

**PROPOSED**

## RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA (“BOARD”), RELATING TO FUNDING FOR AFFORDABLE  
3 HOUSING; EXPRESSING THE CURRENT INTENT OF THE BOARD TO CONTINUE  
4 ITS CURRENT POLICY OF PRIORITIZING ALLOCATION OF EXPIRED TAX  
5 INCREMENT FINANCING REVENUE FOR AFFORDABLE HOUSING AND ECONOMIC  
6 DEVELOPMENT PURPOSES; RECOGNIZING A POLICY FRAMEWORK FOR  
7 FUTURE ALLOCATIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE  
8 DATE.

9 (Sponsored by Commissioner Alexandra P. Davis)

10

11 WHEREAS, according to the 2022 Broward County Affordable Housing Needs  
12 Assessment (“Housing Assessment”), Broward County has an urgent need for affordable  
13 housing for residents at various income levels, including households earning at or below  
14 sixty percent (60%) of Area Median Income as defined by the United States Department  
15 of Housing and Urban Development (“AMI”), as well as households earning between  
16 eighty percent (80%) and one hundred twenty percent (120%) of AMI, which income  
17 range is commonly referred to as “workforce housing”;

18 WHEREAS, due to the scale and scope of the need for affordable housing, the  
19 issues identified in the Housing Assessment require long-term strategies implemented  
20 over several decades to meaningfully alleviate the lack of affordable housing in Broward  
21 County;

22        WHEREAS, to address the need for affordable housing, in Fiscal Year 2018,  
23 Broward County (“County”) implemented its Gap Financing program which, to date, has  
24 allocated more than \$154 million in County funds to create and preserve over 4,300  
25 affordable housing units;

26        WHEREAS, the Gap Financing program has leveraged an additional \$61 million  
27 in local government contributions and more than \$649 million in Housing Finance  
28 Authority tax-exempt bond financing to further support affordable housing development  
29 and preservation;

30        WHEREAS, a significant portion of the funding for the Gap Financing program has  
31 come from the reallocation of expired tax increment financing (“TIF”) revenue previously  
32 remitted to various community redevelopment agencies (“CRAs”) in Broward County that  
33 have sunset in accordance with Florida law and their adopted redevelopment plans;

34        WHEREAS, the Board of County Commissioners (“Board”) desires to continue to  
35 prioritize the investment of expired CRA TIF revenue to support affordable housing  
36 initiatives;

37        WHEREAS, the Board wishes to affirm its current policy and express its current  
38 intent to allocate a significant portion of these expired CRA TIF revenues to support the  
39 creation and preservation of affordable housing, with the remaining portion to be used to  
40 enhance economic development within the County; and

41        WHEREAS, the Board further recognizes the value of supporting job creation,  
42 neighborhood investment, and small business development through targeted economic  
43 development strategies, NOW, THEREFORE,

44 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
45 BROWARD COUNTY, FLORIDA:

46 Section 1. It is the Board's current intent that, subject to each year's priorities  
47 and budgetary approval, ninety percent (90%) of the County's share of expired CRA TIF  
48 revenue in each fiscal year will be allocated for the development, preservation, and  
49 support of affordable housing.

50 Section 2. The Board currently intends that funds allocated for affordable  
51 housing purposes pursuant to this Resolution shall be deposited into the Broward County  
52 Affordable Housing Trust Fund and used to support the development and preservation of  
53 affordable housing serving households earning at or below one hundred twenty percent  
54 (120%) of AMI, with priority placed on supporting households earning at or below sixty  
55 percent (60%) of AMI.

56 Section 3. The Board also currently intends that the remaining portion of expired  
57 CRA TIF revenue shall be allocated to support economic development initiatives or other  
58 strategies and programs consistent with the County's goals for community investment.

59 Section 4. All appropriations remain subject to applicable legal requirements,  
60 the County's annual budgetary processes, and future appropriations as determined by  
61 the Board. This Resolution expresses the current policy intent of the Board and may be  
62 modified or superseded at any time by future Board action. Nothing in this Resolution  
63 shall be construed as binding on future Boards or as limiting the Board's discretion with  
64 respect to the allocation and budgeting of ad valorem tax revenues as required by law,  
65 including such revenues resulting from expired CRA TIF.

66                   Section 5.    Severability.

67                   If any portion of this Resolution is determined by any court to be invalid, the invalid

68 portion will be stricken, and such striking will not affect the validity of the remainder of this

69 Resolution. If any court determines that this Resolution, in whole or in part, cannot be

70 legally applied to any individual, group, entity, property, or circumstance, such

71 determination will not affect the applicability of this Resolution to any other individual,

72 group, entity, property, or circumstance.

## 73 | Section 6. Effective Date.

74 | This Resolution is effective upon adoption.

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

By: /s/ Christina A. Price 02/03/2026  
Christina A. Price (date)  
Senior Assistant County Attorney

By: /s/ Annika E. Ashton 02/03/2026  
Annika E. Ashton (date)  
Deputy County Attorney

CAP/sr  
TIF Policy Resolution  
02/03/2026  
#1178303v9