

ITEM #50-B

ADDITIONAL MATERIAL

PUBLIC HEARING

SEPTEMBER 16, 2025

SUBMITTED AT THE REQUEST OF

SENATOR NAN RICH

From: sandra@nonprofitexecalliance.org
To: Bogen, Mark; EBOLD@broward.org; Kelleher, Kevin; Fink, Bina; Pryde, Mary; Miller, Clay; Rogers, Hazelle; TRYAN@broward.org; Schulberg, Kyle; Talabisco, Beth; Jean, Laurette; Taveras, Saidy; Knowles, Andrea; Udine, Michael; Walker, Dennis; Cepero, Monica; Lichtman, Ronald; Mckinzie, Robert; Leonardi, Frank; Ruiz, Michael; Kruszka, Jason; Hinkson, Dwight; Fisher, Lamar; Geller, Steve; Roach, Tracy; Hinkson, Dwight; Davis, Aviance; Cassini, C. Marty; Mcdonald, Sandy-Michael; Rich, Nan; Grandwilliams, Harrison; Nikitina, Eugenia
Cc: Yana Kirmaz; Stone, Ralph; Blake Boy, Barbara; Walter Duke
Subject: BOCC Item #50
Date: Tuesday, September 16, 2025 9:28:49 AM
Attachments: [GAP Overview.docx](#)

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Good morning Mayor, Vice Mayor, MOCC and County Admin,

I was signed up to speak today on Item #50 but will be unable to make it.

Please allow this email to serve as my public comments on the item.

I regret that I will be there in person to share my gratitude and support for your continued prioritization of housing affordability across Broward. The proposed amendment to the BrowardNext plan is yet another tool in our toolbox of success.

In the last several years Broward County has become a statewide best practice on how to leverage funds, policy and partnership to advance the cause of housing affordability. As I travel the state in my role as FHFC Board Chair I am constantly being asked from colleagues around the State on how we've been able to move what sometimes seems to be an impossible needle.

As Walter Duke and I have met with many of you individually about the budget process, I want to reiterate the impact that Broward has made in the lives of thousands of residents and business owners. Together, with your guidance and leadership, we have leveraged the funds that you have budgeted for housing in incredible ways. You have changed the lives not just of our critical workforce but also formerly homeless, persons with disabilities and other vulnerable populations.

I enthusiastically support this updated proposed amendment and want to thank Barbara Blake Boy, her team and the entire Planning Council for continuing to fine tune the plan in an effort to stay up to date on best practice policy.

I have attached for you the one page overview that Ralph Stone sent you over the summer that articulates the impact and success of your budgeting. Now is the time to keep your foot on the pedal, in recognition of the outcomes of the previous efforts. Affordable housing opportunities are being built and preserved in every district across the county. Congratulations and on behalf of the system that benefits from your leadership and decision making, thank you!

Sincerely,

Sandra Veszi Einhorn

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The Coordinating Council of Broward

www.CCBroward.org

The Nonprofit Executive Alliance

www.NonprofitExecAlliance.org

FY 2018-2025 GAP Financing Overview:

Total GAP Awards: \$154,300,042

Total Number of Affordable Units Funded: 4,301

Average GAP subsidy per unit: \$35,875

Local Government Contributions: \$61,200,383

HFA Bond Allocation: \$649,930,000

Projects Completed: 16 (1,502 Units)

Projects Under Construction: 7 (1,024 Units)

Projects Pending Closing: 17 (1,775 Units)

Economic Impact of 4,301 affordable units:

- Construction economic impact (\$325,000 per unit)
\$1,397,825,000
- Construction jobs (225 per 100 units)
9,677 jobs
- Ongoing annual spending (\$19,850 per unit)
\$85,374,850
- Ongoing Jobs (25 per 100 units)
1075.25 jobs
- Residents Served (2.1 per unit)
9,032 residents

NOTE: It should be noted that closings generally take 12-18 months. Upon closing, the full permit package and construction financing is in hand. Construction generally takes 18-24 months.