

## EXHIBIT 2

### ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN TEXT OF THE BROWARD COUNTY COMPREHENSIVE PLAN REVISING THE AFFORDABLE HOUSING VISION OF THE BROWARD COUNTY LAND USE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the Broward County Comprehensive Plan on April 25, 2017 (the Plan);

WHEREAS, the Department of Economic Opportunity has found the Broward County Comprehensive Plan in compliance with the Community Planning Act;

WHEREAS, Broward County now wishes to propose an amendment to the highlighted regional issues of the Land Use Plan;

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, held its hearing on July 28, 2022, with due public notice;

WHEREAS, the Board of County Commissioners held its transmittal public hearing on September 8, 2022, having complied with the notice requirements specified in Section 163.3184(11), Florida Statutes;

WHEREAS, the Board of County Commissioners held an adoption public hearing on December 6, 2022, at 10:00 a.m. [also complying with the notice requirements specified in Section 163.3184(11), Florida Statutes] at which public comment was

accepted and comments of the Department of Economic Opportunity, South Florida Regional Planning Council, South Florida Water Management District, Department of Environmental Protection, Department of State, Department of Transportation, Fish and Wildlife Conservation Commission, Department of Agriculture and Consumer Services, and Department of Education, as applicable, were considered; and

WHEREAS, the Board of County Commissioners, after due consideration of all matters, hereby finds that the following amendment to the Broward County Comprehensive Plan is consistent with the State Plan, Regional Plan, and the Broward County Comprehensive Plan; complies with the requirements of the Community Planning Act; and is in the best interests of the health, safety, and welfare of the residents of Broward County,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA

Section 1. The Broward County Comprehensive Plan is hereby amended by Amendment PCT 22-3, which is an amendment to the Affordable Housing Vision of the Land Use Plan, as set forth in Exhibit A, attached hereto and incorporated herein:

Section 2. Severability.

If any portion of this Ordinance is determined by any court to be invalid, the invalid portion will be stricken, and such striking will not affect the validity of the remainder of this Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be legally applied to any individual, group, entity, property, or circumstance, such

determination will not affect the applicability of this Ordinance to any other individual, group, entity, property, or circumstance.

Section 3. Effective Date.

(a) The effective date of the plan amendment set forth in this Ordinance shall be the latter of:

(1) Thirty-one (31) days after the Department of Economic Opportunity notifies Broward County that the plan amendment package is complete;

(2) If the plan amendment is timely challenged, the date a final order is issued by the Administration Commission or the Department of Economic Opportunity finding the amendment to be in compliance; or

(3) If the Department of Economic Opportunity or the Administration Commission finds the amendment to be in noncompliance, pursuant to Section 163.3184(8)(b), Florida Statutes, the date the Board of County Commissioners nonetheless, elects to make the plan amendment effective notwithstanding potential statutory sanctions.

(b) This Ordinance is effective as of the date provided by law.

ENACTED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 10/07/2022  
Maite Azcoitia (date)  
Deputy County Attorney

MA/gmb  
10/07/2022  
PCT22-3 Affordable Housing Vision Ordinance  
#80041

# EXHIBIT A

## 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)

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

**III. County Commission Transmittal Recommendation**

**September 8, 2022**

Approval per Planning Council transmittal recommendation.

**IV. Summary of State of Florida Review Agency Comments**

**October 13, 2022**

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

# 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~~<sup>22</sup> 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.