

# BROWARD HOUSING COUNCIL

## ANNUAL REPORT 2024



# Table of Contents

Message from the Chair .....4

About the Broward Housing Council .....5

    Purpose .....5

    Vision .....5

    Staff Support .....5

Membership .....6

    Outgoing BHC Members Recognized for Service.....8

BHC Meetings .....9

Work Program 2024 .....10

Facilitate Coordination .....14

    Annual Workshop Focuses on Condo Reform .....14

    Charter Amendment Approved by Voters .....19

    News and Website .....20

    2023 Annual Report.....20

Increase Affordable Housing Stock.....21

    Inventory of Real Property for Affordable Housing.....21

    County Commission Conveys Property for Affordable Infill Lots.....22

    Former Motel Site Purchased for Affordable Housing.....22

    City of West Park Infill Lot Development Project.....23

    Policies in Progress.....25



Enhance Housing Stability .....	28
Guest Speakers Address Housing, Homelessness .....	28
Housing Master Plan Accepted by Board .....	29
My Safe Florida Condo Pilot Program .....	30
Advocate for Legislative Change .....	31
Board Adopts 2024 Legislative Policies .....	31
Condo Inspections and Reserves .....	32
Broward Days 2024 .....	32
Live Local Act Amendments .....	32
State Housing Trust Funds .....	33
County Allocation of SHIP Funds .....	34
Streamline Process .....	35
Affordable Housing Advisory Committee (AHAC) Annual Report .....	35
Land Use Plan Policies Expanded .....	35
Live Local Act Impacts Plat Note Amendments .....	36
Address Homelessness .....	37
Voices from the Street .....	37
Project HomeAgain .....	37
HOSS Division Provides Homeless Services .....	37
Support Countywide Financing .....	40
Affordable Housing Trust Fund: Gap Financing .....	40
Multifamily Housing Bond Program .....	41
Community Redevelopment Agencies (CRAs) .....	42



Contact Us .....44

Appendix A .....45

Appendix B .....46



# Message from the Chair



Greetings everyone,

It is my distinct privilege to present the 2024 Broward Housing Council's Annual Report. We are grateful for the skill, design and mastery of information the staff of the Broward County Urban Planning Division bring to the creation of this report.

Last year in Broward County, several significant changes occurred in the realm of affordable housing, reflecting broader trends as has been seen in other regions where the community is grappling with housing issues. Many changes originated from public and private collaboration to passing of far-reaching ordinances and acts providing increased funding allocation; policy reform; community engagement; and innovative solutions. The Annual Report is an excellent resource of more information on these topics.

Our seventh annual Affordable Housing Workshop, aptly titled "Condo Reform," drew an attendance of 100 + people on October 30<sup>th</sup>, 2024, at the Anne Kolb Nature Center in Hollywood. We were honored with Keynote Speaker Honorable Jason W.B. Pizzo, Florida Senate, District 37, whose district includes portions of Broward and Dade counties and contains the largest number of condominium units in south Florida. The illustrious panelists addressed barriers and solutions to the growing condo crisis. Kudos to our brilliant moderators, Teneshia Taylor, Managing Partner, TAJ Realty and BHC member, and Christopher Krzemien, Broker/Owner, RE/MAX and Vice-Chair of the BHC.

Highest praise and gratitude to BHC Vice-Chair Chris Krzemien, our tireless Councilmembers and the pillars of our operations: Jo Sesodia, Director, Sue Carrano, Sr. Planner and Keith Darby of the UPD for their unending help and support.

Our meeting dates are posted on our website and are live-streamed for public viewing. However, we welcome visitors in person and look forward to hearing and discussing any issues that the members in our community may have regarding affordable housing.

Sincere best wishes,

Marcia Barry-Smith, Chair



# About the Broward Housing Council

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

### **Broward County Urban Planning Division**

Josie P. Sesodia, AICP, Director

Susanne Carrano, Senior Planner

Keith Darby, Program/Project Coordinator

### **Broward County Attorney's Office**

Annika E. Ashton, Deputy County Attorney

Karina D. Rodrigues, Assistant County Attorney

\* See Appendix A: Definitions of Affordable Housing and Income Categories





# Membership



**Marcia Barry-Smith, Chair**

Community Rep  
(Voting)



**Christopher Krzemien, Vice Chair**

Owner of a business that employs  
at least 50 employees



**Ajibola Balogun**

Broward League of Cities:  
City Mgr. of city  
< 50,000 residents



**Michele Collie**

Banker



**Beth Daly**

Florida Association of Realtors



**Luke Harrigan**

Community Rep  
(Non-Voting)





**Debra Hixon**

School Board of  
Broward County



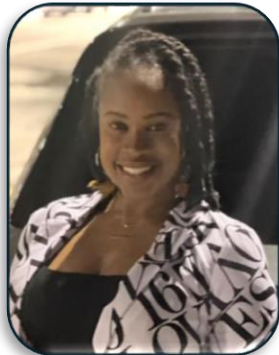
**Parnell Joyce**

Broward County Housing  
Authority



**Nathan Perlmutter**

Builders Association of  
South Florida



**Ashely Roche**

Recipient of Sec. 8 housing  
assist./other housing  
program



**Commissioner Hazelle P. Rogers**

Member of the Board of  
County Commissioners



**Ralph Stone**

County Administrator  
Designee  
(Non-Voting)



**Teneshia Taylor**

Owner of a business  
that employs <50 employees





## Outgoing BHC Members Recognized for Service



On February 23, 2024, Chair Marcia Barry-Smith (left) presented a Certificate of Appreciation from the Housing Council to Ms. Frances Esposito who served on the BHC for 12 years. Ms. Esposito resigned as CEO of the Broward Partnership to fill the organization's position of Chief Strategy Officer.



A Certificate of Appreciation from the BHC was presented to Caryl Hattan (right) on April 26, 2024. Ms. Hattan was recognized for 11 years of service on the BHC, including serving as Vice-Chair from 2015 to 2024.



# BHC Meetings

The Broward Housing Council (BHC) met bi-monthly on the last Friday of the month (unless rescheduled). All regular BHC meetings were held in person in Room 430 at the Broward County Government Center East in downtown Fort Lauderdale.



## 2024 Meeting Dates

February 23  
April 26  
June 28

August 23  
November 15\*  
December 6\*\*

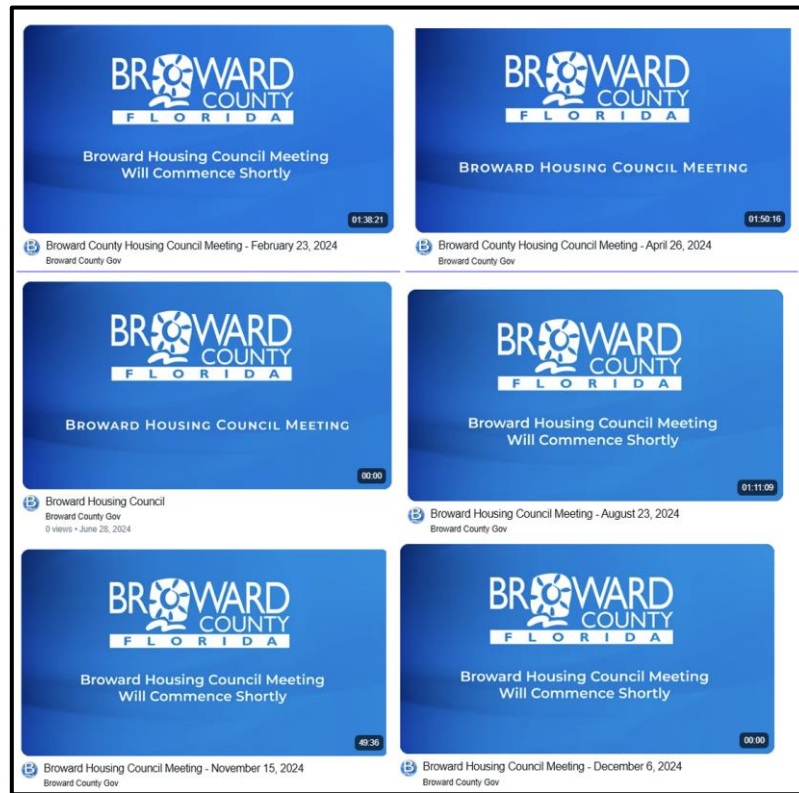
\*re-scheduled from October 25 due to BHC workshop

\*\* scheduled earlier in month due to holidays

All BHC regular meetings were live streamed by the Office of Public Communications and the meeting archives may be accessed here:

<https://vimeo.com/search?q=broward%20housing%20council>





Advisory Board Ethics Training was provided to the Housing Council in 2024 by Annika Ashton (left) and Karina Rodrigues (right) of the County Attorney's Office.



# Work Program 2024

## 1. 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.
- Maintain the countywide Affordable Housing Dashboard with the most current available data.
- Promote the Broward County Ten-Year Affordable Housing Master Plan, following adoption by the Board of County Commissioners.
- Support an amendment to the Broward County Charter, Sec. 1106 regarding the Broward Housing Council membership.

## 2. 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.



- Continue monitoring the status of developers' voluntary commitments to construct affordable units as an approval condition of a Broward County Land Use Plan Amendment.
- Track retention of affordable units with expiring affordability restrictions (i.e., 15 years or 30 years).

### 3. 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.

### 4. Advocate for Legislative Change

- Support legislation that provides full appropriation and recurring revenue for affordable housing initiatives such as the State Housing Initiatives Partnership (SHIP) and State Apartment Incentive Loan (SAIL).
- Advocate 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.





- Support the County’s advocacy efforts at the State Level regarding condominium building safety legislation, and associated assessments, to alleviate the cost burden on senior condo owners.

## 5. Streamline Process

- Support the Affordable Housing goals, objectives and policies in BrowardNEXT.
- Support bonus densities and other land use policies to incentivize affordable housing construction.
- Provide planning support to the County’s Affordable Housing Advisory Committee (AHAC) in identifying affordable housing incentives for the annual AHAC Report.

## 6. Address Homelessness

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

## 7. Support Countywide Financing

- Support Broward County’s 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.
- Encourage the County Commission to pursue multiple funding opportunities identified through the Ten-Year Affordable Housing Master Plan.

[Approved: December 8, 2023]

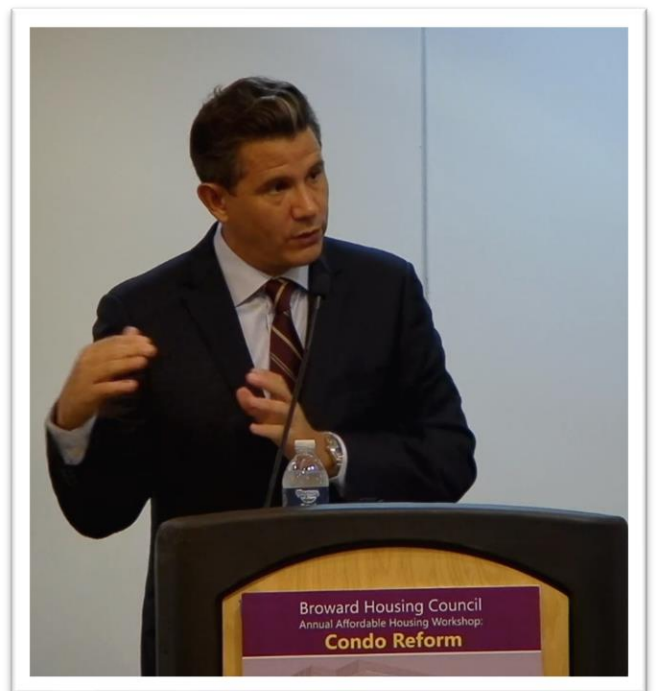
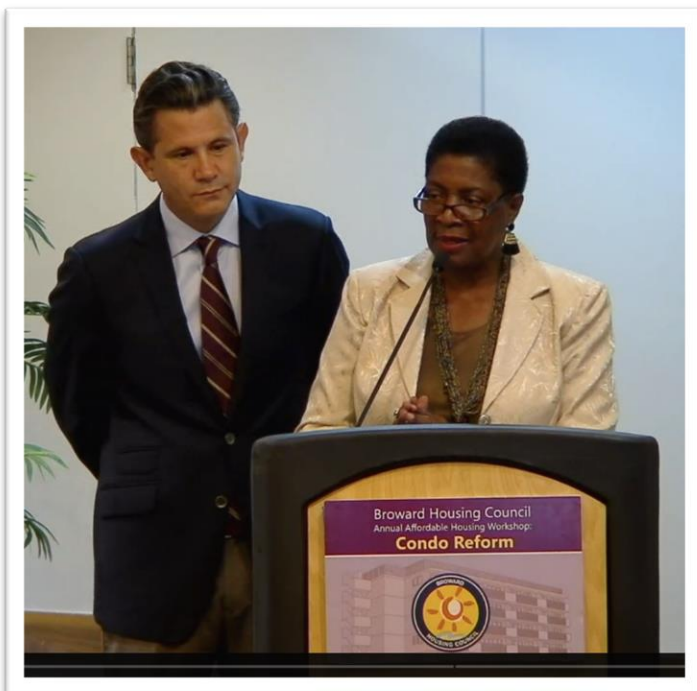




# Facilitate Coordination

## Annual Workshop Focuses on Condo Reform

The Housing Council held its seventh annual affordable housing workshop on Wednesday, October 30, from 8:30 AM-12 PM at Anne Kolb Nature Center in Hollywood. This year's event focused on the challenges facing condo residents resulting from building safety legislation -- increased assessments and rising insurance costs -- and possible solutions. Broward County Commissioner Hazelle P. Rogers welcomed the attendees and introduced the Keynote Speaker, Florida Senator Jason Pizzo [District 37].



## Panel A – Condo Reform: Barriers

Moderator: Teneshia Taylor Managing Partner, TAJ Realty and Broward Housing Council Member

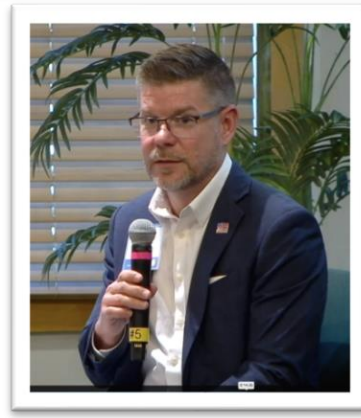
- Lee Gorodetsky, Vice President, Marketing and Sales, US Assurance
- Charlotte Mather-Taylor, Chief Executive Officer, Area Agency on Aging of Broward County
- Michele Collie, Senior Vice President, Director Community Reinvestment Act Officer Compliance, City National Bank and Broward Housing Council Member



## Panel B – Condo Reform: Solutions

Moderator: Chris Krzemien, Broker/Owner, RE/MAX and Vice-Chair, Broward Housing Council

- Dulce Suarez-Resnick, Vice President - Sales Producer, Acentria Insurance
- Sharon McLennon, CEO, Renaissance Management Group, Inc.
- Beth Daly, Broker Associate, RE/MAX Experience by the Sea and Broward Housing Council Member
- Donna DiMaggio Berger, Esq., Becker & Poliakoff, P.A.







The closing remarks were delivered by **Marcia Barry-Smith, BHC Chair.**



Thank you to **City National Bank** for sponsoring the workshop refreshments.








# Charter Amendment Approved by Voters

On November 5, 2024, Broward County voters approved a referendum amending the Broward County Charter. This was the culmination of nearly two years of work by the BHC to update obsolete membership categories that have impacted the Housing Council’s ability to fill vacancies.

On May 21, 2024, the Board of County Commissioners adopted Resolution No. 2024-273 amending the County Charter to change the BHC membership categories and procedures for establishing membership. The Charter provides for the BHC to have a maximum of 19 members each with a specific membership category and designated organization responsible for their appointment . Established in 2008, several membership categories are outdated or so specific it made them difficult to fill, resulting in extended vacancies on the BHC.



NOTICE OF REFERENDUM ELECTION TO BE HELD ON TUESDAY, NOVEMBER 5, 2024, TO DETERMINE WHETHER TO AMEND THE BROWARD COUNTY CHARTER RELATING TO THE MEMBERSHIP OF THE BROWARD COUNTY HOUSING COUNCIL.

A countywide referendum election will be held on Tuesday, November 5, 2024, and at such other times as provided for by Chapter 101, Florida Statutes, for the purpose of determining whether to amend the Broward County Charter relating to the membership of the Broward County Housing Council.

At its May 21, 2024, meeting, the Board of County Commissioners of Broward County, Florida adopted Resolution No. 2024-273, authorizing the title and summary of the proposal below to appear on the referendum ballot. The agenda item for the Board meeting may be accessed here: [bit.ly/3WZslnk](https://bit.ly/3WZslnk).

**Membership of Broward County Housing Council and the Procedure for Establishing Membership**

"Shall the Broward County Charter be amended to remove the prescribed membership categories for the Broward County Housing Council (Council), to allow the Broward County Board of County Commissioners to establish the membership of the Council by ordinance, and to provide that the Council be composed of at least seventeen voting members and no more than nineteen total members?"

YES ☐

NO ☐

**About the Broward Housing Council**

Since 2009, the Broward Housing Council (BHC) has served in an advisory capacity to the County Commission and facilitated coordination between the County, municipalities, the business community, and not-for-profit groups. The BHC addresses housing issues including, but not limited to affordable housing, workforce housing, and homelessness. For more about the Broward Housing Council: [bit.ly/4FVngU3](https://bit.ly/4FVngU3).

**Background**

Section 11.06 of the Broward County Charter ("Charter") creates the Broward County Housing Council ("Council") and defines the membership categories for the Council. The proposed amendment, if approved, would:

- remove all membership categories prescribed in Section 11.06 of the Charter;
- provide that the Board of County Commissioners shall establish membership categories for the Council by ordinance; and
- provide that the Council be composed of at least seventeen (17) voting members and no more than nineteen (19) total members.

**Financial Impact**

It is estimated that this amendment will have no financial impact to Broward County.

The amended language eliminates existing membership categories and enables future BHC appointments and/or category changes to be made by ordinance of the County Commission. Although proposed ordinances are subject to the County’s public hearing process, it is more flexible and faster than the Charter amendment process. No changes were made to the appointing organizations.

During its June 28, 2024 meeting the BHC requested that staff prepare a handout including information about the proposed voter referendum. The handout (shown on left) was available to BHC Workshop attendees.

The Board of County Commissioners is expected to enact an ordinance reflecting the Charter changes in early 2025.

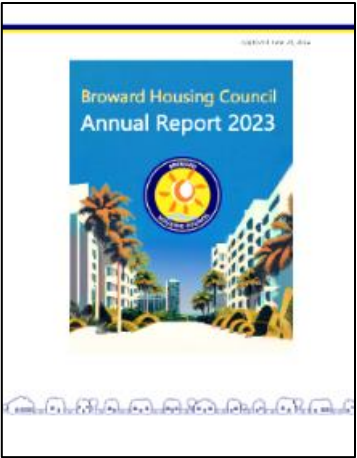




# News and Website

On April 26, 2024, the BHC updated its adopted Policies for Website, Newsletter and Social Media by removing references to social media as all BHC social media accounts were eliminated. The existing BHC policies were established in 2018 to address content on the BHC website, newsletters and social media accounts. The BHC quarterly newsletter, coordinated and distributed by Broward County Urban Planning Division staff, was e-mailed to a list of over 825 subscribers.

# 2023 Annual Report



In accordance with Sec. 11.06, Item J of the County Charter, the BHC submitted its 2023 Annual Report to the Board of County Commissioners who accepted the report on August 22, 2024 (Item #83).



# Increase Affordable Housing Stock

## Inventory of Real Property for Affordable Housing

Pursuant to Section 125.379, Florida Statutes, Disposition of County Property for Affordable Housing, the County Commission adopted Resolution No. 2024-300 on June 4, 2024, approving an inventory list of 21 County owned real properties appropriate for use as affordable housing (Item No. 60).

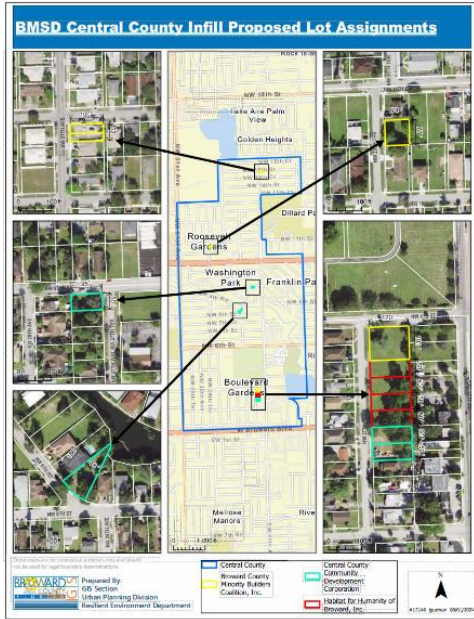
**Broward County  
Affordable Housing Inventory List**

No.	Folio	Street Address	City	Zip Code	Legal Description	Vacant or Improved
1	<a href="#">484233000323</a>	NW 31st AVE	POMPANO BEACH	33069	33-48-42 THAT PT OF NW1/4 OF NW1/4 AS DESC IN OR 3249/835 LESS P/P/A MOTEL 6-POMPANO BEACH 112-27B & LESS POR DESC IN OR 16308/161	Vacant
2	<a href="#">484233000328</a>	NW 31 AVE	POMPANO BEACH	33069	33-48-42 THAT PT OF NW1/4 OF NW1/4 AS DESC IN OR 3413/516 LESS P/P/A MOTEL 6-POMPANO BEACH 112-27 B & LESS POR DESC IN OR 16308/161	Vacant
3	<a href="#">484233280010</a>	1201 NW 31 AVE	POMPANO BEACH	33069	MOTEL 6 POMPANO BEACH 112-27 B PARCEL A	Improved
4	<a href="#">494210090771</a>	NE 1 AVE	OAKLAND PARK	33334	PATTERSON PARK 2 ADD 54-2 B PORTION OF LOTS 5 & 6 BLK 14 DESC AS:BEG SW COR LOT 5,NE 136.40 TO E/R/W/L OF NE 1 AVE, SELY 3.92,SE 83.53,W 109.58 TO POB PER OR 36486/786	Vacant
5	<a href="#">494210090801</a>	NE 59 CT	OAKLAND PARK	33334	PATTERSON PARK 2 ADD 54-2 B PORTION OF LOTS 8,9 & 10 BLK 14 DESC AS:BEG AT SE COR LOT 10,W 125.02 ALG S/L,NE 155.96,E 5.34, S 100.00 TO POB PER OR 36486/786	Vacant
6	<a href="#">494210090911</a>	NE 60 ST	OAKLAND PARK	33334	PATTERSON PARK 2 ADD 54-2 B PORTION OF LOTS 19 & 20 BLK 14 DESC AS:BEG SE COR LOT 19,W ALG S/L FOR 115.34,NE 150.30,S 96.37 TO POB PER OR 36486/786	Vacant
7	<a href="#">494229030010</a>	NW 23 LN	FORT LAUDERDALE	33311	ARROWHEAD ESTATES 21-27 B LOT 1 N 150 OF E 100 BLK 1	Vacant
8	<a href="#">494229030040</a>	2411 NW 23 LN	FORT LAUDERDALE	33311	ARROWHEAD ESTATES 21-27 B LOT 1 S 50 OF N 450 OF W 100 BLK 1	Vacant
9	<a href="#">494229040914</a>	NW 20 CT	FORT LAUDERDALE	33311	NORTH WEST LAUDERDALE 25-25 B LOT 3 W 102.67 LESS S 100 BLK 4	Vacant
10	<a href="#">494229041550</a>	2205 NW 20 ST	FORT LAUDERDALE	33311	NORTH WEST LAUDERDALE 25-25 B LOT 10 BLK 7	Vacant
11	<a href="#">494229041561</a>	NW 20 ST	FORT LAUDERDALE	33311	NORTH WEST LAUDERDALE 25-25 B LOT 12 BLK 7	Vacant
12	<a href="#">494229041620</a>	NW 20 ST	FORT LAUDERDALE	33311	NORTH WEST LAUDERDALE 25-25 B LOT 19 BLK 7	Vacant
13	<a href="#">494229080490</a>	NW 23 ST	FORT LAUDERDALE	33311	FLAMINGO VILLAGE 1ST ADD 47-7 B LOT 3 BLK 7	Vacant
14	<a href="#">494229131080</a>	NW 29 AVE	FORT LAUDERDALE	33311	GOLDEN RIDGE 57-12 B LOT 19 BLK 10	Vacant
15	<a href="#">504203011990</a>	515 NW 8 AVE	FORT LAUDERDALE	33311	NORTH LAUDERDALE 1-48 D LOT 18,19 BLK 16	Vacant
16	<a href="#">504205011400</a>	NW 7 CT	FORT LAUDERDALE	33311	WASHINGTON PARK 19-22 B LOT 6 BLK 9	Vacant
17	<a href="#">504205051140</a>	2912 NW 9 PL	UNINCORPORATED	33311	WASHINGTON PARK SECOND ADD 21-17 B LOT 21 BLK 12	Vacant
18	<a href="#">504205130200</a>	329 NW 27 AVE	UNINCORPORATED	33311	BROWARD PARK 25-49 B LOTS 22 & 23, BLK 1, LESS THAT POR OF SAID LOT 22 AS DESC IN INSTR # 117005914	Vacant
19	<a href="#">504205130210</a>	NW 27 AVE	UNINCORPORATED	33311	BROWARD PARK 25-49 B LOT 24 BLK 1	Vacant
20	<a href="#">504205131081</a>	NW 28 WAY	UNINCORPORATED	33311	BROWARD PARK 25-49 B LOT 6 BLK 7	Vacant
21	<a href="#">504205131400</a>	NW 28 AVE	UNINCORPORATED	33311	BROWARD PARK 25-49 B LOT 21 BLK 8	Vacant



## County Commission Conveys Property for Affordable Infill Units

On March 7, 2024, the Board adopted Resolution No. 2024-086 to convey 12 county-owned parcels (“Lots”) to three nonprofit agencies: 1) Habitat for Humanity of Broward, Inc.; 2) Broward County Minority Builders Coalition, Inc.; and 3) Central County Community Development Corporation for the purpose of constructing infill housing in the Broward Municipal Services District (BMSD).



A total of 12 affordable single-family residences located within the Central County neighborhood of the BMSD will be sold to income qualified buyers and the properties are subject to a 15-year affordability restriction. Each awarded nonprofit organization is to be conveyed up to four lots at no cost and receive up to \$20,000 per lot to apply towards predevelopment costs. Additionally, home purchase assistance may be awarded to new home buyers in an amount up to \$80,000 per residence. On August 22, 2024, the County Commission adopted an amendment to the prior Resolution modifying the conveyance of the infill lots to match the agencies’ desired site selections as shown on map to the left (Item No. 46).

On November 12, 2024, the County Commission conveyed real property to the United Way of Broward County to enable the development of at least 83 affordable multifamily units

in the BMSD (Item No. 4). The project restricts 90% of units to those earning up to 60% AMI; 10% up to 33% AMI; and 80% age restricted to seniors. The project is subject to a 99-year affordability restriction.

## Former Motel Site Purchased for Affordable Housing Development

In 2023, Broward County spent about \$7.3M on a former Motel 6 site located in Pompano Beach for the purpose of affordable housing construction. On December 10, 2024, the Board awarded the project \$7M in gap financing for developing 467 multifamily residential units of which 70% (or 327 units) are reserved for low-income households. Another 113 units (or 24% of total) will be set aside as moderate income or workforce housing.



The project also involves about 4,000 square feet of new commercial space. Construction is expected to begin in January 2026.



*Former Motel 6 Site (Source: Broward County Property Appraiser)*

## City of West Park Infill Lot Development Project

The City of West Park initiated its Infill Lot Affordable Housing Pilot Program in response to the countywide affordable housing crisis and need for additional housing supply. Using Broward County's Infill Residential Development Program as a model, the City of West Park designated five, vacant City-owned lots for the construction of low-income affordable single family homes. Broward County allocated about \$103,000 in CDBG funding to the project in 2022. In 2023, the City selected two local, non-profit housing organizations to develop the lots: Kinetic Lifestyle Home Inc. and Housing Foundation of America.

Between February-November 2024, Kinetic Lifestyle Home Inc. constructed two new homes located at 5636 SW 20<sup>th</sup> Street and 5215 SW 22<sup>nd</sup> Street.







*Ribbon Cutting Ceremony for Kinetic Lifestyle Homes at 5636 SW 20<sup>th</sup> Street.  
(Source: City of West Park)*

A groundbreaking ceremony for three infill lots was held by Housing Foundation of America, Inc. in late June 2024. As of mid-December, construction was completed or nearly completed on all lots.



*From left to right: 5609 & 5607 SW 21<sup>st</sup> Street; 5217 SW 22 Street. (Source: Housing Foundation of America)*

City of West Park staff and the developers subsequently presented the project to BHC membership at their December 6, 2024 meeting.



## Policies in Progress

The following images show some of the affordable housing projects in Broward County which were planned, under construction or completed in 2024.



### **The Arcadian | Fort Lauderdale**

Two 8-story mixed use buildings with 478 multifamily units (100 affordable units). The project received \$5M in gap financing from Broward County.



### **Guitar View | Hollywood**

The project leveraged the Live Local Act and will provide 198 rental units with at least 40% (or 80 units) set aside as workforce housing.







### **Parks at Hallandale | Hallandale Beach**

Seven (7) midrise buildings with 398 multifamily units including 10% (40) workforce housing units. Construction completion slated for 2026.



### **The Tropic | Hollywood**

18 story workforce housing project with half of the 224 units intended for those earning 100% plus AML.





### Village of the Arts | Fort Lauderdale

162 multifamily units with 143 affordable housing units. Received \$5M in gap financing from Broward County.



### The Era | Fort Lauderdale

400 midrise units with over half (210) set aside as affordable workforce housing units. Received \$5.5M in gap financing from Broward County.



BROWARD HOUSING COUNCIL • ANNUAL REPORT 2024

# Enhance Housing Stability

## Guest Speakers Address Housing, Homelessness

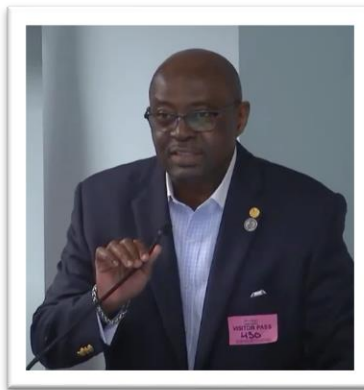
The Broward Housing Council consistently sought collaboration with other agencies to address affordable housing issues. The membership invited presenters to share information about affordable housing initiatives at its bi-monthly meetings.

**February 23, 2024** – *Habitat Broward*, Presented by Nancy Robin, CEO, Habitat for Humanity of Broward

**April 26, 2024** – *Overview of Broward County Housing Options, Solutions and Support Division (HOSS-D)*, Presented by Patrice Paldino, Esq., Director, HOSS-D

**November 15, 2024** – Discussion of Municipal Dashboards Strategy by Ralph Stone, Director, Broward County Housing Finance Division; Executive Director, Broward County HFA; and BHC Member

**December 6, 2024** – *City of West Park Infill Lot Affordable Housing Development Pilot Program*, Presented by Ajibola Balogun, City Manager, City of West Park and BHC Member



From left to right: Patrice Paldino, Esq., Director, HOSS-D; Ajibola Balogun, City Manager, City of West Park and BHC Member; Nancy Robin, CEO, Habitat for Humanity of Broward.





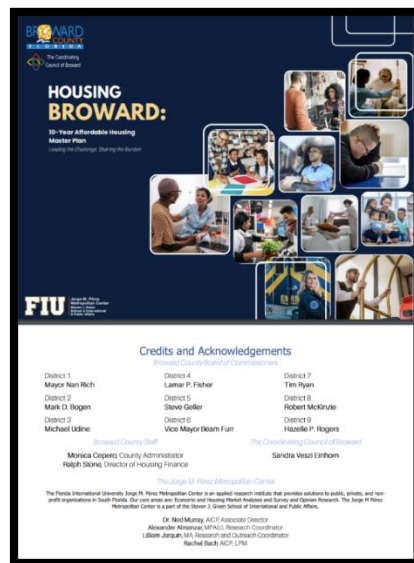
## Housing Master Plan Accepted by Board

On March 7, 2024, the Board of County Commissioners accepted the proposed “Housing Broward: 10-Year Affordable Housing Master Plan” (Master Plan) (Item No. 45). The first countywide master plan in Florida, it was prepared by the M. Perez Metropolitan Center at FIU and provides a policy framework for addressing the County’s affordable housing crisis.

The County Commissioners accepted the Master Plan, to be reviewed annually, based on their ability to modify the recommendations to accommodate the evolving needs of the community. The BHC members had an opportunity to review the Master Plan prior to the Board’s acceptance. On February 26, 2024, the BHC issued a letter to the County Commissioners supporting the Board’s acceptance of the Master Plan, recommending that the data represent all municipalities, including the Broward Municipal Services District (see Appendix B).

The recommended Master Plan strategies focus on Increased Density; Funding Alternatives; and Legislation/Program Alternatives. In summary, the Master Plan:

- Doubles the funding formula dedicated to the development of more affordable housing units with annual Commission review.
- Provides over \$8 million in the coming fiscal year, with the potential to generate enough financing to build 1000 affordable rental units/homes per year over the next 30 years.
- Provides incentives for developers to build new market rate and affordable housing at rail stations, along rail corridors and major transportation corridors.



## My Safe Florida Condo Pilot Project



Created during 2024 legislative session, the My Safe Florida Condo Pilot Project supports eligible condominium associations by providing free inspections and grant funding for wind mitigation improvements. The program eligibility criteria include location (condo associations must be within 15 miles of the coastline) and the maximum grant amount per association is \$175,000.

Grants are matched on basis of \$1 provided by the condo association for every \$2 provided by the program. The pilot program received \$30M in funding and was launched on November 14, 2024; as of November 20, all grant funding was assigned.

My Safe Florida Home was re-enacted by the Florida legislature in 2022 to financially assist single family residents in “getting readier” for hurricane season. The program provides funding through two primary components: Wind Mitigation Home Inspections and Wind Mitigation Grant. In 2024, state lawmakers voted to replenish the program by \$200M; however, funding ran out in ten days.



# Advocate for Legislative Change

## Board Adopts 2024 Legislative Policies

The 2024 state legislative session convened in Tallahassee on January 9, 2024 and concluded on March 8. The Broward County 2024 State Legislative and Executive Program (Program) was adopted by the Board of County Commissioners on October 10, 2023, and served as the Board's guiding policy platform (Item No. 62). Affordable housing remained as the Program's top priority and included the following housing related policy and appropriations items:

### **Affordable Housing Discretionary Surtax**

Support legislation that authorizes Broward County to levy a discretionary surtax on documents pursuant to s. 201.031, F.S., to create and finance affordable housing throughout the County.

### **Affordable Housing for Seniors**

Support funding for all housing projects dedicated to serving income eligible seniors with more and more seniors "aging-in-place" or relocating to South Florida. As Broward County is one of the primary locations in the state where this population is growing, it is increasingly important to find sustainable solutions to address the affordable housing needs of seniors.

### **Affordable Housing Resiliency**

Support policies that preserve local governments' ability to address resilience planning needs as part of land use plans and project approval, to ensure the safety, minimize losses, and provide a high quality of life for all our residents, especially under the driving influence rising sea levels and changing climate conditions in our communities.

### **Sadowski Affordable Housing Trust Funds**

Support full use of the dedicated revenues provided by the Sadowski Affordable Housing Act for Florida's housing programs and projects. Specifically, full funding for the State Housing Initiative Partnership (SHIP) and State Apartment Incentive Loan (SAIL) Programs; and Oppose any diversion of housing trust fund monies for purposes unrelated to the affordable housing needs of Floridians.

### **SHIP Funding Distribution**

Support modifying the current requirements of SHIP funding distribution to allow 50% percent of SHIP funding for home ownership with the remaining 50% percent for multifamily rental housing.

### **Affordable Housing Capital Facilities & Impact Fees | Housing Finance Authority**

Amend s. 163.3180, F.S. - Concurrency, to include "affordable housing unit construction" in the definition of "capital facility," providing stronger authority for the County's assessment of impact fees for affordable housing to commercial development.





## Condo Inspections and Reserves

In 2024, the County added a new legislative policy titled “Structural Integrity Reserve Studies and Funding.” The policy supported amending s.718.112, F.S., to extend the date a condominium must maintain certain reserves pursuant to a structural integrity reserve study and/or find a suitable funding mechanism to help condominiums reach such reserves.

The policy stems from recent Florida legislation regarding Condo Safety regulations. SB 4-D (2022) requires condominium and coop associations to have millstone inspections performed on certain buildings every 25 years. SB 154 (2023) updated SB 4-D by exempting certain buildings located within three (3) miles of the coast from milestone inspections every 25 years, changing the requirement to every 30 years unless the local enforcement agency justifies an earlier inspection.

## Broward Days 2024

About 200 people registered for Broward Days in Tallahassee held January 16-17, 2024. Broward County Mayor Nan Rich, along with Sen. Jason Pizzo, provided the opening remarks at the Welcome Dinner on Tuesday night. Broward Days an independent, nonprofit and nonpartisan group of people advocating for the diverse needs and concerns of Broward County residents.

## Live Local Act Amendments

SB 328/HB 1239 (2024) amended certain provisions of the Live Local Act (SB 102) passed in 2023; specifically:

- Both rental and fee-simple ownership in developments now permitted if 40% of the units are rentable and affordable.
- Prohibits local governments from limiting Floor Area Ratio (FAR) of new projects below 150% of the highest currently allowed FAR in the jurisdiction.
- Enables reduced parking requirements for projects within ¼ mile of a transit stop and requires a 20% reduction in parking requirements if project is within ½ mile of a major transportation hub and is accessible. Parking requirements within a TOD must be eliminated.
- Changes to Missing Middle tax exemptions decreases the number of qualifying units (from 70 to 10) to be set aside as affordable in the Florida Keys and outlines property appraisers’ methodologies in determining values of tax exempt units.



## State Housing Trust Funds

The County Commission's legislative policies and BHC's annual work program for 2024 both supported legislation creating or retaining funding for affordable housing initiatives such as SHIP SAIL. The State of Florida's total affordable housing allocation for FY24-25 was \$936M representing a decrease from FY23-24 (\$1.1B). A significant decrease in SHIP funding is attributed to declining doc stamp revenues.

Housing funding for FY 24/25		
	Final FY 24-25	Final Budget FY 23-24
FHFC: SAIL & other FHFC Line 2349	\$150,000,000 (recurring) \$84,000,000 (non-recurring)	\$150,000,000 (recurring) \$109,000,000 (non-recurring)
SHIP Line 2350	\$174,000,000	\$252,000,000
<b>TOTAL TF HOUSING</b>	<b>\$408,000,000</b>	<b>\$511,000,000</b>
Hometown Heroes	\$100,000,000 (ARPA- Section 274 of GAA & SB 328)	\$100,000,000 (General Revenue)
SAIL Pipeline Deals	\$0	\$100,000,000 (General Revenue)
GR to Cover Doc Stamp Revenue Shortfalls	\$0	\$110,000,000 (General Revenue)
My Safe Home Hurricane Mitigation Lines 2375A, 2375B & 2375C	\$30,000,000 (in budget) \$200,000,000 (in SB 7028) (General Revenue)	\$102,065,000 (General Revenue)
<b>TOTAL GR FOR HOUSING</b>	<b>\$330,000,000</b> (Includes ARPA)	<b>\$310,000,000</b>
Live Local Tax Donation Program	\$100,000,000	\$100,000,000
Homeless Programs	\$42,433,851	\$34,699,997
Homeless Member Projects	\$15,580,750	\$13,898,041
Housing Member Projects	\$39,852,356	\$39,834,765
<b>TOTAL HOUSING</b>	<b>\$935,866,957</b>	<b>\$1,111,497,803</b>

Source: Florida Housing Coalition



## County Allocation of SHIP Funds

For FY 24-25, SHIP was funded at \$174M and allocated statewide. Broward County was projected to receive a countywide total of \$15M, with the County retaining about \$2.7M and the remaining balance distributed among its 15 entitlement cities.

SHIP 2024-2025			\$ 174,000,000			SHIP allocation based on GAA HB 5001 ER, includes Catalyst proviso and DR holdback		
Local Government	County Total	County Share/ City Share	Local Government	County Total	County Share/ City Share	Local Government	County Total	County Share/ City Share
ALACHUA	2,224,724	1,102,128	GADSDEN	354,804	354,804	ORANGE	11,323,622	8,843,749
Gainesville		1,122,596	GILCHRIST	350,000	350,000	Orlando		2,479,873
BAKER	350,000	350,000	GLADES	350,000	350,000	OSCEOLA	3,336,175	2,236,905
BAY	1,427,473	1,141,836	GULF	350,000	350,000	Kissimmee		628,202
Panama City		285,637	HAMILTON	350,000	350,000	St. Cloud		471,068
BRADFORD	350,000	350,000	HARDEE	350,000	350,000	PALM BEACH	11,618,430	8,329,252
BREVARD	4,863,068	2,648,427	HENDRY	350,000	350,000	Boca Raton		762,169
Cocoa		157,077	HERNANDO	1,553,083	1,553,083	Boynton Beach		622,748
Melbourne		665,268	HIGHLANDS	794,441	794,441	Delray Beach		510,049
Palm Bay		1,012,977	HILLSBOROUGH	11,671,540	8,594,922	Wellington		468,223
Titusville		379,319	Tampa		3,076,618	West Palm Beach		925,989
BROWARD	14,957,415	2,656,437	HOLMES	350,000	350,000	PASCO	4,631,151	4,631,151
Coconut Creek		438,252	INDIAN RIVER	1,272,862	1,272,862	PINELLAS	7,395,106	3,835,842
Coral Springs		1,023,087	JACKSON	383,718	383,718	Clearwater		902,203
Davie		810,692	JEFFERSON	350,000	350,000	Largo		640,416
Deerfield Beach		664,109	LAFAYETTE	350,000	350,000	St. Petersburg		2,016,645
Fort Lauderdale		1,432,920	LAKE	3,147,672	3,147,672	POLK	6,042,129	4,695,942
Hollywood		1,174,157	LEE	6,071,129	3,713,709	Lakeland		923,842
Lauderhill		565,390	Cape Coral		1,616,742	Winter Haven		422,345
Margate		445,731	Fort Myers		740,678	PUTNAM	586,721	586,721
Miramar		1,050,011	LEON	2,292,421	759,021	ST. JOHNS	2,389,031	2,389,031
Pembroke Pines		1,298,304	Tallahassee		1,533,400	ST. LUCIE	2,809,450	605,718
Plantation		722,443	LEVY	359,609	359,609	Fort Pierce		377,309
Pompano Beach		861,547	LIBERTY	350,000	350,000	Port St. Lucie		1,826,423
Sunrise		743,384	MADISON	350,000	350,000	SANTA ROSA	1,548,279	1,548,279
Tamarac		553,424	MANATEE	3,336,175	2,901,805	SARASOTA	3,524,591	3,091,771
Weston		517,527	Bradenton		434,370	Sarasota		432,820
CALHOUN	350,000	350,000	MARION	3,055,867	2,553,788	SEMINOLE	3,688,898	3,688,898
CHARLOTTE	1,553,083	1,397,775	Ocala		502,079	SUMTER	1,185,860	1,185,860
Punta Gorda		155,308	MARTIN	1,243,861	1,243,861	SUWANNEE	359,609	359,609
CITRUS	1,243,861	1,243,861	MIAMI-DADE	13,401,115	8,793,812	TAYLOR	350,000	350,000
CLAY	1,760,891	1,760,891	Hialeah		1,108,272	UNION	350,000	350,000
COLLIER	3,026,866	2,880,668	Miami		2,247,367	VOLUSIA	4,433,040	3,078,746
Naples		146,198	Miami Beach		403,374	Daytona Beach		614,863
COLUMBIA	557,721	557,721	Miami Gardens		557,486	Deltona		739,431
DE SOTO	350,000	350,000	North Miami		290,804	WAKULLA	350,000	350,000
DIXIE	350,000	350,000	MONROE	644,635	644,635	WALTON	639,830	639,830
DUVAL	7,955,636	7,955,636	NASSAU	775,137	775,137	WASHINGTON	350,000	350,000
ESCAMBIA	2,524,337	2,107,317	OKALOOSA	1,669,085	1,295,711	TOTAL	168,336,400	168,336,400
Pensacola		417,020	Crestview		212,641	DR Holdback		5,000,000
FLAGLER	1,002,249	222,399	Fort Walton Beach		160,733	Catalyst Program		663,600
Palm Coast		779,850	OKEECHOBEE	350,000	350,000	<b>Total appropriation</b>		<b>174,000,000</b>
FRANKLIN	350,000	350,000						

Source: Florida Housing Coalition



# Streamline Process

## Affordable Housing Advisory Committee (AHAC) Annual Report

All local governments in Florida receiving SHIP funds must provide a report to the State annually. On December 10, 2024, the County Commission approved the Broward County 2024 AHAC Report (Item No. 47), which included the following new affordable housing incentive strategies:

**Strategy 24-01:** Encourage County Commission to utilize a portion of the County's Affordable Housing Trust Fund account to provide grants to senior homeowners of condominiums who are in default with their assessments and homeowners' insurance.

**Strategy 24-02:** Encourage County Commission to offer "forward-paying mortgages," with no interest, for residents to repair their homes. When the homeowners sell their homes in a certain amount of time resulting in a sliding scale of percentages in which the homeowner would receive a sum and the County so that the money would go to assist another homeowner.

**Strategy HFD24:** County Commissioners' adoption of the Ten-Year Affordable Housing Master Plan ("The Plan"). The Plan includes a new policy to use 90% of expired TIF for affordable housing subject to annual budget considerations; initiates a County Plan review to increase density at Rail Stations, along rail corridors, along major transportation corridors and in local Activity Centers (PCT 23-3); and initiates an annual Affordable Housing activity "Scorecard" for the County and all municipalities reflecting annual commitments for improving affordable housing in its jurisdiction.

**Strategy BCPC24:** BrowardNext update of the Broward County Land Use Plan will consider additional incentives, densification and mixed-income requirements for affordable housing commitments.

## Land Use Plan Policies Expanded

During its February 6, 2024, meeting, the County Commission enacted Ordinance No. 2024-06, adopting Broward County Land Use Plan (BCLUP) text amendment PCT 23-3 (Item No. 30) by adding new BCLUP Policy 2.16.5 to the Broward County comprehensive plan. Policy 2.16.5 addresses bonus densities for affordable housing and permits multi-family residential use in the Community, Commerce and Activity Center land use categories. Qualifying areas in the Commerce land use include parcels located west of and including US 1 and fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional



Classification map, or other road or portion thereof, as approved by the Board of County Commissioners.

On September 5, 2024, the County Commission enacted Ordinance No. 2024-28 adopting BCLUP amendment PC 24-2, expanding the qualifying area for residential-by-right on lands designated Commerce and Activity Center to include Commerce designated lands within one-half (1/2) mile of a passenger rail station (Item No. 33).

### Live Local Act Impacts Plat Note Amendments

On June 18, 2024, the Board of County Commissioners enacted Ordinance No. 2024-20, amending Chapter 5 of the Code of Ordinances implementing plat note approval procedures in accordance with the Live Local Act (Chapter 2023-17, Laws of Florida, as amended by Senate Bill 328 of the 2024 Legislative Session). The Ordinance enables administrative approval of note amendments for plats recorded between June 4, 1953, and March 20, 1979. The proposed development must meet Live Local Act criteria; however, it is timelier than the Board approval process. The Live Local Act requires local governments to authorize multifamily and mixed-use residential in any area zoned for commercial, industrial, or mixed use if at least forty percent (40%) of the residential units in a proposed multifamily development are rental units that are affordable, as defined in Section 420.0004, Florida Statutes, for a period of at least thirty (30) years.





# Address Homelessness

## Voices from the Street

Between January 24-27, 2024, a Voices from the Street Survey was conducted in the City of Fort Lauderdale. The survey is an annual unsheltered survey used to assess a community's needs for people experiencing homelessness. In lieu of a 2024 Point-in-Time (PIT) Count\*, the Broward County Continuum of Care (CofC) partnered with the TaskForce Fore Ending Homelessness and Fort Lauderdale Homeless Outreach Officers to conduct the surveys. During the three-day period over 100 volunteers participated in the project and nearly 800 surveys were completed. About 52% of respondents had been experiencing homelessness in Broward County for two or more years and almost half (49%) were experiencing it for the first time. [\*A countywide PIT Count is required every other year to qualify for HUD financing. The most recent PIT Count was conducted by the CofC in 2023.]

## Project HomeAgain

Project HomeAgain is a Landlord Recruitment Initiative with Starmark whose goal is to reduce homelessness. Since September 2022, Broward County has partnered with landlords and other agents to lease affordable vacant units for Broward County residents in need of housing. Landlords are guaranteed timely rent payments plus security, and available vacant units may be advertised at no cost on the RentalNet MLS. As of July 2024, 80 landlords participated in the initiative and 362 client households were placed in permanent housing.

## HOSS Division Provides Homeless Services

The Broward County Commission established the Housing Options, Solutions and Supports Division (HOSS-D) in 2022 to unite existing homeless services sections into one agency. HOSS-D has 59 employees under three sections:

- 1) Homeless Initiative Partnership (HIP) – Manages 30 contracts and 47 programs with 16 providers; provides coordinated entry and assessment; and monitors quality assurance. Broward County provided about \$19.2M in for 28 contracted services and the Department of Children and Families (DCF) and US Department of Housing and Urban Development (HUD) funded 58 program services at \$30.4M.



## Contracted Services

DCF Funds			
Program	# of Programs	Total Funding	Funding Source
Rapid Rehousing	1	\$ 120,000.00	DCF
Shelter Operations	2	\$ 74,019.00	DCF
<b>Total</b>	<b>3</b>	<b>\$ 194,019.00</b>	
HUD Funds			
Program	# of Programs	Total Funding	Funding Source
HMIS	1	\$ 508,560.00	HUD
Planning Grant	1	\$ 344,462.00	HUD
Permanent Supportive Housing	15	\$ 9,192,425.00	HUD
Rapid Rehousing	2	\$ 569,696.00	HUD
Supportive Services (No Rent Assistance)	1	\$ 226,952.00	HUD
Operations (No Rent Assistance)	1	\$ 319,317.00	HUD
<b>Total</b>	<b>21</b>	<b>\$ 11,161,412.00</b>	
<b>Grand Total</b>	<b>52</b>	<b>\$ 30,421,673.00</b>	

## Contracted Services

General Funds			
Program	# of Programs	Total Funding	Funding Source
Case Management	2	\$ 146,972.00	General Funds
Domestic Violence Shelter	1	\$ 48,688.00	General Funds
Family Street Outreach	1	\$ 112,000.00	General Funds
Emergency Shelter Services	2	\$ 2,004,574.00	General Funds
Legal Assistance	1	\$ 159,644.00	General Funds
Medical Respite	1	\$ 421,634.00	General Funds
Mobile Sanitation	1	\$ 207,168.00	General Funds
Homeless Assistance Centers	2	\$ 8,231,000.00	General Funds
Permanent Supportive Housing	6	\$ 4,502,310.00	General Funds
Rapid Rehousing	4	\$ 1,059,474.00	General Funds
Shelter Coordination	1	\$ 150,931.00	General Funds
Street Outreach	5	\$ 1,427,625.00	General Funds
Transitional Housing	1	\$ 594,222.00	General Funds
<b>Total</b>	<b>28</b>	<b>\$ 19,066,242.00</b>	

Source: HOSS-D, April 2024

- 2) Housing Options – Offers Permanent Support Housing; program management and supportive services; and rapid rehousing. This Section received about \$1M in additional funding from Broward County.



Program	Total Funding	Funding Source
Rapid Rehousing	\$ 138,999.00	Housing Finance
Rapid Rehousing	\$ 180,000.00	General Funds
Eviction Prevention	\$ 210,000.00	General Funds
Family Reunification	\$ 50,000.00	General Funds
Client Incidentals	\$ 271,420.00	General Funds
Supportive Services	\$ 150,000.00	General Funds
<b>Total</b>	<b>\$ 1,000,419.00</b>	

Source: HOSS-D, April 2024

- 3) Human Rights– Investigates violation of federal Fair Housing Act and Broward County Human Rights Ordinance regarding employment, housing and public accommodation.



# Support Countywide Financing

## Affordable Housing Trust Fund: Gap Financing

The Broward County Affordable Housing Trust Fund (AHTF) is administered by Broward County's Housing Finance Division and provides funding as an incentive to create partnerships that produce and/or preserve affordable multifamily rental units. The AHTF was established September 26, 2017, and provides a continuing, non-lapsing funding mechanism for the Broward County Commission in addressing affordable housing countywide.

Between 2018-2024, the County awarded about \$141M in gap financing for 34 affordable multifamily housing projects. As shown on the table below, the County's gap financing, combined with other funding sources, represents a total of approximately \$2B in affordable housing financing. This is expected to generate a total of 8,371 affordable multifamily units.

Units	County Gap Financing	Housing Finance Authority	SAIL	9% tax credits
8,371	\$140.7M	\$945M	\$79.1M	\$55.4M*
66 Total Projects	36 Projects	31 Projects	15 Projects	20 Projects

\*represents annual 9% Housing Tax Credits for 10 years

Source: Broward County Housing Finance Division

On June 8, 2024, the County Commission awarded \$28.4M in gap financing for five projects generating nearly 600 affordable multifamily units (Item No. 35) as shown below:

Project Name	Municipality	GAP Amount	Total Units	Affordable Units
The Arcadian	Fort Lauderdale	\$5,000,000	478	100
Village of the Arts	Fort Lauderdale	\$5,000,000	162	143
Pine Island Park	Sunrise	\$5,400,000	120	120
Paramount Place	Hollywood	\$6,500,000	110	110
Hollywood Vista	Hollywood	\$6,490,000	118	118
<b>Total</b>		<b>\$28,390,000</b>	<b>988</b>	<b>591</b>



## Multifamily Housing Bond Program

The Housing Finance Authority (HFA) of Broward County provides tax exempt and taxable financing for the acquisition, construction, and/or rehabilitation of multi-family rental housing projects through its Multifamily Housing Bond Program. The HFA's ability to provide tax-exempt financing for eligible projects is contingent upon annual tax-exempt bond allocations from the Florida Division of Bond Finance. The funding application period is from January 1 to May 31 each year, after which applications are evaluated, selected and ranked by the HFA.

The table below shows current Broward County HFA Bond Transactions.

Development Name	Date	HFA Bond Award	No. of Units
<b>Closed Developments - TOTAL \$278.2M &amp; 1,241 Units</b>			
Pembroke Tower II	Dec 2022 & Nov 2023	\$22.7 M	88
FatVillage	Dec 2022	\$62 M	263
Captiva Cove III	Dec 2022	\$22M	106
St Joseph	Jan 2023	\$34M	150
Douglas Gardens	Feb 2023	\$77M	400
Pinnacle 441, Phase 2	Aug 2023	\$22M	110
Federation Plaza	Sept 2023	\$38.5M	124
<b>Pending Closing – TOTAL \$106M &amp; 407 Units</b>			
Provident Place	Dec 2023	\$22M	100
Lauderhill Point	Dec 2023	\$40M	175
Tequesta Reserve	Jan 2024	\$25M	76
The Palms of Deerfield	Jan 2024	\$19M	56
<b>Closing Pipeline – TOTAL \$96M &amp; 470 Units</b>			
Aveline	TBD	\$20M	108
Pine Island Park	TBD	\$24M	120
Driftwood	TBD	\$16M	90
Sistrunk Apartments	TBD	\$18M	72
Tallman Pines	TBD	\$18M	80
<b>TOTALS</b>		<b>\$480.2M</b>	<b>2,118</b>

Source: Broward County Ten-Year Affordable Housing Master Plan





## Community Redevelopment Agencies (CRAs)

Broward County currently has 15 CRAs and makes tax increment financing (TIF) payments to 12 CRAs within 10 municipalities, as shown on the table below.

TIF CRAs	Non-TIF CRAs
Coral Springs	Coconut Creek
Davie	Dania Beach
Deerfield Beach	Fort Lauderdale
Fort Lauderdale NW Progresso / Flagler Heights Area	Lauderhill
Hallandale Beach	Lauderhill
Hollywood – Beach District	Lauderhill
Hollywood Downtown District	Lauderhill
Lauderdale Lakes	Lauderhill
Margate	Lauderhill
Plantation	Lauderhill
East Pompano Beach	Lauderhill

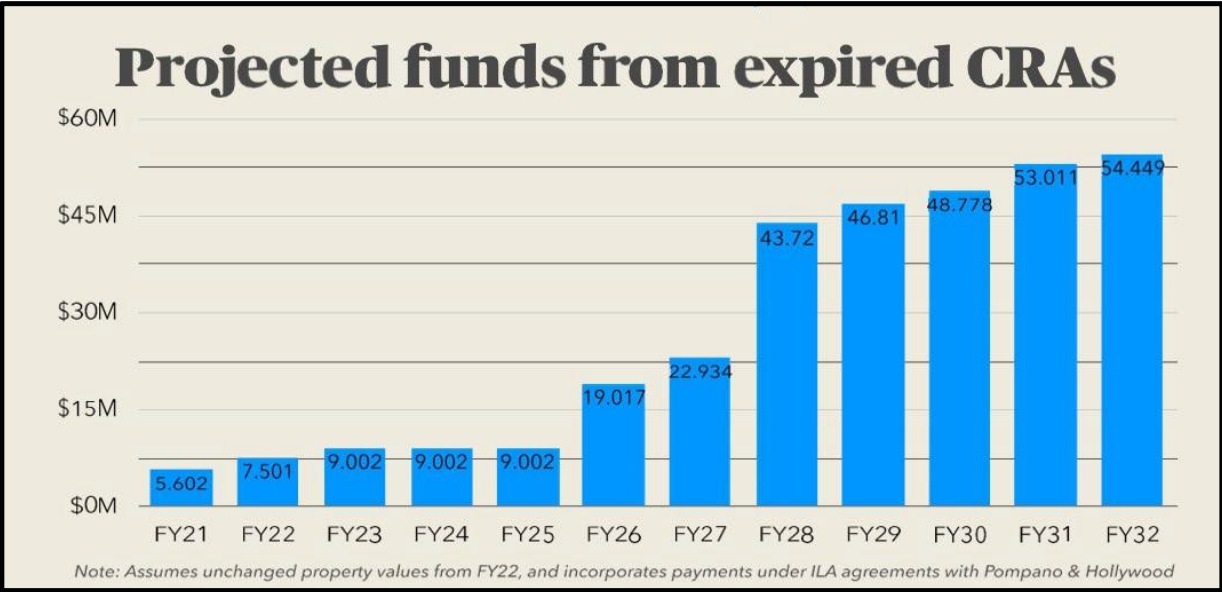
*Source: Broward County Housing Finance Division*

The remaining four (4) are non-TIF CRAs. TIF-eligible projects are those resulting in redevelopment of designated areas exhibiting blighted conditions, high unemployment and declining property values. Since 2019, the annual allocation of Broward County's share of all expiring TIF funds has been equally shared between affordable housing and economic development projects and programs.

On March 7, 2024, the County Commission approved Resolution No. 2024-092, allocating 90% of the annual Broward County share of all expired TIF amounts, for a period of 30 years, to the production of new affordable housing, with such funds deposited into the Affordable Housing Trust Fund. It allocated the remaining 10% for economic development strategies and programs (Item No. 45B).

The graphic at the top of the next page shows the projected funds from expired CRAs through FY 32.





Source: Broward County Housing Finance Division



## Contact Us



**GENERAL DISCLAIMER:** The Urban Planning Division (UPD) 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 2024 calendar year. The report is not intended to, and will not, highlight individual municipalities, housing authorities or county agency funding sources.



# Appendix A

## Definitions of Affordable Housing and Income Categories

**AFFORDABLE HOUSING** - means housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very-low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.

**EXTREMELY LOW-INCOME PERSON** - means one or more natural persons or a family, that has a total annual household income that does not exceed 30 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

**VERY-LOW INCOME PERSON** - means one or more natural persons or a family, that has a total annual household income that does not exceed 50 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

**LOW-INCOME PERSON** - means one or more natural persons or a family, that has a total annual household income that does not exceed 80 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

**MODERATE-INCOME PERSON** - means one or more natural persons or a family, that has a total annual household income that does not exceed 120 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

**WORKFORCE-INCOME PERSON** - means one or more natural persons or a family, that has a total annual household income that does not exceed 140 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

*Source: BrowardNEXT Land Use Plan - Section 2: Definitions [adopted by the Board of County Commissioners on April 25, 2017]*





# Appendix B



## BROWARD HOUSING COUNCIL

1 North University Drive, Box 102 Plantation, FL 33324 • 954.357.6737 • [BrowardHousingCouncil.org](http://BrowardHousingCouncil.org)

February 26, 2024

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

### Re: Support for Broward County Ten-Year Affordable Housing Master Plan

Dear Commissioners:

On behalf of the Broward Housing Council (BHC), I commend the Board of County Commissioners (Board) on moving forward with the Broward County Ten-Year Affordable Housing Master Plan. The BHC was identified as a community stakeholder early in the planning process with a presentation by the consultant in December 2022. The Master Plan builds on the *2022 Affordable Housing Needs Assessment* sponsored by the BHC and, since the release of the Needs Assessment, Broward County's affordable housing crisis has worsened. The Master Plan's theme – leading the challenge and sharing the burden – encourages all municipalities to consider their own affordable housing stock supplies and funding strategies.

At our meeting on February 23, 2024, the BHC members reviewed and discussed the proposed Master Plan and its recommended strategies of densification, funding options, and legislative policy programs geared towards increasing the supply of affordable rental housing units. Following discussion, the BHC unanimously approved a motion supporting the County Commission's acceptance of the Master Plan, with a recommendation that the data be adjusted so that all municipalities and the Broward Municipal Services District, are reflected in appropriate data tables.

A recently released report from the Harvard University Joint Center of Housing Studies shows that Broward County is in the least affordable rental area in the nation, which only increases the sense of urgency to address our affordability issue. We look forward to working with the County Commission as the Master Plan strategies are implemented.

Respectfully,

Marcia Barry-Smith, Chair  
Broward Housing Council

Cc: Broward Housing Council Members  
Josie P. Sesodia, AICP, Director, Broward County Urban Planning Division

Chair, Marcia Barry-Smith • Vice Chair, Caryl Hattan  
Aijibola Balogun • Michele Collie • Beth Daly • Frances Esposito • Debra Hixon • Parnell Joyce • Christopher Krzemien  
Gino Moro • Nathan Perlmutter • Ashley Roche • Commissioner Hazelle P. Rogers • Ralph Stone • Teneshia Taylor • Lisa Vecchi

