

Affordable Housing: Current Conditions and Next Steps

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Franklin Park Estate, BMSD

PRESENTATION OVERVIEW

1. Existing conditions

2. Needs

3. Resources

4. Next steps

EXISTING CONDITIONS

- 12.7% of all households can afford median price home \$355,000
- 147,331 Cost Burdened Renters
- 77,677 Severely Cost Burdened Renters
- 54% of all workers are employed in low wage service sector occupations
 - Earn 40–60% of County's Area Median Income (AMI) \$68,600
- 89,969 new jobs projected in the next eight years; most will be in service sector occupations
- 10,000 Baby Boomers retire daily for next 15 years; 75% have less than \$30,00 in savings*
- Broward County Last, and only County in State with less than 25 affordable units for every 100 residents at 60% AMI**

Source: Broward Housing Needs Assessment, 2018

*American Association of Retired People

**Florida Housing Finance Corporation

NEEDS LEGACY UNIT DEMAND

- 147,313 Cost Burdened Households
- 77,677 Severely Cost Burdened Households
- 120,843 Physical Unit Shortage

FUTURE UNIT DEMAND

- 45,000 units based on 50% of 90,000 new Broward jobs in the next 8 years
- Affordable housing units being lost faster than replacement*

Source: Broward Housing Needs Assessment, 2018

*Florida Housing Finance Corporation (FHFC)

HUD defines cost-burdened families as those “who pay more than 30 percent of their income for housing” and “may have difficulty affording necessities such as food, clothing, transportation, and medical care.” Severe rent **burden** is **defined** as paying more than 50 percent of one’s income on rent. https://www.hud.gov/program_offices/comm_planning/affordablehousing/

CURRENT ANNUAL UNIT PRODUCTION

300 units State/Federal Grants

250 units Estimated Florida Housing Finance Corporation (FHFC) deals per year

155 units Housing Finance Authority (HFA) Mortgage Credit Certificate (MCC) Program

150 units Estimated HFA deals

150 units Estimate \$5m General Fund Allocation

50 units Misc. non-profits, foundations, city development requirements

Total units: 1,055

*208 units would be added if State Housing Initiative Partnership (SHIP) Program was fully Funded

RESOURCES

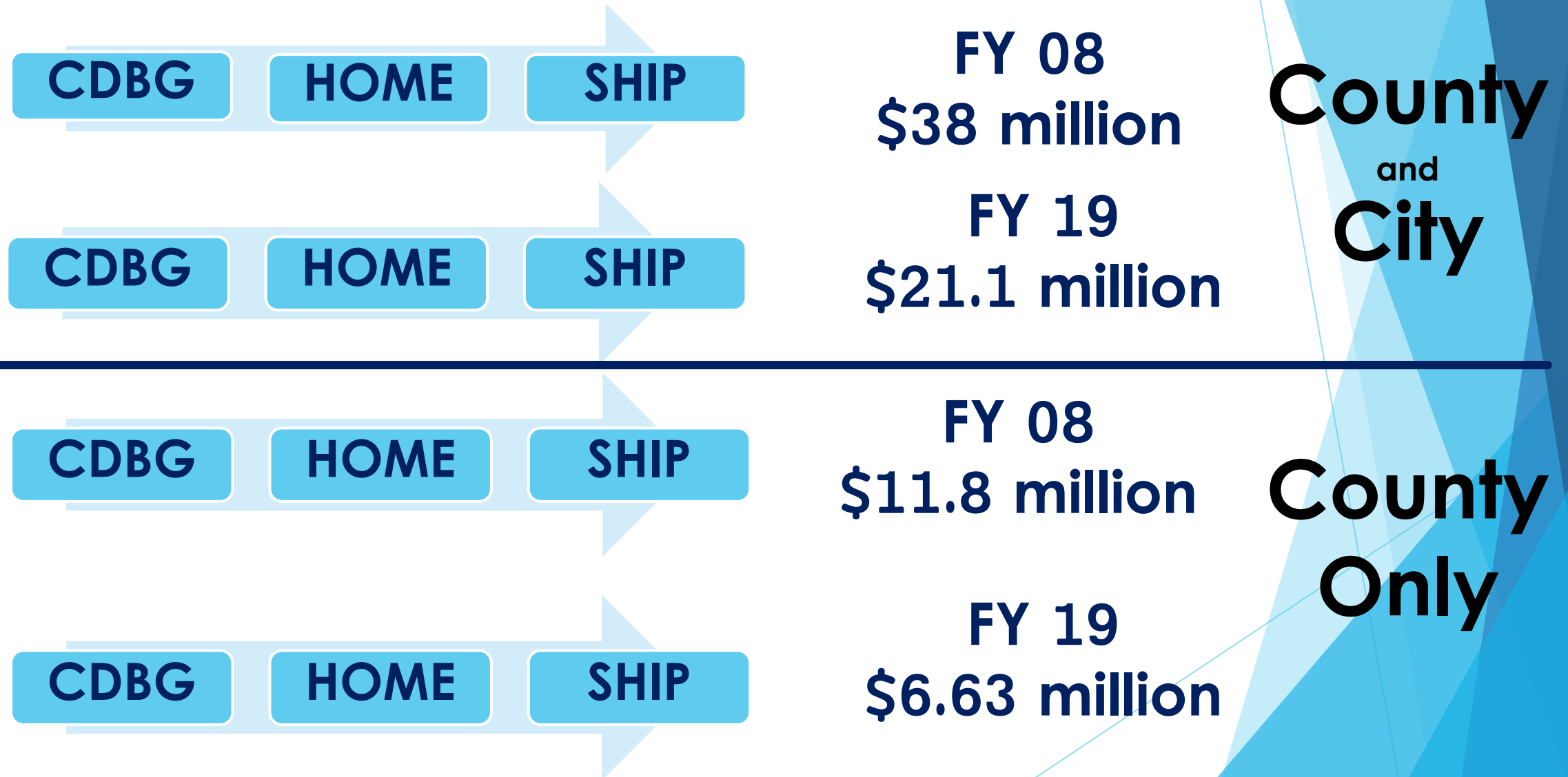
Federal Funding = At Risk each year

State Funding = Massive Funding Sweeps Persist

General Fund = Annual Budget Decisions

Housing Finance Authority = Federal Tax Credit Allocation

Recurring County/City Federal/State Resources



\$5 MILLION PER YEAR GENERAL FUND (Three Year Commitment FY 18–20)

- **TOTAL GAP FINANCING TO DATE:** **\$11 MILLION**
- **FIVE (5) APPROVED PROJECTS:** **613 UNITS**
 - 8th Avenue Commons, Hallandale Beach (New Construction – 200 units)
 - Regency Gardens Apts., Pompano Beach (Preservation – 94 Units)
 - Marquis Apts., Pompano Beach (New Construction – 99 Units)
 - Saratoga Crossings Senior Complex, Dania Beach (New Construction – 172 Units)
 - Equality Park, Wilton Manors (New Construction – 48 Units)
- **LEVERAGED VALUE (\$200k X 613 units):** **\$122.6 MILLION**
- **GAP Per Unit** **\$17,945**

Donor County

DOCUMENTARY STAMP TAX COLLECTIONS AND DISTRIBUTION*										
	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	Totals
Broward County \$ Contribution	17,436,985	18,409,413	23,331,714	25,987,472	30,747,319	33,810,403	33,761,298	33,950,485	35,895,085	253,330,174
Contributions Not Returned	15,739,200	16,434,128	20,509,901	9,010,834	19,405,027	6,528,908	19,635,613	21,289,677	N/A	128,553,288

* Office of Economic & Demographic Research Revenue Estimating Data Less Tax Collections by County

Broward consistently approx. 10% of total state collections

POLICIES

EXISTING

- Density Bonus
- Micro/Efficiency Units
- Impact Fee Waivers
- Land Use Plan (e.g. “Activity Centers”)
- Housing Trust Fund

PENDING

- Redevelopment/Transit Oriented Development (TODs)/Mobility Hubs
- Land Use Policies
- Resolution formalizing a policy decision for utilizing expired Tax Increment Financing (TIF)/FY21, First Year Available

EVALUATING

- Residential Inclusionary Program
- Linkage Fee (Residential and/or Non-Residential)

**PROPOSED
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	1.0	4.40	4.12	4.94	4.96	4.92	8.98	17.97	50.38	58	58	63.95	67.5	67.5
50% FOR AFFORDABLE HOUSING	0.5	2.2	2.06	2.47	2.98	2.46	4.49	8.99	25.19	29	29	31.98	33.75	33.75
50% TO COUNTYWIDE REINVESTMENT PROGRAM (CRP)	0.5	2.2	2.06	2.47	2.48	2.46	4.49	8.99	25.19	29	29	31.98	33.75	31.78

*Provided normal annual growth in County general revenues and expenses and no unanticipated costs shifts from the state or federal government

NEXT STEPS

RESOURCES

- Sadowski Funding :
 - Continue lobby efforts
 - Evaluate Constitutional Amendment
- Additional Local Funding

POLICY

- Inclusionary Programs (may require cost mitigation by new state law)
- Linkage Fee
- Approve Redevelopment/Transit Oriented Development (TODs)/
Mobility Hubs Land Use Policies
- Approve expiring TIF for Housing/Economic Development
- Expand use of General Fund Allocation to allow for Land Acquisition

Lets make affordable housing a reality
not just a dream



Thank You

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