
BROWARD HOUSING COUNCIL

Annual Report 2020



Table of Contents

MESSAGE FROM THE CHAIR	3
ABOUT THE BHC	4
PURPOSE.....	4
VISION	4
Staff Support for the BHC	4
MEMBERSHIP	5
MEETINGS	6
WORK PROGRAM 2020.....	7
Facilitate Coordination.....	7
Increase Affordable Housing Stock.....	7
Enhance Housing Stability.....	7
Advocate for Legislative Change.....	8
Streamline Process.....	8
Address Homelessness.....	8
Support Countywide Financing.....	8
Facilitate Coordination.....	9
First Time Virtual Affordable Housing Workshop.....	9
News and Website	10
Annual Report	10
Increase Affordable Housing Stock.....	11
BrowardNEXT2.0	11
Housing Related LUPAs	11
Policies in Progress.....	12

Enhance Housing Stability.....	13
CARES Act	13
Mortgage Credit Certificate Program	13
Sustainable Home Ownership.....	14
Advocate for Legislative Change.....	15
Broward Days 2020	15
Affordable Housing Trust Fund	15
Critical Issues Facing Broward County	15
Streamline Process.....	17
Land Development Code Updates	17
BrowardNEXT 2.0 - Housing Element.....	17
Address Homelessness.....	18
2020 Point-in-Time Count	18
Broward Housing Solutions.....	19
Broward Partnership	19
Support Countywide Financing.....	20
Community Redevelopment Agencies (CRAs)	20
CONTACT US.....	22
APPENDIX A.....	23
APPENDIX B.....	24

MESSAGE FROM THE CHAIR

Greetings,

On behalf of the Broward Housing Council members, as well as the staff of the Broward County Planning and Development Management Division, I am pleased to present the 2020 Broward Housing Council's Annual Report.



Despite all the negativity that 2020 presented in the form of the COVID-19 pandemic – 342,000 deaths of Americans, job losses, severe business failures, and increased levels of homelessness – we prevailed, and are happy to be able to include some positives in this report.

The Broward Housing Council's affordable housing workshop, Innovations in Affordable Housing: Raising the Bar, was held virtually this year with over 100 attendees. As an advisory board to the County Commissioners, we requested their support for full State funding of the Sadowski Trust Fund and recommended a budget allocation of \$10M for the County's Affordable Housing Trust Fund.

On December 8, 2020, the County Commissioners adopted an ordinance creating the Broward County Racial Equity Task Force to “identify systemic and racial inequities and develop a detailed plan aimed at eliminating racism and to create greater racial equity in Broward.” The ordinance states the need to close racial inequality gaps in the areas of housing, wages and higher education, among others.

For 2021, the BHC will continue its commitment to facilitate coordination between the County, municipalities, the business community, and not-for-profits to successfully address affordable housing, workforce housing and homelessness. The Housing Council members, Chair and Co-chair will advocate, both in person and electronically, for all feasible, potential resolutions to advance this cause.

We will also continue to provide guidance to the Broward County Commission, staff and municipalities regarding existing and new solutions, as we encourage them to adopt wide-ranging and inclusive methods to address the most urgent housing issues and racial inequities.

We welcome you to join us at our bimonthly meetings and be a part of this movement.

Sincerely

Marcia Barry-Smith

ABOUT THE BHC

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

PURPOSE

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

VISION

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

Staff Support for the BHC

Planning and Development Management Division

Josie P. Sesodia, AICP, Director

Susanne M. Carrano, Senior Planner

Christopher Flynn, Program/Project Coordinator



County Attorney's Office

Alicia Lobeiras, Asst. County Attorney

Claudia Capdesuner, Asst. County Attorney

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 purpose of this report is to provide a summary of the Broward Housing Council's activities during the 2020 calendar year. The report is not intended to, and will not, highlight individual municipalities, housing authorities or county agency funding sources.*

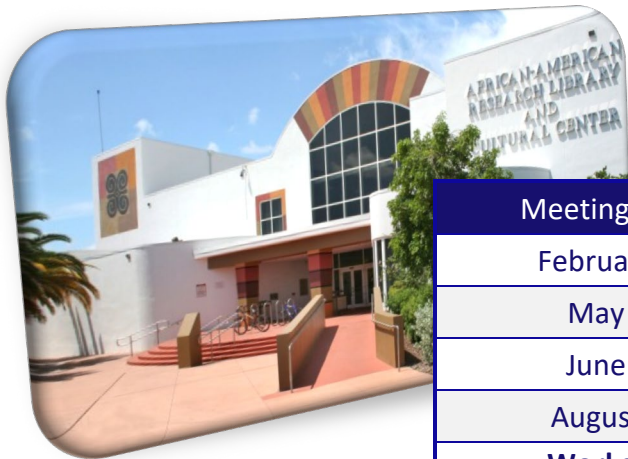
MEMBERSHIP

MEMBER	CATEGORY REPRESENTED
Marcia Barry-Smith, Chair	Community Representative
Caryl Hattan, Vice Chair	Community Representative (non-voting)
Ajibola Balogun	Broward League of Cities: City Manager of City < 50,000 residents
Heather Brinkworth	School Board of Broward County
Ann Deibert	Broward County Housing Authority
Beth Daly	Florida Association of Realtors
Frances Esposito	Chief Executive of a recognized, not-for-profit homeless organization
Hermes Garcia	Banker
Commissioner Lamar P. Fisher	Member of the Broward County Commission
Christopher Krzemien	Owner of a business that employs at least 50 employees
Barbara Mendez	Builders Association of South Florida
Gino Moro	Florida Association of Mortgage Brokers
Ralph Stone	County Administrator or designee (non-voting)
Teneshia Taylor	Owner of a business that employs fewer than 50 employees
Lisa Vecchi	Chief Executive of a not-for-profit housing organization
Beverly Williams	Broward League of Cities: Officer



MEETINGS

The Broward Housing Council holds its regular bi-monthly meetings at 10 AM on the last Friday of the month. Historically, the BHC has met at the African-American Resource Library and Cultural Center in Fort Lauderdale. Due to COVID-19 social distancing and masking requirements, the State of Florida recognized virtual quorums for advisory boards beginning on March 27, 2020, in accordance with Executive Orders 20-69 and 20-112. Therefore, all 2020 BHC meetings – except February 28 – were conducted virtually via WebEx.








Meeting Dates
February 28
May 29
June 26
August 28
Workshop
October 23









WORK PROGRAM 2020

Adopted by the Broward Housing Council on December 13, 2019.






Facilitate Coordination



-  Seek regional collaboration with other agencies to address affordable housing issues.
-  Sponsor an annual Affordable Housing Workshop for municipal, business and legislative leaders.
-  Report on all Broward Housing Council activities for the year and submit to the Board of County Commissioners for acceptance.
-  Maintain the Broward Housing Council website with a focus on affordable housing policy, research and studies.
-  Prepare quarterly newsletter and distribute via e-mail.

Increase Affordable Housing Stock





-  Support the allocation of Community Redevelopment Agency (CRA) funding for affordable housing.
-  Support policies that address flexible sources of “gap financing” for affordable housing (i.e. second mortgage programs).
-  Engage the development community to increase affordable housing production especially for very-low income rentals.
-  Continue to recommend the Florida Housing Finance Corporation (FHFC) allocate set-aside of units for Broward County tax credit projects, based on need.
-  Support partnership between Broward County and South Florida Community Land Trust.
-  Request funding in FY21 budget to conduct Broward County Affordable Housing Needs Assessment update (April 2022).

Enhance Housing Stability




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

-
-
-  Highlight locally successful neighborhood improvement programs and other affordable housing projects.
 -  Encourage improved transportation programs that support affordable housing.

Advocate for Legislative Change

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



Streamline Process

-  Support the Affordable Housing goals, objectives and policies in BrowardNEXT.
-  Support inclusionary zoning policies and bonus densities to incentivize affordable housing construction.
-  Explore incentives for the development of affordable rental housing on high density, mission driven and opportunity zoned properties (i.e., grants, fee waivers).

Address Homelessness

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

Support Countywide Financing

-  Support Broward County's continued allocation of public funding towards the Broward County Affordable Housing Trust Fund.
-  Work to leverage private sector investments in the Affordable Housing Trust Fund that support the production and preservation of affordable housing units.

Facilitate Coordination

First Time Virtual Affordable Housing Workshop

On Friday, October 23, 2020, more than 100 attendees logged onto the Broward Housing Council’s half-day workshop, *Innovations in Affordable Housing: Raising the Bar*. This was the third year for a BHC sponsored workshop; however, it was the first time it was offered as a virtual event. Social distancing requirements related to the COVID-19 pandemic prevented an in-person attendance format.

County Commissioner Lamar P. Fisher welcomed the participants and addressed the affordable housing crisis in Broward County. He noted that the Board (of County Commissioners) has made “offering sustainable, compatible, innovative housing options for all income-levels, including integrated, permanent supportive housing” one of its core values, and that they are actively working on three new land use policies to increase affordable housing units.

BHC Chair **Marcia Barry-Smith** introduced the workshop panelists whose presentations focused on Promoting Housing Equity (Panel A) and Closing Housing Gaps (Panel B). An interactive Q&A segment followed the conclusion of each panel.



Results from a follow up survey showed that overall, the virtual format was well received: 91% responded they would attend another workshop virtually, and 64% indicated they would like to be directly involved in future workshops. In addition, most attendees – 95% – indicated they had learned a new skill or received information applicable to their jobs.

Presentations included:

Envisioning Housing Through the Lens of Equity: Natosha Reid Rice, Global Diversity, Equity & Inclusion Officer, Habitat for Humanity International



2020 Point in Time Count & Strategies to Help End Homelessness in Broward County: Darrell Cunningham, Director, Community Partnership Division, Broward County Human Services Department

COVID-19: Catalyst or Constraint for Affordable Housing Action: Suzanne Cabrera, Chair, FHC Board of Directors; and President/CEO of the Housing Leadership Council (HLC) of Palm Beach County

Accessory Dwelling Units (ADU)s: Alternative Solutions: Sandra Veszi Einhorn, FHFC Board of Directors; and Executive Director, Coordinating Council of Broward, Inc.

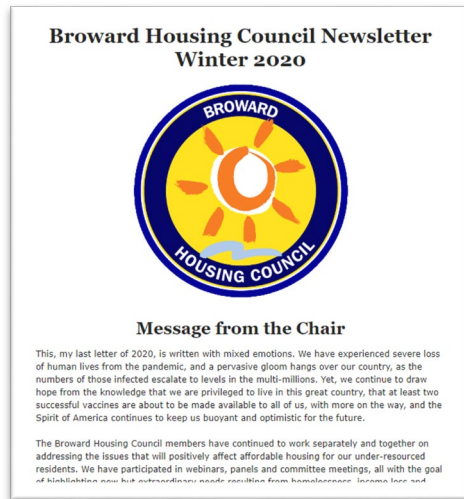
Missing Middle Neighborhoods: **David Sanchez**, Director of Research and Policy, National Community Stabilization Trust

Impact of Gap Financing/Affordable Housing Trust Fund: Ralph Stone, Director, Broward County Housing Finance and Community Development Division



News and Website

In accordance with the BHC’s adopted website and social media policy, the Broward Housing Council website served as a housing policy resource and was frequently updated to ensure timely content, especially throughout the 2020 legislative session. It also provided the latest resources regarding rental assistance and information for residents facing eviction, resulting from the COVID-19 pandemic. Several housing related studies and reports were made available through the website and quarterly newsletters. The BHC quarterly newsletter, coordinated and distributed by Broward County Planning and Development Management Division (PDMD) staff, was e-mailed to a list of over 900 subscribers.



Annual Report

The Broward County Charter states “the Broward County Housing Council shall submit an annual report to the Board of County Commissioners (Board), and other organizations represented by the Council.”

On June 16, 2020, the Board unanimously accepted the Broward Housing Council 2019 Annual Report (ITEM #62).

Increase Affordable Housing Stock

BrowardNEXT2.0

The BHC continued to support the Housing Element goals, objectives and policies adopted as part of BrowardNEXT 2.0, Broward County's updated comprehensive plan. The Housing Element's goal is to support the provision and maintenance of quality, healthy, affordable and safe homes in a variety of types, sizes and locations throughout the County at affordable costs to meet the needs of the current and future Broward County residents, business and visitors.

As the COVID-19 pandemic encompassed most of 2020, housing instability reached an all-time high. The result: a looming eviction crisis and historic job loss for Broward County's workforce, including essential employees. Building new affordable housing units is critical to ensure long term economic stability for the County and its residents.

Housing Related LUPAs

Beginning in late 2019, the Board of County Commissioners initiated (4) Broward County Land Use Plan Amendments (LUPAs) related to affordable housing development processes and incentives. Identified by the Board as ways to increase the affordable housing supply, the three of the LUPAs were adopted in 2020/early 2021:

PCT 20-5 (Methodology) – Revised BLCUP Policy 2.16.2 by a) replacing the existing housing methodology (Meridian) with FIU Needs Assessment methodology and 2) requiring applicants to address housing supply by income group versus total units, when calculating current and forecasted supply/demand of affordable housing. Adopted on December 1, 2020 (ITEM #55); effective January 2021.

PCT 20-3 (Bonus Density) – Amended BCLUP Policy 2.16.3 to further incentivize the existing Bonus Density program by increasing the number of market units permitted per set aside of each affordable unit, and increased affordability restriction from 15 to 30 years. Adopted on March 9, 2021 (ITEM #47); effective April 15, 2021.

PCT 20-4 (Residential Use on Major Corridors) – Allows residential use in Commerce and Activity Center land uses on major corridors, provided new development has an affordable housing component, and minimum set aside for affordable units or payment of in-lieu fees. adopted on March 9, 2021 (ITEM #48); effective April 15, 2021.

PCT 20-6 (Inclusionary Zoning) – Proposed developments of 10 or more net residential units required to provide a minimum set-aside of affordable units or in-lieu payment. This item deferred indefinitely by the Board on June 16, 2020 (ITEM #22).

Policies in Progress

The images below show some of the affordable housing projects, either under construction or completed, in 2020. Collectively, they represent over 650 new units and 80 rehabilitated units of affordable housing.



Sailboat Bend II, a 110-unit senior (age 55+) housing community on Southwest 4th Avenue in Fort Lauderdale, adjacent to the New River.

Residences at Equality Park, sited on the northwest portion of the existing Pride Center Campus in Wilton Manors, was constructed as a four-story apartment building with 48 age-restricted (55+ years) units.



Saragoga Crossings II in Dania Beach replaced 39 public housing units with 172 affordable midrise units for very low, low and moderate income families and seniors.

Marquis Apartments will provide 100 affordable rental units on Martin Luther King Boulevard in Pompano Beach. 1-3 BR mix.



Hudson Village, located at the southeast corner of Washington Street and Federal Highway in Hollywood, is an affordable highrise project with 96 dwelling units. The eight story building will offer a mix of one- and two-bedroom units.

Federation Gardens of Davie, an existing 80 unit affordable housing community on Southwest 82nd Avenue in Davie, is receiving a \$12M rehabilitation of the apartment units, common areas and building system. The low-income affordable units are age restricted to tenants aged 62 years or older.



Enhance Housing Stability

CARES Act



The purpose of the Coronavirus Aid, Relief, and Economic Security (CARES) Act and the Coronavirus Response and Relief Supplemental Appropriations Act of 2021 was to provide fast and direct economic assistance for American workers, families, and small businesses, and preserve jobs for American industries. It also established the \$150B Coronavirus Relief Fund, which enabled local governments to allocate emergency funding to residents who faced pressing financial needs due to the COVID-19 pandemic.

In July 2020, the State of Florida launched its \$250M Coronavirus Relief Fund to assist Floridians impacted by the COVID-19 pandemic, primarily with rental and mortgage assistance. The State's fund was broken down as follows:

- \$120M for rental assistance for tenants in Florida Housing Coalition's portfolio;
- \$120M to local government SHIP housing offices for rental and mortgage assistance for homeowners and renters; and
- \$2M for operations assistance for housing that serves special needs or homeless households.

At the local level, Broward County allocated \$33.4 M in COVID-19 grant funds among its entitlement communities and \$25M in non-grant funds through the County CARES Act Rental Portal. Broward's Family Success Division and the Housing Finance and Community Redevelopment Division processed rental assistance applications between April and December 2020.

Mortgage Credit Certificate Program



The Broward County Housing Finance Authority (BHFA) administers the Mortgage Credit Certificate Program, which helps to reduce home loan financing costs for qualified homeowners in Broward County. Qualified applicants are entitled to a federal income tax credit in an amount of up to \$2,000 annually.

Qualified owners or buyers, who owe federal income taxes, may benefit from a dollar-for-dollar reduction of their tax bills. The homeowner is eligible for the tax credit each year they continue residency in the home financed under the program. Borrowers must meet normal mortgage underwriting requirements, which demonstrate credit worthiness, and meet the program's income and home purchase price requirements.

A total of 89 mortgage credit certificates were issued by the BHFA in 2020 (increase of 12% over 2019).

Sustainable Home Ownership

The Broward Housing Council continued to encourage foreclosure counseling workshops offered by US Housing and Urban Development (HUD) certified agencies and local banks, as well as supporting locally funded foreclosure counseling/assistance program and homebuyer education courses.

The Broward County Housing Authority (BCHA) Housing Counseling Program is a HUD certified, comprehensive counseling program that assists first time home buyers and families needing mortgage assistance and helps with foreclosure prevention. Individual counseling is provided in the following areas:

- Pre-Purchase and First Time Homebuyer
- Post Purchase
- Mortgage Delinquency
- Foreclosure Prevention and Intervention
- Credit Budgeting and Financing Literacy



The BCHA offers a free, six (6) hour First Time Home Buyer Education Workshop held weekly and focusing on topics such as homeowner's insurance and shopping for a mortgage.

Homeowners facing foreclosure may receive assistance from BCHA Mortgage Default and Delinquency counselors who assist in addressing challenges, identifying opportunities and developing a work plan; overcoming barriers to sustainable home ownership; and helping to resolve housing related issues.

Advocate for Legislative Change

During their January 7, 2020 regular meeting, the Board of County Commissioners adopted Resolution 2020-021, which expressed the Board’s support for full State funding of workforce and affordable housing programs and any legislation that prevented the diversion of funds from the Sadowski Affordable Housing Trust Funds. This followed the issuance of a letter from the BHC to the Board, dated December 13, 2019, requesting the Board’s support of these issues. Although SHIP and SAIL were fully appropriated by the 2020 Legislature, the Governor vetoed the \$225M line item for SHIP. Instead, many affordable housing initiatives were funded through the Coronavirus Aid, Relief, and Economic Security (CARES) Act, and the entire \$225M in SHIP remained in the Sadowski Trust Funds.

Broward Days 2020

The BHC membership supported Broward Days 2020 which was held in Tallahassee on January 21-22. Broward Days conducts local workshops, hosts events and discussions with State and local leaders, and coordinates an annual multi-day forum in the State capitol. Those members participating in this annual event advocated for the needs and concerns of Broward County citizens, primarily affordable housing.



Affordable Housing Trust Fund

On August 28, 2020 the BHC issued a FY21 budget request to the Board of County Commissioners, recommending that the Board budget \$10M towards the Affordable Housing Trust Fund. The COVID-19 pandemic further fueled housing instability, causing a looming eviction crisis and historic job loss for Broward County’s workforce.

[Appendix A: Consideration of Budgeting \\$10M for Affordable Housing Trust Fund](#)

Critical Issues Facing Broward County

The BHC members had an opportunity to review the Broward County 2020 State Legislative Program and 2019- 2021 Federal Priorities and Appropriations and provide feedback. On September 3, 2020 the BHC issued a letter to the Board finding that these documents acknowledge affordable housing as one of the most critical issues facing Broward County. The BHC correspondence also supported:

1. Fully using dedicated revenues provided by the Sadowski Affordable Housing Act for Florida’s housing programs and projects;
2. Creating an Affordable Housing Discretionary Surtax that would supplement funding for the County’s Affordable Housing Trust Fund; and

-
-
3. Defining “affordable housing” as a capital facility, which may enable the Board to adopt an affordable housing linkage fee at a future date.

[Appendix B: Support of Broward County 2020 State Legislative Program and 2019-2021 Federal Priorities and Appropriations](#)

Streamline Process

Land Development Code Updates

In accordance with HB 7103 (2019), which imposes time limits for government to review applications for permits, the Planning and Development Management Division updated the Broward County Land Development Code (Amendment 20-LDC1), which was approved by the Board on May 12, 2020. The comprehensive amendment addresses streamlined development and review processes and procedures, including credit towards/waiver of impact fees assessed for new development. These changes expedite the building permit process and address fee waivers and restrictive covenants for affordable housing projects. In addition, the eligibility requirements for demolition credit were extended, providing increased opportunities for impact fee credit.

BrowardNEXT 2.0 - Housing Element

The BHC continued its support of BrowardNEXT 2.0, the County's updated comprehensive plan, which became effective on May 11, 2019. The plan's Housing Element supported the provision and maintenance of quality, healthy, affordable, and safe homes in a variety of types, sizes, and locations throughout the County at affordable costs to meet the needs of the current and future residents, businesses, and visitors of Broward County.

The implementation of Policy H1.9 of the Housing Element, to develop a model inclusionary zoning ordinance and encourage municipalities to consider adoption, was proposed by the Board of County Commissioners through Land Use Plan Amendment PCT 20-6. The amendment established minimum set aside requirements of affordable units for the development of net 10+ dwelling units. It also proposed to offset all developer costs associated with the affordable units per HB 1713 (2019). PCT 20-6 was deferred indefinitely by Board (June 16, 2020, ITEM #22).

Additional land plan amendments related to affordable housing were proposed by the Board and are discussed in this report under the section titled Increase Affordable Housing Stock.

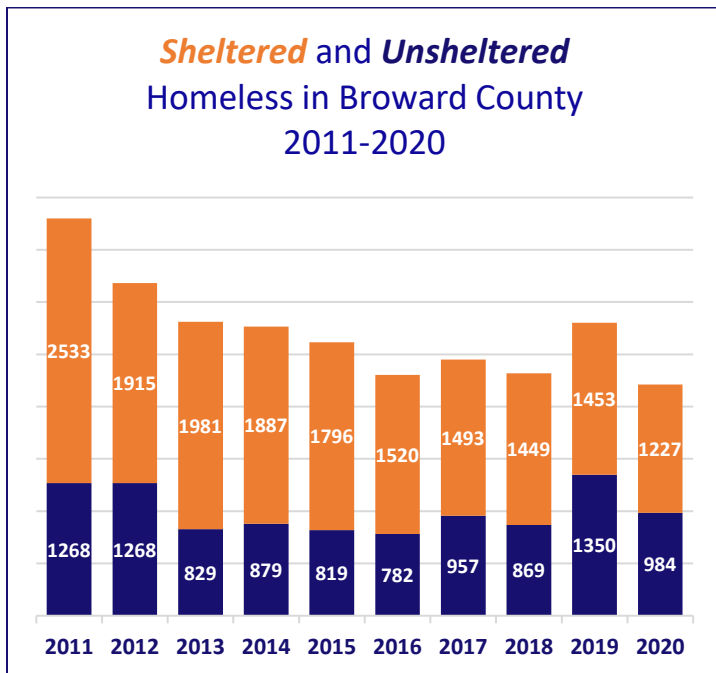
Address Homelessness

The BHC continued supporting the countywide homeless services of the Broward County Continuum of Care (CoC) while avoiding duplication of efforts. The CoC serves as the County’s local planning group working to alleviate homelessness through a collaborative network of agencies and community members.

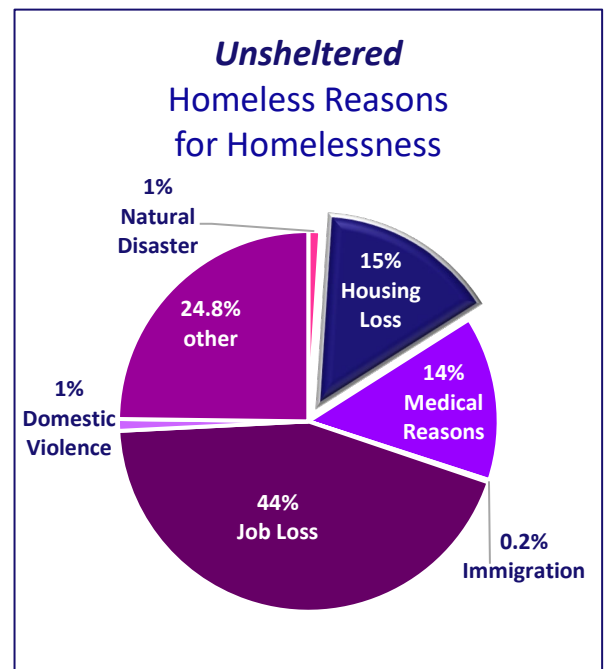
2020 Point-in-Time Count

The annual PIT Count Report provides an updated snapshot of the homeless population in Broward County and includes both sheltered homeless and unsheltered homeless. A PIT count, historically conducted at the end of January, is a statistically reliable count of people experiencing homelessness. Required by the US Department of Housing and Urban Development (HUD) for funding purposes, it provides the necessary data for financial allocation to the County.

On January 29 and 30, the 2020 Broward County Point-in-Time (PIT) Count was implemented by the CoC, its partner agencies and about 300 community volunteers.



The total number of sheltered and unsheltered persons experiencing homelessness in Broward County between 2019-20 decreased by about 18%, from 2,803 to 2,211. The number of unsheltered persons decreased by 27% from 1,350 to 984. However, an additional 184 people were counted as “at-risk” of homelessness.



The 2020 PIT also shows the percentage of those claiming Job Loss as a reason for homelessness decreased from 50% to 44% between 2019 and 2020; however, the number identifying Housing Loss as a reason increased slightly from 13% to 15%.

Source: 2020 Broward County Point in Time Count Report

Broward Housing Solutions



The Broward Housing Solutions is committed to reducing homelessness by promoting independence and self-worth through advocacy, housing and comprehensive services. Clients include low income or homeless people with disabilities who also have a mental illness.

The organization provides permanent, supportive and affordable housing opportunities among 17 residential properties located in Fort Lauderdale, Coral Springs, Pompano Beach, North Lauderdale and Hollywood. Their programs include the Affordable Rental Housing Program, Home for the Brave, Youth Solutions, Senior Solutions, and Homeownership Solutions (lease to buy).

About 89% of tenants surveyed in 2020 were homeless before moving into one of their units, a 13% increase from 2019. The agency served and/or housed about 400 residents, a 27% growth from FY 2018-19. Finally, about 81 clients were seniors aged 55+ and 90 were children under 18, representing an increase from last year of 22% and 21%, respectively.

Broward Partnership



Broward Partnership is the largest comprehensive homeless services provider in Broward County. It focuses on rapidly transitioning clients to stable housing situations through emergency sheltering, rapid re-housing, and permanent supportive housing. According to the Broward Partnership 2020 Annual Report, the agency served a total of 1,449 persons, and 91% of homeless households remained successfully housed in permanent supportive housing.

The Broward Partnership operates the Central Homeless Assistance Center (CHAC) in Fort Lauderdale and the North Homeless Assistance Center (NHAC) in Pompano Beach providing outreach, a day respite program, 498 beds of emergency shelter and over 100 units of scattered-site permanent housing countywide. In March 2020, the COVID-10 pandemic forced the closure of the NHAC's Day Respite Center; however, 869 unduplicated clients were served prior to that time.

In 2020, the agency continued its plans for Seven on Seventh, a proposed 72-unit affordable rental housing/mixed-use development in downtown Ft. Lauderdale, located adjacent to the existing CHAC. The project is funded by a \$425M low income tax credit subsidy from the State and other financial sources, including Broward County. Construction is scheduled to begin in Summer 2021.

Support Countywide Financing

The Broward County Affordable Housing Trust Fund (AHTF) was established in late 2017 by Section 11.09 of the Broward County Charter, which states that “the purpose is to provide a continuing, nonlapsing fund for the Broward County Commission to use to address the need for affordable housing in Broward County, Florida.”

Between 2018-2020, the County awarded about \$41.8M to affordable housing projects countywide, creating over 2,600 new affordable multifamily units.

PROJECT NAME	NUMBER OF UNITS	LOCATION	COUNTY AWARDS
Saratoga Crossings II	44	Dania Beach	\$437,000
Residences at Equality Park	48	Wilton Manors	\$450,000
Sailboat Bend Apartments II	110	Ft. Lauderdale	\$124,000
Village View	96	Ft. Lauderdale	\$100,000
Poinciana Crossing	113	Ft. Lauderdale	\$125,000
Marquis Apartments	100	Pompano Beach	\$5,000,000
Solaris	78	Hallandale Beach	\$1,000,000
Sonata	121	Pompano Beach	\$5,000,000
Casa Sant’Angelo	113	Miramar	\$125,000
Pembroke Tower II	88	Pembroke Pines	\$4,990,000
Regency	94	Pompano Beach	\$1,500,000
8 th Avenue Commons	200	Hallandale Beach	\$2,450,000
FAT Live	125	Fort Lauderdale	\$5,000,000
Windermere Lauderhill	21	Lauderhill	\$500,000
Highland Oaks Townhomes	138	Pompano Beach	\$5,000,000
FAT Village/Related	16	Ft. Lauderdale	\$10,000,000
Total	2,667		\$41,801,000

Source: Broward County Housing Finance and Community Redevelopment Division

Community Redevelopment Agencies (CRAs)

Broward County is home to 13 CRA districts using Tax Increment Financing (TIF) revenues to eliminate slum and blight within each district. The County and municipalities provide funding to the CRAs through annual TIF payments. Each of the CRA’s TIF allocations has an expiration date in accordance with Florida Statute Chapter 163. The use of the County’s share of expired TIF funding for affordable housing and economic development was supported by the BHC through its Work Program.

In 2019, the Board approved the annual allocation of Broward County’s share of all expiring TIF funds, directing that half of available TIF funding be allocated to affordable housing and half to economic development. The County’s FY21 budget allocation for CRA TIF refunds was \$5.6M. The table below shows the time frame for TIF expiration dates and the estimated TIF in future years:

**CRA TIF EXPIRATION
ANNUAL PROJECTED FUND AVAILABILITY
AFFORDABLE HOUSING/COUNTYWIDE REINVESTMENT PROGRAMS**

\$ MILLIONS	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33
Total to BOCC	1.32	5.32	5.31	6.39	6.68	6.88	10.43	17.86	41.56	48.73	49.80	56.15	59.84	63.56
50% for AH	.660	2.66	2.66	3.20	3.34	3.44	5.22	8.93	20.78	24.37	24.90	28.08	29.92	31.78
50% to CRP	.660	2.66	2.66	3.20	3.34	3.44	5.22	8.93	20.78	24.37	24.90	28.08	29.92	31.78

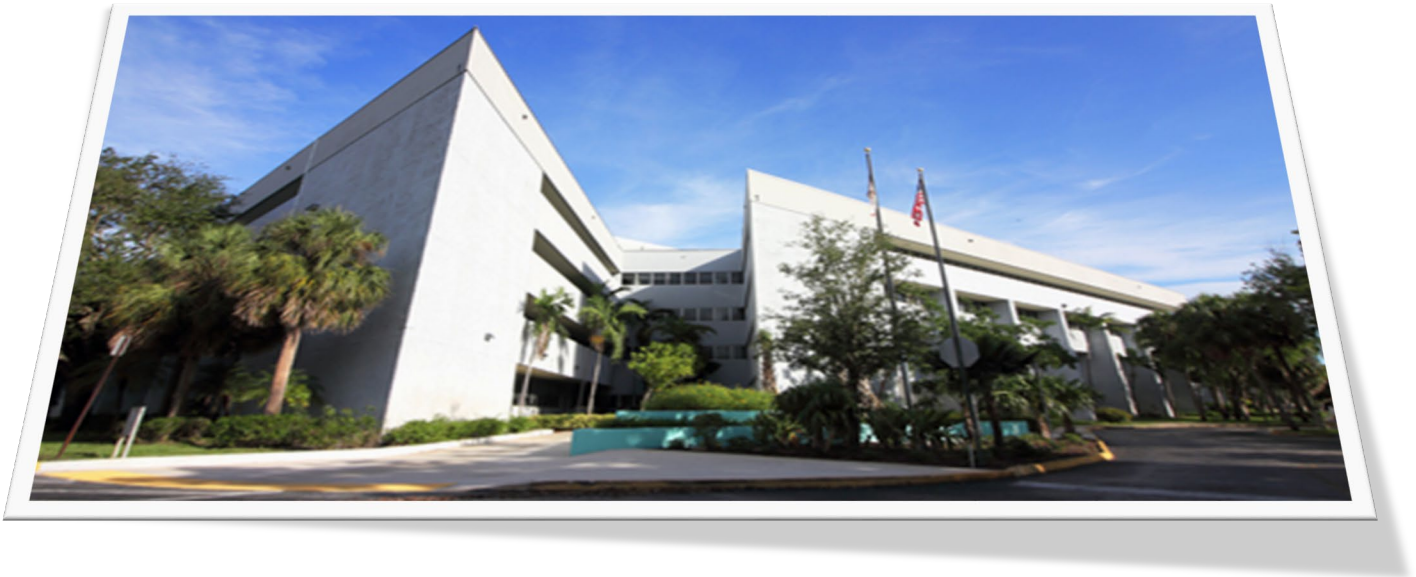
BOCC - Board of County Commissioners; AH - affordable housing; CRP - Countywide Reinvestment Program
 * Provided normal annual growth in County general revenues and expenses and no unanticipated cost shifts from the state or federal government

Source: Broward County Housing Finance and Community Redevelopment Division

CONTACT US



Broward Housing Council
1 North University Drive, Box 102
Plantation, FL 33324
954.357.6737
HousingCouncil@broward.org





August 28, 2020

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

RE: Consideration of Budgeting \$10M for Affordable Housing Trust Fund

Dear Mayor and Commissioners:

Broward Housing Council commends the Board of County Commissioners for showing outstanding leadership in addressing homelessness and identifying solutions to making Broward an affordable place to live. With increased funding for affordable housing over the last three years, including the allocation of \$10M in FY 2020, Broward County has made progress.

The Housing Council serves 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. At its meeting on August 28, the Housing Council voted unanimously to urge the County Commission to allocate \$10M to the Broward County Affordable Housing Trust Fund in the FY 2021 budget. With the looming eviction crisis and historic job loss for Broward County's workforce, including essential employees, housing instability is at an all-time high. Building new affordable housing units will be critical to ensure long term economic stability. Although the State of Florida received a full SAIL allocation, Broward County must continue providing gap financing in order to compete for tax credit opportunities.

The Housing Council respectfully recommends that the County Commission budget \$10M in FY 2021 to further the County's progress in expanding its affordable housing stock. If there are any questions regarding the Housing Council please contact the Council's co-ordinator, Jo Sesodia, AICP, Director, Planning and Development Management Division at (954) 357-6602 or jsesodia@broward.org.

Respectfully,

A handwritten signature in blue ink, appearing to read 'MBS'.

Marcia Barry-Smith
Chair

Chair, Marcia Barry-Smith • Vice Chair, Cary! Hattan

Ajibola Balogun • Heather Brinkworth • Beth Daly • Ann Deibert • Frances Esposito • Lamar P. Fisher • Hermes Garcia
Christopher Krzemien • Barbara Mendez • Gino Moro • Ralph Stone • Teneshia Taylor • Lisa Vecchi • Beverly Williams



September 4, 2020

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

RE: Support of Broward County 2020 State Legislative Program and 2019-2021 Federal Priorities and Appropriations

Dear Commissioners:

The Broward Housing Council (BHC) appreciates the opportunity to respond to the *2020 Legislative Program* and *2019-2021 Federal Priorities and Appropriations*, as proposed by the Board of County Commissioners (Board). At its meeting on August 28, 2020, the BHC unanimously voted to support both documents, as presented.

We recognize that the Board has listed affordable housing at the top of its priorities list for advocacy to the Legislature during its upcoming session. The *2020 Legislative Program* acknowledges that affordable housing is one of the most critical issues facing Broward County, and the Board supports full use of the dedicated revenues provided by the Sadowski Affordable Housing Act for Florida's housing programs and projects. The BHC supports creating an Affordable Housing Discretionary Surtax that would supplement funding for the County's Affordable Housing Trust Fund. The BHC also supports defining Affordable Housing as a Capital Facility, which may enable the Board to adopt an affordable housing linkage fee at a later date.

The BHC appreciates the Board's ongoing financial commitment to the Affordable Housing Trust Fund and its proposed policies and programs addressing affordable housing and homelessness. Both legislative documents align with the BHC's 2020 Work Program item, Advocate for Legislative Change, by supporting legislation that provides a source of revenue for the funding of affordable housing programs and projects, and ultimately increases the supply of affordable housing units in Broward County.

If there are any questions regarding the BHC's support of these state and federal legislative programs and priorities, please contact our coordinator, Jo Sesodia, AICP, Director, Planning and Development Management Division, at 954-357-6602 or jsesodia@broward.org.

Respectfully,

Marcia Barry-Smith
Chair