a recipient of Section 8 housing assistance or another housing assistance program;
- 5) One member shall be the Chief Executive of a recognized, not-for-profit homeless organization;
- 6) One member shall be the Chief Executive of a not-for-profit housing organization;
- 7) One member shall be a banker;
- 8) One optional voting member without a category;
- 9) One optional non-voting member without a category;

The Broward League of Cities shall appoint three (3) members as follows:

- 10) One member shall be an officer of the Broward League of Cities;
- 11) One member shall be the City Manager of a city in Broward County with more than 50,000 residents;
- 12) One member shall be the City Manager of a city in Broward County with less than 50,000 residents;

The following organizations shall appoint seven (7) members as follows:

- 13) One member shall be a licensed real estate professional appointed by the Florida Association of Realtors;
- 14) One member shall be appointed by the Builders Association of South Florida;
- 15) One member shall be the Director or designee from the Florida Atlantic University Center for Urban Redevelopment and Education;
- 16) One member shall be a member of the Broward County School Board chosen by a majority vote of the School Board;
- 17) One member shall be appointed by the Broward County Housing Authority;
- 18) One member shall be a mortgage broker appointed by the Florida Association of Mortgage Brokers; and
- 19) The Broward County Administrator, or his/her designee, shall serve as a permanent, non-voting member.

## **M**EMBERSHIP (continued)

### Quorum

A majority of the membership.

### Terms

- Two (2) years from the date of appointment. If a member of the Housing Council is an elected official and ceases to be an elected official, the individual's membership on the Council shall terminate, and the position shall be declared vacant.
- Members of the Council who no longer satisfy the residency or employment/ membership requirements of their position shall cease to be members of the Council, and their positions shall be declared vacant.
- Other circumstances creating a vacancy may be defined by ordinance, and those vacancies shall be filled in the same manner as the original appointments.

<b>Staff to the Broward Housing Council</b>	<b>Broward County Agency</b>
Josie P. Sesodia, Director Susanne Carrano, Senior Planner Christopher Flynn, Administrative Coordinator	Planning and Development Management Division
Mark Journey, Asst. County Attorney	County Attorney's Office
Michael Wright, HIP Administrator	Homeless Initiative Partnership (HIP)



## MEETINGS

The Broward County Housing Council meets six (6) times a year, unless otherwise indicated, at 10 AM, on the fourth Friday of every other month at the African-American Research Library and Cultural Center (AARLCC), Seminar Room 2, located at 2650 Sistrunk Boulevard, Fort Lauderdale, Florida.



Front entrance of the African-American Research Library and Cultural Center

### 2017 Meeting Dates

- Friday, February 24
- Friday, April 28
- Friday, June 23
- Friday, August 25
- Friday, October 27
- Friday, December 15



## WORK PROGRAM 2016-17

The Broward Housing Council adopted their 2016-17 Work Program on August 26, 2016, as follows:

### **Item I: Education and Advocacy**

- A. Continue and encourage all entitlement communities to fund foreclosure counseling and assistance strategies.
- B. Support homebuyer education courses through \*HUD certified counseling agencies for programs supported with local, state and federal affordable housing funds.
- C. Continue to educate municipalities, local business leaders, and legislative leaders on affordable housing issues.
- D. Forward 2014 Broward County Affordable Housing Needs Assessment study to all municipalities and the legislative delegation.

### **Item II: Legislation**

- A. Support retaining the funding for State Housing Initiatives Partnership (SHIP) program.
- B. Support establishing a Local Documentary Stamp Tax program based on the Miami-Dade model.
- C. The proposed Community and Banking Council should review and advise regarding affordable housing legislation.

### **Item III: Foreclosure Counseling and Education**

- A. Continue and encourage foreclosure counseling workshops throughout Broward County by local nonprofit \*HUD certified housing counseling agencies and local banks.
- B. Support training for foreclosure counselors.
- C. Support linkages to homebuyer counseling agencies and Community Redevelopment Agency (CRA) home mortgage products including community land trust loans, first-time homebuyer loans, portfolio loans and other customized loan products for low and moderate income homebuyers.

### **Item IV: Provide New Affordable Multi-Family Rental Units**

- A. Prioritize resources for new multi-family development.
- B. Create flexible sources of “gap financing” for new multi-family development.
- C. Support local government and private sector funding, including but not limited to: youths transitioning out of foster care, special needs population, veterans, and families.
- D. Recommend Florida Housing Finance Corporation (FHFC) increase the 250 set-aside of units for Broward County tax credit projects.
- E. Recommend FHFC award projects based on the greatest needs versus project driven.

## **WORK PROGRAM 2016-17 (continued)**

### **Item V: Homelessness: Rapid Re-Housing/Supportive Housing**

- A. Encourage entitlement communities to jointly or individually fund projects that add new transitional and/or permanent supportive housing.
- B. Evaluate the number of “net” new units of transitional and/or permanent supportive housing.
- C. Net reduction in the number of unsheltered homeless persons as indicated in the 2014 Homeless Point In Time count.

### **Item VI: Community Reinvestment Act (CRA) Activities by Banks in Broward County Follow-Up**

- A. Evaluate CRA activities by banks in Broward County.
- B. Provide a copy of the Broward Housing Council Work Program to each bank in Broward County and request that the work program be placed on their CRA Public Comment File.
- C. Provide a copy of the Broward CRA Report to each bank in Broward County and request that the report be placed on their CRA Public Comment File.
- D. Provide copies of Broward County’s Entitlement Communities Consolidated Plans, the Broward County Affordable Housing Needs Study, and the Broward Ten-Year Plan to End Homelessness to each bank in Broward County and request that the documents be placed on their CRA Public Comment File.
- E. Provide copies of all documents (B-D) to bank regulatory agencies, and to the State of Florida Chief Financial Officer for inclusion with all CRA Performance Evaluations of banks in Broward County.
- F. Conduct a joint workshop between the Housing Council and the largest banks to define strategies for linking CRA activities with countywide affordable housing needs, and explore the creation of a permanent Community and Banking Council to continue to monitor and evaluate bank CRA performance, discuss issues, problems, challenges and opportunities and identify solutions.

### **Item VII: Potential Housing Linkage Fee Program for Broward County**

- A. The Broward County Board of County Commissioners (BOCC) approved at their June 24, 2014 commission meeting the Metropolitan Center at Florida International University to update the 2007 Broward County Housing Linkage Fee Nexus Study. The Commissioners will evaluate whether to levy a new non-commercial development impact fee for affordable housing. The study will provide whether it is legally justified.

### **Item VIII: Assessment of the Countywide Affordable Housing Land Use Plan Policy 2.16.2 (previously Policy 1.07.07)**

- A. The Broward County Board of County Commissioners, on April 22, 2014, approved an initiative to review and update the Broward County Land Use Plan and Comprehensive Plan. This initiative is underway. One of the major “Focus Areas” is Housing.

## **WORK PROGRAM 2016-17 (continued)**

### **Item IX: Maintain the Broward Housing Council Website and Quarterly Newsletter**

- A. The website shall include, but not limited to, the following elements:
  - i. Federal, state and local housing agency's links
  - ii. Federal, state and local training opportunities (public and private)
  - iii. Federal, state and local funding and resource information
  - iv. Broward County entitlement communities' Consolidated Plans, Annual Action Plans, and Local Housing Assistance Plans
  - v. Request for Proposals (RFP) for affordable housing strategies
  - vi. Nonprofit, for-profit and foundation affordable housing activities/opportunities
  - vii. Policy and Data Research
  - viii. Best Practices at the local, state and federal level
- B. Prepare quarterly newsletter to be distributed via e-mail.
- C. The Community Reinvestment Act, Bank Performance in Housing Lending and Investment in Broward County report should be placed on the Broward Housing Council website.
- D. Create a searchable and interactive database on the Council's website for each bank and CRA contact person to facilitate bank communication between the bank and government and non-profit agencies and community residents concerning CRA issues, needs and opportunities.

### **Item X: Produce the Housing Council Annual Report**

- A. Production and funding for homeownership.
- B. Resources and clients for foreclosure counseling.
- C. Production and funding for home repair.
- D. Production and funding for barrier-free/special needs populations.
- E. Production and funding for multi-family rental.
- F. Report on all Housing Council Work Program activities.
- G. Report on total units and funding for the Housing Authorities.
- H. Add success case studies.

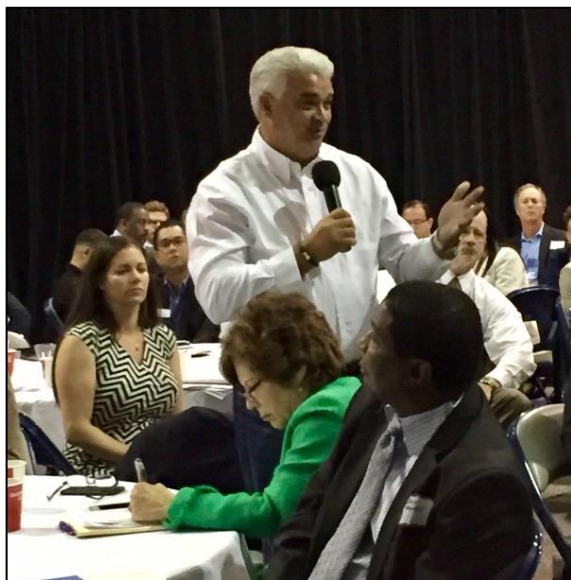
*\*HUD: U.S. Department of Housing and Urban Development*

## EDUCATION & ADVOCACY

### 2017 Broward Housing Summit • March 29, 2017 • Nova Southeastern University

The 2017 Broward Housing Summit, a partnership between the Broward Housing Council and the Coordinating Council of Broward, took place from 8 a.m. - 4 p.m. on Wednesday, March 29, 2017, at Nova Southeastern University. This event was a coordinated effort to engage the community in addressing Broward County’s affordable and workforce housing concerns and challenges, to identify dedicated funding sources, and move forward with solutions. The more than 200 Summit participants represented elected officials, the business sector, not-for-profit organizations and public employees, among others.

The overall vision for the Summit was to create a comprehensive housing plan for Broward County which would address a dedicated funding source for affordable housing. Following the Summit, valuable feedback was collected through the year from various community and organizational meetings. The issues identified through this process were formulated into the draft “Housing Broward: An Inclusive Plan” to be implemented starting in 2018.



Angelo Castillo, Pembroke Pines City Commissioner, speaks during the Summit as Broward County Commissioners Dale Holness and Nan Rich (both seated) take notes.



Over 200 community representatives attended the Summit.

## EDUCATION & ADVOCACY (continued)

### Affordable Housing Workshop ▪ August 25, 2017 ▪ African-American Research Library and Cultural Center

An Affordable Housing Workshop was held by the Broward Housing Council on August 25, 2017, in lieu of their regular meeting format. The BHC members provided input regarding short- and mid-term housing strategies which focused on four areas:

- I. Creating and Preserving Dedicated Affordable Housing
- II. Promoting Affordability by Increasing Overall Supply of Housing and Lowering Costs
- III. Helping Renters and Homeowners Maintain Stability
- IV. Helping Renters and Homebuyers Afford Costs in the Private Market

The two-hour workshop identified a range of affordable housing issues such as the importance of public education campaign; establishing a designated affordable housing trust fund; ensuring all income levels are addressed; maintaining the affordable housing stock by acquiring and/or rehabilitating the existing inventory; and expediting and simplifying the permitting process for affordable units.

On December 16, 2016, the Broward Housing Council hosted **Mr. Evan Fancher, Legislative**



**Aide of Miami-Dade Commissioner Suarez (District 7)**, the Commissioner who chairs the Economic Prosperity Committee and serves on the Homeless Trust Oversight Committee. Mr. Fancher addressed the Council regarding three programs related to affordable housing in Miami-Dade County:

**Miami-Dade County's Revolving Loan Fund** was established in 2004. In 2015, an Affordable Housing Trust Fund Board was designated and the County Commission allocated \$10 million to the trust fund with an additional recurring carryover revenue stream.

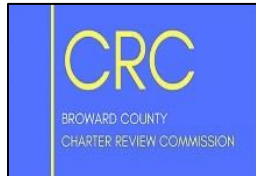
**Inclusionary Zoning:** The proposed ordinance states that, if a single project is proposing to build more than 20 units, 12.5 percent must be set-aside for workforce/affordable housing.

**Community Redevelopment Agencies (CRAs):** A Miami-Dade County grand jury reported on the operations of CRAs, which are primarily funded through Tax Increment Financing (TIF). TIF is used to fund affordable housing and redevelopment projects which address slum and blight. Proposed legislation would require CRAs to budget a portion of TIF dollars for affordable housing purposes.

## LEGISLATION

The Broward Housing Council continued to support legislation related to affordable housing initiatives and funding sources throughout the 2017 legislative session. Additional affordable housing strategies proposed at the County level, such as the creation of an affordable housing trust fund, were also unanimously supported by the Council members.

### Charter Review Commission Proposes Affordable Housing Trust Fund



The Broward County Charter serves as the Constitution for Broward County Government. Originally adopted in 1974, it provides for the appointment of a Charter Review Commission (CRC) every 12 years. The 2015-2018 CRC, which has 19 members selected by the Board of County Commissioners, and its subcommittees have been meeting since August 2015 to conduct a comprehensive study of any or all phases of County government and make recommendations for changes to the current County Charter. The Human Services and Public Safety Subcommittee specifically addressed the issue of affordable housing within the current Charter language and proposed the creation of an affordable housing trust fund. The proposed Charter language (Resolution No. 2018-007) must be approved by a vote of the people during the November 2018 general election.

### HB 1013: Task Force on Affordable Housing

During its regular 2017 session, the Florida Legislature created a short-term Affordable Housing Workgroup (Chapter 2017-71, Section 46 [pages 28-29], Laws of Florida). Broward County was well-represented among the workgroup's membership, as the Honorable Nan Rich, Broward County Commissioner, District 1, was appointed to serve by the Florida Association of Counties. The purpose of the workgroup, which first convened in Tallahassee on August 30, 2017, was to develop recommendations to address the State's affordable housing needs and submit a final report by January 1, 2018. Following issuance of the report, the workgroup will terminate.

The workgroup recommendations included, but are not limited to, the following:

- ❖ A review of market rate developments;
- ❖ A review of affordable housing developments;
- ❖ A review of land use for affordable housing developments;
- ❖ A review of building codes for affordable housing developments;
- ❖ A review of the State's implementation of the low income housing tax credit;
- ❖ A review of private and public sector development and construction industries;
- ❖ A review of the rental market for assisted rental housing; and
- ❖ The development of strategies and pathways for low income housing.

## LEGISLATION (continued)

The Florida Housing Finance Corporation provided administrative and staff support to the Affordable Housing Workgroup.

### Sadowski Affordable Housing Trust Fund

The Broward Housing Council continued its support of legislation related to the Sadowski Affordable Housing Trust Fund (Trust Fund) which aimed to prevent future sweeps of the Trust Fund to finance projects unrelated to State and local affordable housing.

The William E. Sadowski Act was enacted in 1992 and created a dedicated revenue source for affordable housing from a portion of documentary (“doc”) stamp taxes on real estate transactions. In 2016/2017, the doc stamp taxes collected about \$282.9 million; however, about 41 percent of the Trust Fund was swept by the legislature during the 2017 legislative session, leaving an appropriation of \$184.3 million\*.



It was further estimated by the Sadowski Coalition that, if lawmakers did not sweep the available funds, affordable housing projects that could be completed would bring \$3.78 billion in positive economic impact into the state’s economy and about 28,700 jobs.

\* Source: Florida Housing Finance Corporation, September 2017



## FORECLOSURE COUNSELING & EDUCATION

The Broward Housing Council continued to encourage foreclosure counseling workshops throughout Broward County by local nonprofit housing counseling agencies and local banks, supported by the U.S. Department of Housing and Urban Development (HUD).



The Broward County Housing Authority (BCHA) Housing Counseling Program is a HUD-certified, comprehensive counseling program that assists first time home buyers, families needing mortgage assistance and helps with foreclosure prevention. In FY 2016-17, the BCHA received \$96,689 in total program funding from a combination of sources: Broward County's Community Development Block Grant (CDBG) (\$65,000); a Housing and Urban Development (HUD) Comprehensive Grant (\$20,713); and Florida's Hardest Hit Fund (\$10,976).

Specific homeowner counseling programs include the following:

Foreclosure Prevention Program: designed to preserve Broward County's affordable, single family housing stock, this program provides mortgage payment assistance, on an individual basis, for people facing foreclosure.

Homeowner Preservation Forums: offered in addition to one-on-one counseling, this quarterly forum helps homeowners identify home retention options.

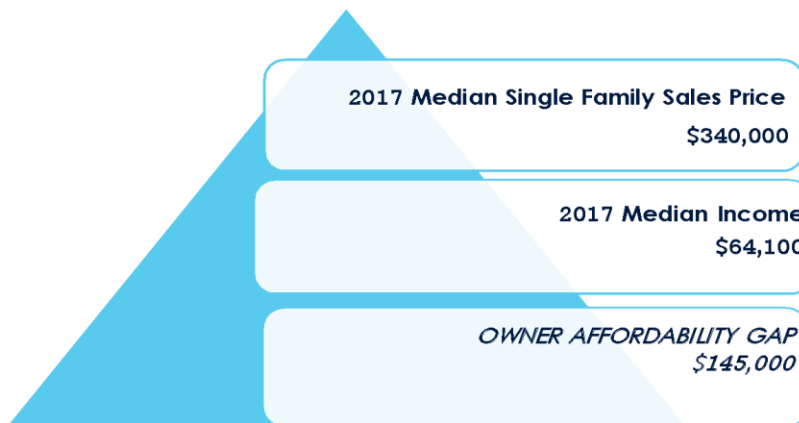
First Time Homebuyers Workshops: held on a monthly basis, the workshop educates prospective home buyers about the purchasing process and determines their readiness to purchase a home. A certificate is provided at the completion of the workshop.

Source: Broward Housing Authority, FY 2016-17 Annual Update

## PROVIDE NEW AFFORDABLE UNITS: SINGLE FAMILY

The affordability gap is defined as the difference between the cost of housing and the median household income which is the amount required to finance the purchase of a home. In 2017, the affordability gap in Broward County was \$145,000.

### Homeownership Affordability Gap Analysis



Graphic source: Broward County Housing Finance and Community Redevelopment Division

### New Infill Housing in the BMSD

In March 2017, Broward County partnered with ten Broward County not-for-profit housing agencies for the development of 40 new affordable units in the Broward Municipal Services District (BMSD). These housing agencies, who were each awarded four lots, were required to enter into Developer Agreements with the Broward County Housing Finance and Community Redevelopment Division.



The homes were constructed in the Boulevard Gardens, Franklin Park, Roosevelt Gardens and Washington Park neighborhoods.

The project was expedited through the timely issuance of permits and construction was completed one (1) year after permitting.

## PROVIDE NEW AFFORDABLE UNITS: SINGLE FAMILY (continued)

The infill homes were available for purchase through a lottery system to very-low to moderate-income households who qualified for first mortgage financing with an approved lender and who will use the homes as their primary residence. Applications were submitted to the HFCR Division by a June 30, 2017 deadline. Broward County provided predevelopment funding up to \$20,000 per lot for land clearing, land balancing, utility extensions, etc. and up to \$60,000 per buyer purchase assistance for each home. The County's total investment was \$8 million for in-fill housing construction and \$3 million for purchase assistance.

### Franklin Park Estates Breaks Ground in the BMSD

In 2016, a total of 18 new affordable, single family homes were constructed as Franklin Park Estates. The development of these three-bedroom, two-bath, two-car garage homes was a collaboration between Broward County, HUD and the Broward Housing Finance Authority.



The project was a \$4.3 million investment by Broward County and its partners. The homes were made available with purchase assistance to qualified income eligible families. Franklin Park Estates is located at the southeast corner of NW 27th Avenue and Sunrise Boulevard, in the Broward Municipal Services District (BMSD).

**County Commissioner Holness** (center) cuts the ribbon for the Franklin Park Estates affordable housing project in the BMSD.

## PROVIDE NEW AFFORDABLE UNITS: MULTI-FAMILY

### Financing Provided for New Affordable Rental Units

The Board of County Commissioners authorized the issuance by the Broward County Housing Finance Authority (HFA) of \$33 million in multifamily housing revenue bonds for The Landings at Coconut Creek. This multi-family housing project included 268 units of affordable rental housing for low- and moderate-income individuals and families. The revenue will be applied towards acquisition, rehabilitation and equipping purposes for this redevelopment project. The HFA will realize an issuance fee of \$165,000 and an annual fee of \$55,000. The project is located at 4854 Fishermans Drive in the City of Coconut Creek.



### New Affordable Housing Project Celebrated



A ribbon cutting celebration at the end of 2017 marked the grand opening of Oakland Preserve, a new 80-unit affordable housing project located in the City of Oakland Park. The result of a collaboration between Building Better Communities, Inc. and Pinnacle Housing Group, the project is green-certified and each building is smoke-free. Located at 3600 NE 2<sup>nd</sup> Avenue in Oakland Park, three available floor plans range in size from 748 sq. ft. (1-bedroom unit) to 1,140 sq. ft. (3-bedroom unit).

Broward County Commissioner Nan Rich (3<sup>rd</sup> from left) attended the Oakland Preserve ribbon cutting ceremony.

## PROVIDE NEW AFFORDABLE UNITS: MULTI-FAMILY (continued)

### Seniors Benefit from Fifth Phase of Housing Authority's Project

A groundbreaking ceremony for Northwest Gardens V in Fort Lauderdale was held on June 29, 2017. Northwest Gardens V is the fifth phase of the City of the Fort Lauderdale Housing Authority's redevelopment project. All units will be set aside for residents, aged 55 and up, making 60 percent or below the area median income.

The estimated completion date is December 2017. The project proposes 100 new construction units and 100 redeveloped units, located at 700 Northwest 12th Avenue and 100 Southeast 18th Avenue in Fort Lauderdale. The housing community offers studio, one-, two-, and three-bedroom apartments, as well as amenities such as a fully furnished clubhouse, computer lab, library, community gardens and a bocce ball court. The Northwest Gardens project is the first in the Southeastern U.S. to be pre-certified LEED Neighborhood Gold.



The Broward County Land Development Code allows for waivers of impact, concurrency, and application/administrative fees for new affordable housing projects certified as very low or low income. In addition, the School Board of Broward County may waive the educational impact fees, up to \$25,000 per project, for very low income affordable housing units.

**Between October 1, 2016 and September 30, 2017, Broward County administratively waived a total of \$115,487 in fees for the construction of new affordable housing units.**



Source: Broward County Planning and Development Management Division



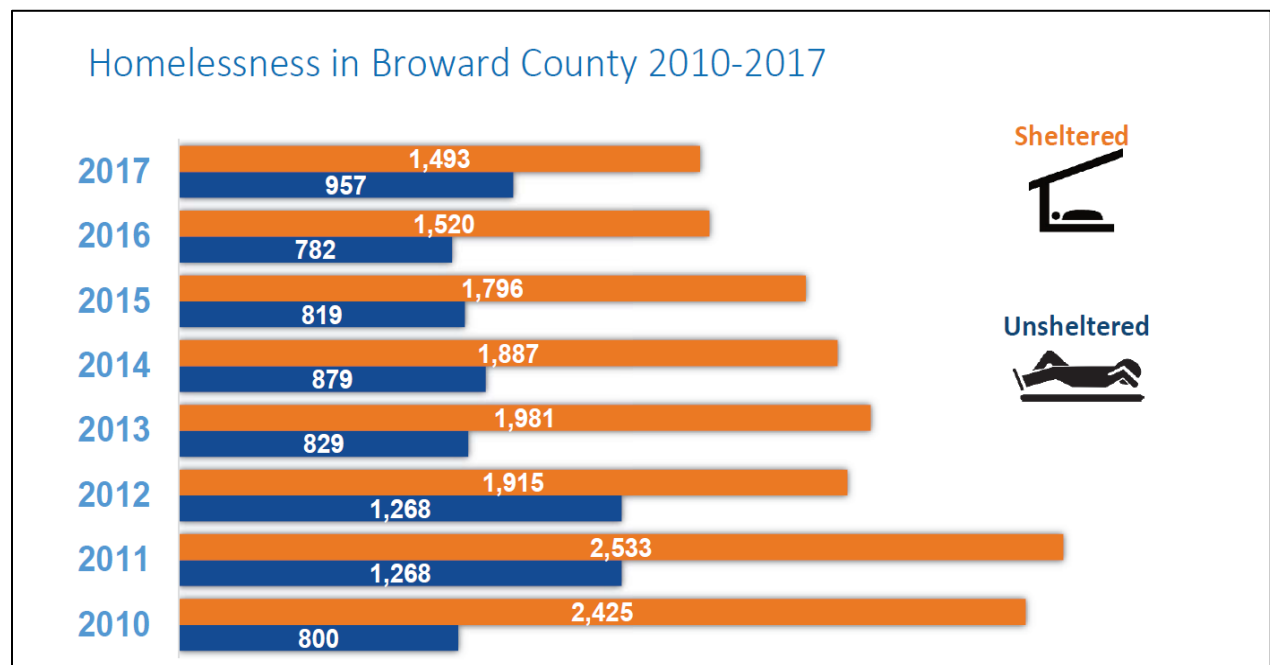
# HOMELESSNESS: RAPID RE-HOUSING/SUPPORTIVE HOUSING

## Broward Continuum of Care (CofC): Point-in-Time Count

Homeless in Broward County is primarily measured through its annual Point-in-Time (PIT) Count, which is a count of sheltered and unsheltered homeless persons on a single night in January. A requirement of HUD and Florida’s Office on Homelessness, the Broward Continuum of Care (CofC) conducts an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. In addition, the Continuum of Care coordinates a count of unsheltered homeless persons every other year (odd numbered years), which included 2017.



Broward County conducted its PIT Count between January 24 and 26, 2017. The results, published in the 2017 Broward County Point-in-Time Count Report, indicated that there were 2,450 homeless individuals in Broward County, an increase of six (6) percent from 2016. In 2017, about 40 percent of the homeless identified were unsheltered, also a slight increase from 2016 which showed approximately 34 percent as unsheltered. The report indicated that these increases were attributed to better weather conditions and improved coordination with law enforcement agencies.



Source: 2017 Point-in-Time Report, Broward County

# HOMELESSNESS: RAPID RE-HOUSING/SUPPORTIVE HOUSING (continued)

## 2017 Broward County Point-in-Time Summary of Results

Total Households and Persons						
	Sheltered			Unsheltered	Total	Percent
	Emergency	Transitional	Safe Haven			
Total Number of Households	730	448	35	884	2,097	
Total Number of Persons	886	572	35	957	2,450	
Number of Children (under 18)	160	94	0	15	269	11.0%
Number of Persons (18-24)	75	67	1	28	171	7.0%
Number of Persons (over age 24)	651	411	34	914	2,010	82.0%
	Sheltered			Unsheltered	Total	Percent
Gender	Emergency	Transitional	Safe Haven			
Female	352	190	15	215	772	31.5%
Male	534	379	20	737	1670	68.2%
Transgender	0	3	0	3	6	0.3%
	Sheltered			Unsheltered	Total	Percent
Ethnicity	Emergency	Transitional	Safe Haven			
Non-Hispanic	803	499	33	872	2207	90.1%
Hispanic	83	73	2	85	243	9.9%
	Sheltered			Unsheltered	Total	Percent
Race	Emergency	Transitional	Safe Haven			
White	278	247	20	537	1082	44.2%
Black	595	312	14	399	1320	53.9%
Asian	4	2	0	4	10	0.4%
American Indian	2	3	0	12	17	0.7%
Native Hawaiian	1	0	0	3	4	0.2%
Multiple Races	6	8	1	2	17	0.7%

Homeless Subpopulations				
	Sheltered	Unsheltered	Total	Percent
Families (Households)	130	7	137	6.5%
Unaccompanied Youth (Individuals)	127	27	154	6.3%
Chronically Homeless Individuals	169	394	563	22.9%
Chronically Homeless Families	5	2	7	0.3%
Chronically Homeless Families (Total Persons in Household)	11	19	30	1.2%
Adults with Serious Mental Illness	157	255	412	16.8%
Adults with Substance Use Disorder	219	291	510	20.8%
Adults with HIV/AIDS	92	20	112	4.6%
Victims of Domestic Violence	240	1	241	9.8%
Total Number of Veterans	92	105	197	8.0%
Foster Care	14	76	90	3.7%

Source: 2017 Broward County Point-in-Time Homeless Count Report



# HOMELESSNESS: RAPID RE-HOUSING/SUPPORTIVE HOUSING (continued)

## Broward Partnership

The Broward Partnership is committed to reducing homelessness by promoting independence and self-worth through advocacy, housing and comprehensive services. According to the Broward Partnership, on any given night,



there are almost 800 individuals and families without shelter in Broward County. An average of 200 families a month experience homelessness and are placed on the community's waiting list for shelter. Since February 1999, the Broward Partnership has operated the 230-bed Central Homeless Assistance Center Huizenga Campus that provides short-term shelter and a variety of support services through the following programs:

Families First! Rapid Re-Housing Program: helps families quickly transition from emergency shelter to stable housing with ongoing case management services for up to a year after placement.

Permanent supportive housing programs: designed specifically for chronically homeless individuals and families, these programs provide housing solutions with long-term rental assistance and ongoing intensive case management support.

A new housing navigator: works with landlords and property managers to build collaborative partnerships throughout Broward County to place clients into their own rental units.

### 2016 Program Results:

- ✓ 1,380 individuals and families received emergency shelter services.
- ✓ 58 individuals were placed in stable, permanent housing and are receiving continuing services as part of the Families First! Rapid Re-housing program.
- ✓ 76% of families who exited from the program obtained permanent housing.
- ✓ 98% of formerly chronically homeless households remained in permanent supportive housing.
- ✓ An additional 354 bed nights were provided during emergency cold weather episodes.

Source: Broward Partnership 2016 Annual Report

## ASSESSMENT OF AFFORDABLE HOUSING LAND USE PLAN POLICY 2.16.2

**#BROWARDNEXT** On April 22, 2014, the Broward County Board of County Commissioners approved an initiative to review and update the Broward County Land Use Plan and Comprehensive Plan. #BROWARDNEXT, a comprehensive evaluation and update of the County's Land Use Plan, was a collaborative effort of the Broward County Planning Council and County planning staffs, in coordination with the municipalities and affected and interested stakeholders.

This document was adopted by the Broward County Board of County Commissioners on April 25, 2017 and became effective on June 2, 2017.

The plan identified the following Affordable Housing Strategies –

- ✚ Strategy A-H1: Support sustainable funding sources to develop and/or rehabilitate affordable housing.
- ✚ Strategy AH-2: Support private, non-profit, and governmental sector development of housing which utilizes construction techniques affording significant costs savings, while meeting the Florida Building Codes, including resiliency to hurricane-level storms.
- ✚ Strategy AH-3: The Broward County Land Use Plan shall include an Affordable Housing Density Bonus Program, including promoting a supply of smaller, traditionally affordable units, such as efficiency/studio occupancy units.
- ✚ Strategy AH-4: Municipalities should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing to help meet the needs of our population and economy.

The Broward Housing Council's Work Plan included the assessment of existing Countywide Affordable Housing Land Use Plan Policy 2.16.2 (formerly Policy 1.07.07). This policy, incorporated into the BrowardNEXT Administrative Rules Document as Article 5.2, states the following:

Policy 2.16.2: For amendments which propose to add 100 or more dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

## **A**SSessment OF AFFORDABLE HOUSING LAND USE PLAN POLICY 2.16.2 (continued)

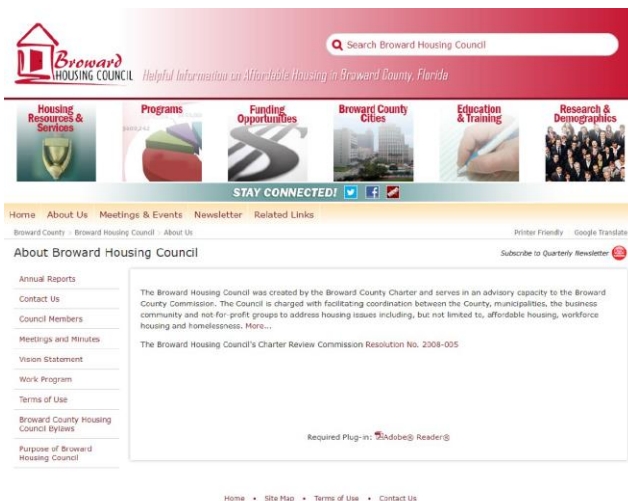
When a residential land use plan amendment is considered by the County, the application must demonstrate compliance with Policy 2.16.2, by identifying the subject municipality's policies and programs that achieve and/or maintain a sufficient supply of affordable housing. This includes the submittal of a current study or report showing the city's existing supply of affordable housing compared to the estimated supply needed for a five-year planning horizon. To ensure consistency, the information must utilize the methodology described in the Recommended Methodology for Supply and Demand Analysis for Broward County's Affordable Housing Market (Meridian Appraisal Group, June 2015).

The affordable housing study/report is reviewed by Broward County staff to determine if it complies with Policy 2.16.2. To mitigate affordable housing supply deficits, the developer may either designate 15% of the total units as affordable housing or pay an in-lieu fee per market rate unit. The rate per unit requirements may be adopted by each municipality to address their own affordable housing programs. For example, the City of Pompano Beach Code of Ordinances, Section 154.80, Affordable Housing Contributions, addresses affordable housing. The ordinance requires the development of affordable housing units or payment of a \$2,333 fee per market rate unit to the City's Local Affordable Housing Trust Fund.

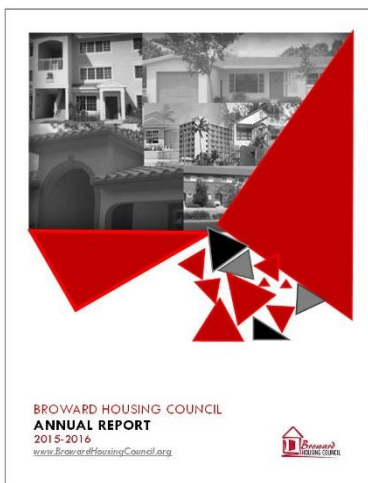
# MAINTAIN BROWARD HOUSING COUNCIL WEBSITE AND QUARTERLY NEWSLETTER

The Broward Housing Council’s website was updated on a regular basis to ensure timely, accurate content about affordable housing policies, data research and training opportunities. The website also featured various state and local housing studies and reports to assist in developing affordable housing policies for Broward County.

The quarterly newsletter, coordinated and distributed by Planning and Development Management staff, was e-mailed to a list of about 1,000 subscribers.



# PRODUCE THE BROWARD HOUSING COUNCIL ANNUAL REPORT



During their June 23, 2017 meeting, the BHC members approved forwarding the draft Broward Housing Council’s 2015-16 Annual Report to the Board of County Commissioners.

The final report was unanimously accepted by the County Commissioner on August 22, 2017 (Item #100).

## STATE OF HOUSING IN BROWARD COUNTY: 2016 -17

According to American Community Survey (ACS) data, over the last 5 years, Broward County’s housing inventory increased by 7,660 units, with highest growth occurring within the duplex housing type. These estimates do not yet reflect the housing construction boom that is occurring.

Table 1: Housing Type in Broward County, 2011 & 2016

Housing Type	Estimated Number of Units				Percentage of Total Units		
	2011	2016	Change	% Change	2011	2016	Difference
Single Family	332,144	337,760	5,616	1.7%	41.0%	41.3%	0.3%
Multifamily - Total	454,234	456,331	2,097	0.5%	56.1%	55.9%	-0.3%
duplex	63,615	67,946	4,331	6.8%	14.0%*	14.9%*	0.9%*
2 units	23,281	20,849	-2432	-10.4%	5.1%*	4.6%*	-0.6%*
3 or 4 units	36,595	35,879	-716	-2.0%	8.1%*	7.9%*	-0.2%*
5 or more units	330,743	331,657	914	0.3%	72.8%*	72.7%*	-0.1%*
Mobile Homes/Other	22,848	22,795	-53	-0.2%	2.8%	2.8%	0.0%
Total	809,226	816,886	7,660	0.9%	-	-	-

\*Percent calculated as percentage of total multifamily units.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

### Renting is on the Rise

The ACS reported that in 2016, about 63 percent of households in Broward County were owner-occupied, representing a decrease since 2011 of 31,065 units or negative growth of 6.9 percent. During this same time, renter-occupied units grew by 18 percent with an increase of 39,016 units.

Table 2: Housing Tenure and Vacancy in Broward County, 2011 & 2016

Housing Tenure	Estimated Number of Units				Percentage of Total Units		
	2011	2016	Change	% Change	2011	2016	Difference
Owner-Occupied	453,419	422,354	-31,065	-6.9%	68.2%*	62.8%*	-5.4%
Renter-Occupied	211,618	250,634	39,016	18.4%	31.8%*	37.2%*	5.4%
Total Occupied Units	665,037	672,988	7,951	1.2%	82.2%	82.4%	0.2%
Vacant units	144,189	143,898	-291	-0.2%	17.8%	17.6%	-0.2%
Total units	809,226	816,886	7,660	0.9%	-	-	-

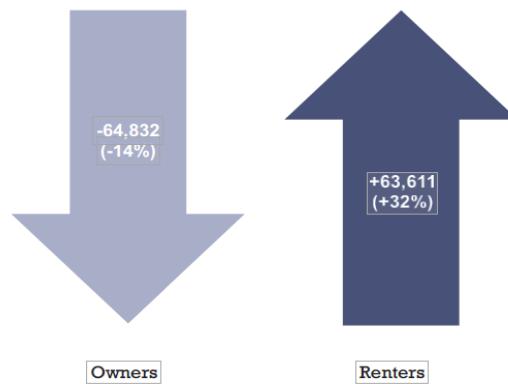
\*Percent calculated as percentage of Total Occupied Units.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

# STATE OF HOUSING IN BROWARD COUNTY: 2016-17 (continued)

Over the past 10 years, Broward County lost about 65,000 home owners and gained nearly the same amount in renters.

**Change in Owners & Renters, Broward County, 2006-2016**



Source: U.S. Census Bureau, 2006/2016 American Community Survey 1-Year Public Use Microdata Sample (PUMS).

Graphic source: Broward County’s Affordable Rental Housing Needs, November 2017, Shimberg Center for Housing Studies, University of Florida

Building permit data indicates that, since 2007, the number of multifamily units constructed in Broward County has exceeded the amount of single family units built, at times representing more than double the number of units.

**Table 3: Housing Construction Activity: Building Permits Estimates, 2007-2016**

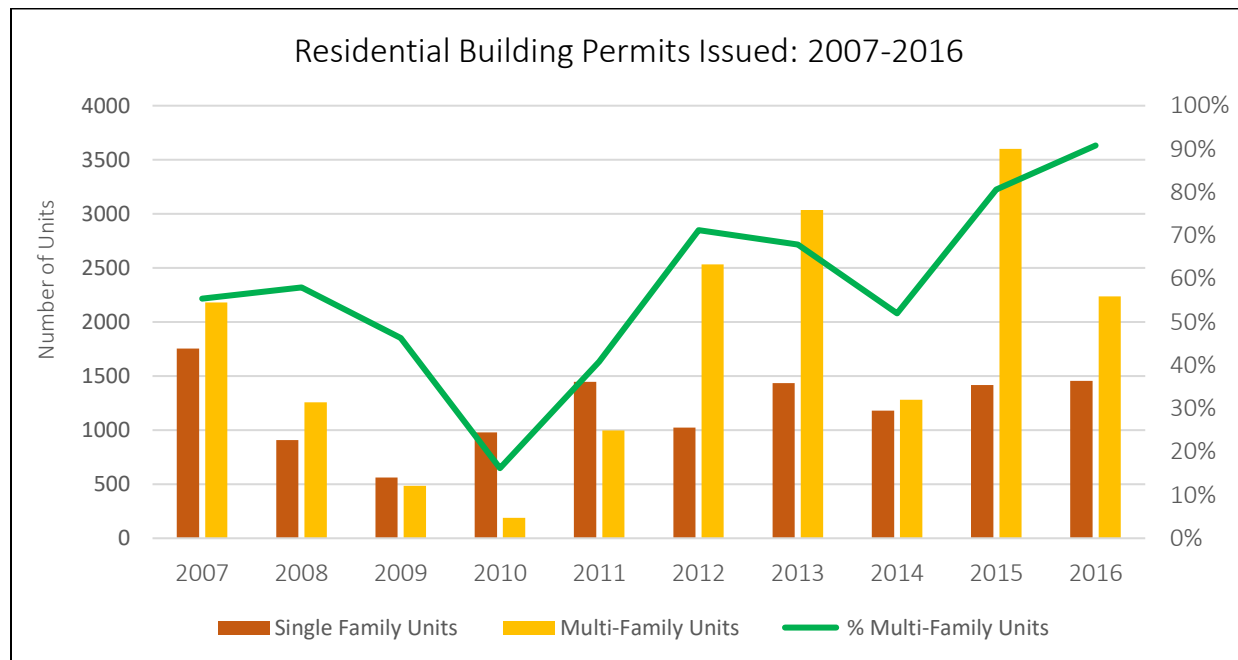
Year	Number of Building Permits Issued		
	Single Family Units	Multi Family Units	Total Units
2007	1,754	2,179	3,933
2008	908	1,256	2,164
2009	563	486	1,049
2010	979	189	1,168
2011	1,446	998	2,444
2012	1,023	2,533	3,556
2013	1,434	3,036	4,470
2014	1,181	1,281	2,462
2015	1,417	3,601	4,470
2016	1,455	2,236	2,462
TOTAL	12,160	17,795	29,955

Data Source: US Economic Census, Building Permits, 2007-2016

# STATE OF HOUSING IN BROWARD COUNTY: 2016-17

(continued)

The graph below represents residential building permits issued in Broward County over the past ten years. An increase in multi-family residential building permit activity, which began in 2011, surpassed single-family permitting the following year. In 2012, multi-family permits made up 71 percent of total residential building permits, increasing to 91 percent by 2016.





# STATE OF HOUSING IN BROWARD COUNTY: 2016-17

(continued)

## Housing Values and Monthly Costs

In 2016, over 30 percent of owner-occupied homes were valued at \$300,000 or higher, with 10 percent of homes valued at \$0.5 million or more. These values exceeded Broward County’s median housing value of \$202,300. The median value of the County’s housing stock decreased by \$23,000 or 10 percent between 2011 and 2016, as shown on Table 4.

Table 4: Housing Value in Broward County, 2011 & 2016

Housing Value (Owner Households)	2011 Estimated Number of Units	Percentage of Total Units	2016 Estimated Number of Units	Percentage of Total Units
Less than \$50,000	27,156	6.0%	35,803	8.5%
\$50,000 to \$99,999	53,484	11.8%	58,947	14.0%
\$100,000 to \$149,999	54,005	11.9%	55,420	13.1%
\$150,000 to \$199,999	63,673	14.0%	58,932	14.0%
\$200,000 to \$299,999	101,941	22.5%	83,730	19.8%
\$300,000 to \$499,999	102,127	22.5%	86,386	20.5%
\$500,000 to \$999,000	41,420	9.1%	34,264	8.1%
\$1,000,000 or more	9,613	2.1%	8,872	2.1%
Total units (owner units)	453,419	-	422,354	-
Median value	\$225,300	-	\$202,300	-

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

# STATE OF HOUSING IN BROWARD COUNTY: 2016-17

(continued)

In 2016, over half (59 percent) of renter units had a gross monthly rent between \$1000 and \$2000, as show in Table 5 below. The median gross rent in 2016 was \$1,226, which is a 5 percent increase since 2011.

Table 5: Monthly Housing Rent in Broward County, 2011 & 2016

Gross Monthly Rent (Renter Households)	2011 Estimated Number of Units	Percentage of Total Units	2016 Estimated Number of Units	Percentage of Total Units
Less than \$500	7,970	3.8%	7,582	3.0%
\$500 to \$999	60,467	28.6%	62,973	25.1%
\$1,000 to \$1,499	85,177	40.3%	99,200	39.6%
\$1,500 to \$1,999	48,575*	23.0%	47,467	18.9%
\$2,000 to \$2,499	N/A	-	15,185	6.1%
\$2,500 to \$2,999	N/A	-	5,068	2.0%
\$3,000 or more	N/A	-	4,727	1.9%
No rent paid	9,429	4.5%	8,432	3.4%
Total Renter Units	211,618	-	250,634	-
Median rent	\$1,162	-	\$1,226	-

\*2011 Estimate includes all units paying rent \$1,500 or more.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

In 2016, nearly half of all owner units with a mortgage (47 percent) had a monthly owner cost between \$1,000 and \$2,000, as shown on Table 6 (following page). The median owner costs decreased by about 11 percent between 2011 and 2016.

# STATE OF HOUSING IN BROWARD COUNTY: 2016-17

(continued)

Table 6: Monthly Owner Costs (with a mortgage) in Broward County, 2011 & 2016

Monthly Costs (Owner Households)	2011 Estimated Number of Units	Percentage of Total Units	2016 Estimated Number of Units	Percentage of Total Units
Less than \$500	2,404	0.7%	3,160	1.2%
\$500 to \$999	31,925	9.9%	34,416	12.6%
\$1,000 to \$1,499	65,031	20.2%	67,016	24.6%
\$1,500 to \$1,999	68,955	21.4%	61,780	22.7%
\$2,000 to \$2,499	N/A*	-	42,710	15.7%
\$2,500 to \$2,999	N/A*	-	25,693	9.4%
\$3,000 or more	N/A*	-	37,470	13.8%
Total Owner Units	322,209	-	272,245	-
Median costs	\$1,946	-	\$1,735	-

\*153,894 units are estimated at \$2,000 or more, or approximately 47.8% of total owner-occupied units with a mortgage for 2011.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table DP04

## Cost Burdened Households

The Florida Housing Data Clearinghouse defines cost burdened as “the percentage of household income spent for mortgage costs or gross rent.” According to HUD programs, households spending more than 30 percent of income for these housing costs are considered to be "cost-burdened." Households spending more than 50 percent are "severely cost-burdened." Housing is generally considered to be affordable if the household pays less than 30 percent of income.

In 2016, about 20 percent of owner-occupied units in Broward County were cost burdened and about 17 percent were severely cost burdened. Those earning less than \$20,000 per year were most impacted, as 77 percent of these owner units were cost burdened and 58 percent were severely cost burdened.

# STATE OF HOUSING IN BROWARD COUNTY: 2016-17

(continued)

Table 7: Owner Costs as Percentage of Household Income in Broward County, 2011 & 2016

Owner Cost as Percentage of Household Income*	Estimated Number of Units				Percentage of Total Units		
	2011	2016	Change	% Change	2011	2016	Difference
Less than 29.9 percent	233,587	261,558	27,971	12.0%	51.5%	61.9%	10.4%
30.0 to 49.9 percent	214,223**	83,709	N/A**	N/A	47.2%**	19.8%	N/A
50.0 percent or more	N/A	70,890	N/A	N/A	N/A	16.8%	N/A
Not computed	5,609	6,197	588	N/A	1.2%	1.5%	0.2%
Total	453,419	422,354	-31,065	-6.9%	-	-	-

\*All calculations include owner-occupied units with and without a mortgage.

\*\*2011 figure includes all owner-occupied housing at or above 30% cost as percentage of household income.

Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table B25095 for years 2012-2016, Table DP04 for years 2007-2011

Gross rent amounts in 2016 indicate that 27 percent of renter units in Broward County are cost burdened and slightly over 30 percent are severely cost burdened, as shown on Table 8.

Table 8: Renter Costs as Percentage of Household Income in Broward County, 2011 & 2016

Gross Rent as Percentage of Household Income	Estimated Number of Units				Percentage of Total Units		
	2011	2016	Change	% Change	2011	2016	Difference
Less than 29.9 percent	74,859	91,972	17,113	22.9%	35.4%	36.7%	1.3%
30.0 to 49.9 percent	123,603*	68,220	N/A*	N/A	58.4%*	27.2%	N/A
50.0 percent or more	N/A	75,902	N/A	N/A	N/A	30.3%	N/A
Not computed	13,156	14,540	1,384	10.5%	6.2%	5.8%	-0.4%
Total	211,618	250,634	39,016	18.4%	-	-	-

\*2011 figure includes all rental housing at or above 30% gross rent as percentage of household income.

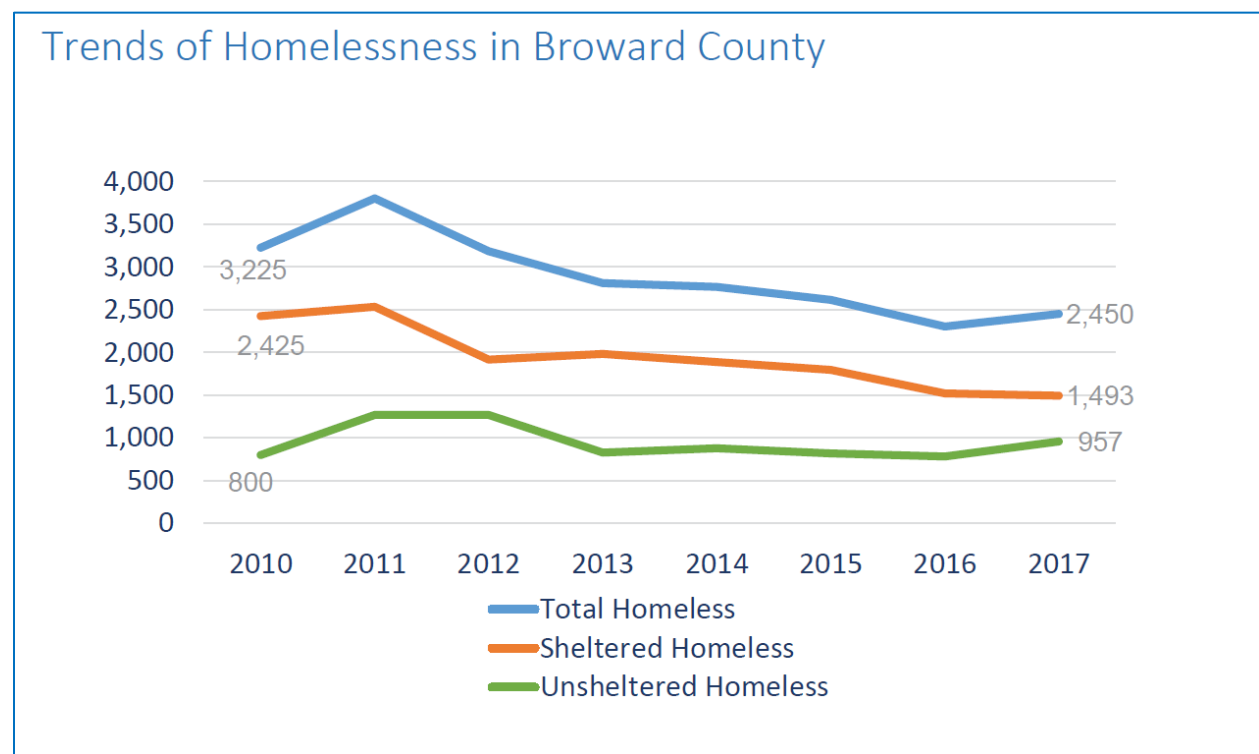
Data Source: ACS 5-Year Estimates, 2007-2011 & 2012-2016; Table B25074 for years 2012-2016, Table DP04 for years 2007-2011

# STATE OF HOUSING IN BROWARD COUNTY: 2016-17

(continued)

## Homelessness in Broward County

The following graph shows a summary of the sheltered and unsheltered homeless population in Broward County, based on the 2017 Point-in-Time Count. The PIT Count is coordinated annually by the Homeless Initiative Partnership (HIP). Although the total homeless population decreased over the past 10 years, the number of unsheltered homeless concurrently increased by about 20 percent.



Graphic source: 2017 Point-in-Time Count Report, Broward County

The graph further indicates that the numbers for Broward County in all three categories – total number of homeless, sheltered homeless and unsheltered homeless – reached their highest point in 2011. This peak in the number of homeless could be attributed to the state-wide shortage of affordable housing throughout the housing boom, bust and recovery. According to the 2013 Rental Market Study issued by the Shimberg Center for Housing Studies (University of Florida), the cost burden rate in Florida rose to 65% in 2009 before falling to 61% in 2013.



New infill housing in the BMSD

[Contact Us:](#)

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