

## EXHIBIT 2

**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN TEXT**  
**PROPOSED AMENDMENT PCT 22-3**

***“Update to Highlighted Regional Issues: Affordable Housing Vision”***

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*July 19, 2022*

It is recommended that the proposed amendment to the BrowardNext - Broward County Land Use Plan be approved. **See Attachment 1.**

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

**If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.**

*II. Planning Council Transmittal Recommendation*

*July 28, 2022*

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 13-0: Blackwelder, Castillo, Fernandez, Gomez, Good, Hardin, Horland, Levy, Rich, Rosenof, Ryan, Williams and DiGiorgio)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 22-3**

**BACKGROUND INFORMATION/OUTREACH**

The BrowardNext - Broward County Land Use Plan (BCLUP) Highlighted Regional Issues section was adopted as part of the BrowardNext process on April 25, 2017, recognizing the importance of regionalism and focusing on regional policy issues, including:

- Climate Change Resilience;
- Targeted Redevelopment;
- Multi-Modal;
- World-Class Natural Resource Protection and Enhancement;
- Affordable Housing;
- Disaster Planning and Post-Disaster Redevelopment; and
- Renewed Intergovernmental Planning.

On June 23, 2022, the Broward County Planning Council initiated text amendments to the BCLUP to update and incentivize affordable housing opportunities. The Planning Council authorized the Council staff to expedite any of these amendments as appropriate. The proposed amendment will update the Affordable Housing Highlighted Regional Issue section. **See Attachment 1.**

Upon initiation, Planning Council staff disseminated an email to all local government managers and planners on June 27, 2022, including a summary of the Council's action and potential timeline. Staff also requested that local governments submit any ideas or concepts regarding incentive-based programming or updates that could be appropriate to amend the BCLUP. Planning Council staff attended the Broward County Planning Director's Roundtable on July 18, 2022, to provide a more detailed overview of the proposed and potential amendments. In an effort to expedite the public hearing process, comments will be accepted throughout the review of the proposed amendment.

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 22-3**

**PLANNING ANALYSIS AND SUMMARY**

The proposed amendment updates the Highlighted Regional Issues: Affordable Housing Vision to reflect a contemporary narrative regarding the state of housing opportunities and affordability in Broward County. Specifically, the proposed amendment accomplishes three (3) details:

- 1) Shifts the title from “Affordable Housing Vision” to the “Housing Affordability Vision;”
- 2) Eliminates the word “attainability” and replaces with “affordability;” and
- 3) Updates the narrative to reflect the housing market shift from crisis to catastrophic in the housing market regarding lack of affordability and options for most of the County’s population, but especially those in the service sector.

The updated data is based on the draft 2022 Broward County Affordable Housing Needs Assessment presentations to date.

**Conclusion**

Planning Council staff recommends approval of the proposed amendment. **See Attachment 1.**

Planning Council staff does not recommend a second Planning Council public hearing; however, Council staff does recommend that if any ministerial data included in the Vision is revised subsequent to the Planning Council public hearing, that staff be authorized to modify the amendment prior to the consideration of adoption by the Broward County Board of County Commissioners without triggering a requirement for a second Planning Council public hearing; however, the *Administrative Rules Document: BrowardNext*, Article 1.2(A), will continue to be applicable.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 22-3**

**ATTACHMENT**

1. Proposed Broward County Land Use Plan Amendment PCT 22-3

# ATTACHMENT 1

## BROWARD COUNTY LAND USE PLAN

### Proposed Text Amendment

#### PCT 22-3

## BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

### SECTION 1: HIGHLIGHTED REGIONAL ISSUES

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#### AFFORDABLE HOUSING VISION

*The Affordable Housing Vision was initially adopted as part of the BrowardNext process on April 25, 2017. The following modifications are proposed to update the narrative regarding the state of housing. All changes are indicated in ~~strike through~~/underline format.*

#### ~~AFFORDABLE~~ HOUSING AFFORDABILITY VISION

Broward County includes a wide range of housing types, from large lot single family “estates” to multi-family high rise towers. ~~and group homes.~~ Although the Broward County Land Use Plan accommodates a wide range of residential density, the affordability attainability of housing for large segments of our population has become ~~an increasingly difficult challenge.~~ The challenge of housing affordability attainability came to be recognized as a crisis during the County’s housing “bubble” between 2003 and 2007. The “bubble” resulted in rapid housing appreciation and, ~~consequently,~~ created a severe lack of housing affordable to those in moderate to lower income ranges. ~~There was also significant conversion of rental apartments to condominiums. Incomes of Broward County residents still lag behind the price of housing. Since that time housing supply and affordability have become an even more significant problem.~~ The 2014~~22~~ Broward County Affordable Housing Needs Assessment found that over 150,000 ~~nearly 50 percent of all renter households in Broward County (330,624 households)~~ are cost-burdened, meaning they pay in excess of 30 percent of their incomes on housing costs. Many renters and owners are severely cost burdened due to paying greater than 50 percent of their incomes on housing costs. The Study further revealed that only 8 percent of all households in the County are able to afford to purchase the median priced home. The Needs Assessment also found that the majority (54 percent) of Broward County’s workers are employed in lower wage service sector occupations ~~with hourly~~ at wages equivalent to 40 to 60 percent of the median household income. Currently Broward County is the lowest ranked county in the State of Florida for affordable housing for this population with fewer than 25 units available for every 100 households. In this light, the County is committed to ~~support and employ~~ implement a variety of policies and programs to maximize the ~~attainability of~~ affordable housing for persons and households of moderate to lower incomes.