

## MINUTES

### BROWARD COUNTY PLANNING COUNCIL

MAY 23, 2019

**MEMBERS PRESENT:** Mayor Daniel J. Stermer, Chair  
Thomas H. DiGiorgio, Jr., Vice Chair  
School Board Member Patricia Good, Secretary  
Brion Blackwelder  
Commissioner Richard Blattner  
Robert Breslau  
Commissioner Felicia Brunson, via telephone  
Commissioner Angelo Castillo  
Mary D. Graham  
Richard Grosso  
Mayor Rex Hardin  
Commissioner Bernie Parness  
Jackie Railey  
Commissioner Nan H. Rich  
David Rosenof  
Mayor Michael J. Ryan, via telephone  
Commissioner Beverly Williams

**MEMBERS ABSENT:** Mayor Michelle J. Gomez

**Also Present:** Barbara Boy, Executive Director  
Andy Maurodis, Legal Counsel  
Dr. Edward "Ned" Murray, Associate Director, FIU Metropolitan Center  
Maria Ilcheva, Assistant Director of Planning & Operations, FIU Metropolitan Center  
Nika Langevin, Research Specialist, FIU Metropolitan Center  
Ralph Stone, Director of Housing Finance & Community Development  
Gaebriel Fleites, The Laws Group

A meeting of the Broward County Planning Council, Broward County, Florida, was held in Room 422 of the Government Center, Fort Lauderdale, Florida, at 10:00 a.m., Thursday, May 23, 2019.

(The following is a near-verbatim transcript of the meeting.)

**CALL TO ORDER:** Chair Daniel Stermer called the meeting to order.

CHAIR STERMER: Good morning, and I'd like to call to order the Thursday, May 23rd, 2019 meeting of the Broward County Planning Council.

**PLEDGE OF ALLEGIANCE:**

CHAIR STERMER: If everyone could please rise for the Pledge of Allegiance. We will be led this morning by our secretary and School Board Member, Patricia Good.

**(THE PLEDGE OF ALLEGIANCE WAS LED BY SCHOOL BOARD MEMBER PATRICIA GOOD.)**

UNIDENTIFIED SPEAKER: Thank you.

CHAIR STERMER: You're welcome. Cleaning up messes all the way along.

**ROLL CALL:**

CHAIR STERMER: Good morning. If we can have the roll call, please.

THE REPORTER: Yes, sir. Mr. Brion Blackwelder.

MR. BLACKWELDER: Here.

THE REPORTER: Commissioner Richard Blattner.

COMMISSIONER BLATTNER: Here.

THE REPORTER: Mr. Robert Breslau.

MR. BRESLAU: Here.

THE REPORTER: Commissioner Felicia Brunson. Commissioner Angelo Castillo.

COMMISSIONER CASTILLO: Here.

THE REPORTER: Mr. Thomas H. DiGiorgio, Jr.

MR. DIGIORGIO: Here.

THE REPORTER: Mayor Michelle J. Gomez. School Board Member Patricia Good.

MS. GOOD: Here.

THE REPORTER: Ms. Mary Graham.

MS. GRAHAM: Here.

THE REPORTER: Mr. Richard Grosso.

MR. GROSSO: Here.

THE REPORTER: Mayor Rex Hardin.

MAYOR HARDIN: Here.

THE REPORTER: Commissioner Bernie Parness.

COMMISSIONER PARNESSE: Here.

THE REPORTER: Ms. Jackie Railey.

MS. RAILEY: Here.

THE REPORTER: Commissioner Nan Rich.

COMMISSIONER RICH: Here.

THE REPORTER: Mr. David Rosenof.

MR. ROSENOF: Here.

THE REPORTER: Mayor Michael Ryan. Commissioner Beverly Williams.

COMMISSIONER WILLIAMS: Here.

THE REPORTER: Mayor Daniel Stermer.

CHAIR STERMER: Here. If I'm not mistaken, Commissioner Brunson and Mayor Ryan should be joining us by telephone.

MS. BOY: Commissioner Brunson's definitely on the line. She just text me. She can hear us. I'm not sure about Mayor Ryan yet --

CHAIR STERMER: Okay.

MS. BOY: -- since he didn't respond.

MAYOR RYAN: I'm here and I announced -- I'm here and I announced my presence. It must not have gotten picked up. I apologize.

CHAIR STERMER: Thank you, Mayor. Good morning.

COMMISSIONER BRUNSON: And I'm here also.

CHAIR STERMER: Good morning, Commissioner. How are you?

**CONSENT AGENDA:**

**AGENDA ITEM C-1 - APPROVAL OF FINAL AGENDA FOR MAY 23, 2019**

**AGENDA ITEM C-2 - MAY 2019 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**

**AGENDA ITEM C-3**

**A. APPROVAL OF MINUTES OF APRIL 25, 2019**

**AGENDA ITEM C-4 - EXCUSED ABSENCE REQUESTS**

CHAIR STERMER: With regard to the Consent Agenda, is there a motion with regard to the Consent Agenda? The only excused absence is by Mayor Michelle Gomez. Is there a motion with regard to the Consent Agenda?

MS. GOOD: Moved.

CHAIR STERMER: Moved by School Board Member --

MR. DIGIORGIO: Second.

CHAIR STERMER: -- Good, seconded by Mr. DiGiorgio. Any further discussion with regard to the Consent Agenda? All those in favor, signify by saying aye. All those opposed? The Consent Agenda passes unanimously.

**VOTE PASSES UNANIMOUSLY.**

**REGULAR AGENDA:**

**AGENDA ITEM R-1 - 2018 BROWARD COUNTY AFFORDABLE HOUSING NEEDS ASSESSMENT - PRESENTED BY DR. NED MURRAY, THE METROPOLITAN CENTER AT FLORIDA INTERNATIONAL UNIVERSITY**

CHAIR STERMER: We're now on to the Regular Agenda, Item R-1. What we're going to with regard to Item R-1, I've asked Dr. Murray and Mr. Stone if we can move and proceed to the Public Hearings before we get to the presentation this morning. There's really nobody signed in on the Public Hearings, and some people here are under time -- tight time constraints, including I have to get on a court call for a hearing later this morning.

So is -- really, is there any objection to moving the two Public Hearings to the front of

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the agenda, getting them done, and then being able to spend as much time as we need on the needs assessment?

UNIDENTIFIED SPEAKER: Great idea.

**AGENDA ITEM R-2 - PERFORMANCE REVIEW: PLANNING COUNCIL ATTORNEY:**

CHAIR STERMER: Item R-2, Madam Executive Director.

MS. BOY: Good morning. Item R-2 is the annual evaluation for the Council's attorney, and the Executive Director -- I'm sorry -- the Executive Committee had a discussion at its meeting, and I will defer to Mayor Stermer.

CHAIR STERMER: Prior to the --

COMMISSIONER BLATTNER: I'll move it.

SCHOOL BOARD MEMBER GOOD: Second.

CHAIR STERMER: -- it's been moved by Commissioner Blatter, seconded by School Board Member Good. With regard to discussion, you all have the annual performance review that I've written for Council Attorney Maurodis. This item was before the Executive Committee and the Committee voted unanimously to accept the annual performance review.

For the benefit of everyone, Mr. Maurodis and I have a conversation every year when I am writing his performance review, and I ask him every year, you're entitled to seek an increase. And every year, Mr. Maurodis says, thank you, but no thank you. Whatever increase you were going to potentially give to me, please pass it along to the Planning Council staff.

So for another year, Mr. Maurodis has declined any increase in his compensation. He's remained flat for as long as I've sat on the Council. And it truly is a testament to Mr. Maurodis's not only professionalism, but commitment to the agency. And on behalf of the Council, we want to thank you. You've -- you're a good person, in addition to being a great lawyer and a great advisor to this Council. You're a mensch. And for that --

MR. MAURODIS: Thank you.

CHAIR STERMER: -- we truly appreciate it. Anybody have any comments with regard to the Item R-2, which is the Counsel Performance Review?

UNIDENTIFIED SPEAKER: What he said.

CHAIR STERMER: Council -- Commissioner Blattner.

COMMISSIONER BLATTNER: Yes, Mayor, if you don't mind --

CHAIR STERMER: Please.

COMMISSIONER BLATTNER: -- (inaudible), whatever your title is. Chair. I want to thank Andy for his --

CHAIR STERMER: Okay.

COMMISSIONER BLATTNER: -- report on legislative action. And perhaps the better opportunity for the two of us to talk, but I'm concerned about the references to affordable housing, development permits and so forth in terms of their effect on what's going through us now, or to the County Commission, as well as things that will be come -- coming before us. How does that change what we do or can do?

CHAIR STERMER: Uh-huh.

COMMISSIONER BLATTNER: For example, today we're going to be asked to approve some projects that wouldn't be approved under some of the actions the Legislature has taken. And I'm curious to see whether there's a grandfathering capability in there for projects that are in the works now. And if you -- if you want to have Andy and I --

CHAIR STERMER: Well, let's get the evaluations, and then we'll get the --

COMMISSIONER BLATTNER: -- I'm -- I --

CHAIR STERMER: -- legislative report and then we'll have Mr. Maurodis jump right in on that. Absolutely. Any other comments with regard to Item R-2? There was a motion by Commissioner Blattner, seconded by School Board Member Good. All those in favor, signify by saying aye. All those opposed? Motion carries unanimously.

MR. MAURODIS: Thank you very much.

CHAIR STERMER: Congratulations.

**VOTE PASSES UNANIMOUSLY.**

**AGENDA ITEM R-3 - PERFORMANCE REVIEW; PLANNING COUNCIL EXECUTIVE DIRECTOR**

CHAIR STERMER: Item R-3 is the performance review of the Executive Director. I -- this item also was before the Executive Committee before this meeting, and the Committee unanimously approved the -- or accepted the performance evaluation. It was asked at the meeting previous to this one to get some further clarity. The Executive

Director has not sought any additional compensation this year. For those of you that have been here over the past few years, a few years ago we made a salary adjustment for the Executive Director. The Executive Director and our staff is part of the unrepresented class of employees that are part of Broward County's government. The County has, in previous years, later in the year, approved increases for those non-represented classes of individuals, and the performance review specifically has a line in it that said, should the County do that later in the year, she would participate in that, but she is not asking for any compensation increases above and beyond what that increase would be. Ms. Blake Boy, would you like to say anything else?

MS. BOY: No.

(Laughter.)

CHAIR STERMER: Any comments with regard to Item R-3? Is there a motion with regard --

MR. DIGORGIO: So **moved**.

CHAIR STERMER: -- to Item R-3? Moved by Mr. DiGiorgio, seconded by Commissioner Rich. Any further discussion with regard to Item R-3? All those in favor, signify by saying aye. All those opposed? Motion carries unanimously.

MS. BOY: Thank you.

CHAIR STERMER: You're welcome. We've gone from -- by the way, just so everybody knows, we've gone from beige Barbara Blake Boy to bright Barbara Blake Boy. We've got other pictures that if you think that's bright today for her, Patti's got a slew of them to share with you.

COMMISSIONER RICH: Would you mention anything about anybody -- about --

CHAIR STERMER: Yes, because --

COMMISSIONER RICH: -- anybody's hair?

CHAIR STERMER: -- we've -- no. No, not her hair.

COMMISSIONER RICH: Okay.

CHAIR STERMER: The color of her -- what she wears on her --

COMMISSIONER RICH: Okay.

CHAIR STERMER: Uh-huh.

COMMISSIONER RICH: Okay.

CHAIR STERMER: Uh-huh. Because it's always beige. It's always beige. Yes.

COMMISSIONER RICH: You mentioned it.

CHAIR STERMER: I would. Uh-huh. It's a running joke we've had going on for years.

**VOTE PASSES UNANIMOUSLY.**

**AGENDA ITEM R-4 - COUNSEL'S REPORT:**

CHAIR STERMER: Mr. Maurodis, the legislative report, if you want to pick up where Commissioner Blattner was.

MR. MAURODIS: I'll -- what I'll do is I'll go over some of the others, and I think I will save for the grand finale the land development regulation issues that you mentioned. I think they're well stated. A number of bills were passed. The ones I focused on, as you can see, not satisfied with the major overhaul in limitation on local regulation of communication facilities in the right of way passed two years ago, a massive bill that had a lot of restrictions, the Legislature decided that they didn't go far enough, and has further limited our ability to regulate what goes on in our right of ways.

I've listed the provisions in there. Limiting fees, limiting providing a cause of action against cities and local government, prohibiting a local government from adopting a moratorium to try to adopt regulations for a status quo on this type of thing. And so it continues to open up the right of way for what is deemed a greater purpose, which is the expansion of communication services.

Obviously, there's a balance to be weighed there, and the Legislature, we felt, almost went too far last time, but has decided to go even further. So that occurred. Vegetable gardens are protected. A number of cities have thought about regulating vegetable gardens, generally in the front yard -- and we get it -- because there are some pictures of fairly unsightly vegetable gardens in front yards. And now there's a prohibition on regulating vegetable gardens, along with a definition. So other cities that think they want to regulate those or already have, they are out of luck. There is --

COMMISSIONER CASTILLO: Tough -- tough tomatoes.

MR. MAURODIS: What? Yeah. There -- our ability -- the ability of local governments to regulate tree trimmings and right of ways and things of that sort when it relates to provision of utility service again has been reduced. The bill removes the requirement that property owner receive approval by a local government before requesting a utility to prune trees and maintain vegetation in adjacent rights of way. Basically, it's giving a far



freer hand to utilities to trim, remove, and maintain trees in rights of way areas.

Again, a weighing, balancing of interests there, of course, and it's continuing the trend towards -- to bring that balance towards the utility company. You know, there are issues on hurricane preparedness and things of that sort that the utilities bring up. So your local governments will be dealing with further limitations in that regard, and they're fairly significant. Now, the growth management bill covers a lot of areas.

With regard to affordable housing, the most significant aspect of that, from my perspective, and I think from a lot of people's perspective, is that any local inclusionary housing ordinance requiring the developer to provide a specified number of affordable housing units or requiring a developer to contribute to a housing fund must provide incentives to fully -- and I mean, how are you going to -- you know, how are you going to make a lot of business for accountants, appraisers, et cetera -- fully offsetting all costs to the developer of its affordable housing contribution.

So, basically, you're -- we're going to be able to require in inclusionary zoning the provision of affordable housing or the payment of costs, as long as it really doesn't cost the developer anything, because you're going to have to make it up in another way. Now, the incentives listed in the bill, one is reducing and waiving fees such as impact fees or water and sewer charges, which are no longer called impact fees, at least by the state. I don't know if the courts would agree with that. And granting other incentives. But one area -- and this is -- this goes to your point that we're going to have to wrestle with. This is new, it's been brought upon us. I'm not even aware if it yet has been signed by the governor. I'm not sure.

COMMISSIONER RICH: No.

MR. MAURODIS: No, it has not. And -- but there is the provision -- I think this is what municipalities are going to have to use, and I think this Planning Council could use this, is one of the incentives is allowing the developer density or intensity bonus incentives or more floor area space than allowed under the current or proposed future land use designation or zoning.

Now, I don't know what proposed future land use. Is that if someone has an application for it? That's the proposed? But I think we have to look and see, determine whether, in this Council, if you're seeking a certain amount of units, a change -- increased units in your -- in your -- on your Land Use Plan designation, that's when a lot of these requirements kick in.

And can we make the argument -- and a number of lawyers are starting to talk about this. We don't have the answer for you at this point. But we can -- some ideas are that isn't that increased land use category that you're getting, you're applying for, when we give you those units, is that not an incentive that would offset the cost of the inclusionary -- the cost.

So we're dealing with that, and I don't know that there's any consensus of opinion on that because it's fairly new. But this does pose -- raise some concerns for our efforts to provide the badly needed affordable housing in counties like Broward County but throughout the state. The statute goes on to recognize the need for this, I mean, the need for affordable housing, but then -- but then seeks to tie your hands in doing it.

So it's -- you know, we're going to work through it. I don't think that should stop our efforts, and, you know, we will -- I believe in the land use area, I think we have more opportunities than you would if you were providing an inclusionary zoning thing -- ordinance in a site plan for a city. I think you'd run into a few more problems there. But where you're granting increased density as part of a Land Use Plan amendment, I think we -- you know, we have the opportunity to fall back on the fact that we're giving you extra density. You know, call it a bonus. If we have to call it a bonus, we can try to be creative in how we do that. But -- so that -- that's something that we'll be working through.

With regard to development permits and orders, the Legislature's decided that they're going to place time limits on processing plans. And 30 -- you know, 30 days, another 30 days to resolve it, and that any quasi-judicial application has to be heard and decided upon within 180 days of a complete application.

So they -- the shot clock that was put forward on telecommunications a number of years ago and has continued -- two years ago -- well, we call it a shot clock, meaning that, boom, you've got a complete application. Got to take a shot in basketball in 24 seconds, but here it's 180 days. For pro basketball college is 30. And so we have that -- that to be concerned about.

Additional restrictions are that the Legislature decided that in cases where a developer is providing plan review services by an outside -- an outside engineer or some planning firm limits the ability of municipalities to regulate that type of thing. So basically, it's allowing developers, it's giving them more opportunity to carry their own plans reviewers or plans experts with them to substitute for the municipality's review. And, in such cases, the municipal fees have to be -- has to be reduced to account for the fact that they're not going to be doing that work. So there's some inroads there.

Finally, with regard to impact fees, the state, a number of years ago, already decided to weigh in on the subject of impact fees. It's a subject that has been heavily regulated -- heavily litigated, and there's a huge body of case law on it that already placed restrictions on local government with regard to impact fees. But the state wasn't satisfied with that and decided that they were going to adopt a statute to provide for that. That was a number of years ago.

They have now decided to go further. They have institutionalized the dual rational nexus test, which is the test that you would have to meet anyway, in the case law, meaning it

requires that the impact fee be proportional and have a reasonable connection or rational nexus between the proposed new development and the need and impact of the additional capital facilities, and the expenditure of the funds must benefit the persons paying for that.

Well, they're going -- they're -- so they're institutionalizing that, and they're also indicating that impact fee ordinance specifically earmarked funds, so there's going to be some new accounting measures that are going to be imposed upon cities, and more opportunities for, if there are lawsuits, that's what your finance department needs to be working with your planning department, for those of you from cities. I'm not talking to only those representatives from the cities. But for those who are, they need to be working together to make sure that they can indicate that this is -- if they are ever challenged on that.

Impact fees are an important growth management tool. A number of cities have them in a number of ways for a number of things. Some are more limited than others. But you're going to have to start earmarking the funds for those purposes. And the -- a bit of a tip of the cap to affordable housing, the Legislature has authorized the waiving of impact fees for development for construction of affordable housing, as an incentive.

So there -- there are a number of changes to the growth management law, some of them quite significant. That's just kind of a surface of the highlights -- or low lights, however you choose to view them, whatever side of the table you're on. I'll be happy to answer any questions or speak to you privately later if you have questions, or research matters for you if you desire.

CHAIR STERMER: Commissioner Blattner.

COMMISSIONER BLATTNER: No. I'm -- I'm --

CHAIR STERMER: Okay.

COMMISSIONER BLATTNER: -- fine with that. I think that's an excellent report. Thank you, Andy.

CHAIR STERMER: I think it's going to be important, if and when the governor signs the bill, that when the first land use plans start coming through, I think we're going to need to spend some time discussing how we're interpreting the currently enacted law and its application for what's coming before us. I think we should at least understand -- or we should discuss our options and the rationale we're going to come down on in our methodology, for lack of a better phrase.

MR. MAURODIS: We will work with -- we work -- work with the County Attorney's Office frequently. Have a good relationship with them as a former alumni. We'll be working with them to make sure that we have a consistent and strong position in that regard.

CHAIR STERMER: Commissioner Rich.

COMMISSIONER RICH: Yeah, thank you. I just -- I did want to mention that I've had multiple conversations already with our County Attorney Drew Meyers, and they are -- actually, I think they're meeting today and trying to analyze, you know, what the impact is for us. Because, you know, you can look at it extremely negatively, which I kind of feel that way, but there are some opportunities for us to go around some of this. And so we're going to be looking at it very carefully and making sure that we're going to take advantage of whatever we possibly can.

You know, I had wanted the presentation to be -- by Dr. Murray to be before all of this, because I think, you know, people -- everybody needs to be on the same wavelength about the crisis that we are in right now. And just this past week, there was an article about Fort Lauderdale -- two cities here in Broward County, who are the most -- Fort Lauderdale and Miramar -- who are the most expensive -- expensive rental markets in the state.

So, you know, we are facing, you know, crisis proportions here, and we -- we're going to have to figure out how we can make it so that the people in our County have a place to live, people that are working hard and can't make ends meet.

So, you know, I -- it certainly is disappointing that the Legislature chose to do this. But, you know, this is what we have to deal with. And a lot of people have been urging the governor to veto this bill. I don't know that that's possible, but if anybody feels so inclined, I would urge them -- he has not done anything with it yet. You know, there's a lot of people, a lot of very strong environmental organizations and so forth that are asking for this to be vetoed. So we'll see what happens.

CHAIR STERMER: Mr. Grosso, followed by Commissioner Castillo.

MR. GROSSO: Thank you. I see my prior eloquence earned me -- you took my -- my microphone, so I'll have to borrow (inaudible).

(Laughter.)

UNIDENTIFIED SPEAKERS: (Inaudible.)

CHAIR STERMER: We'll send you the bill.

MR. GROSSO: I would emphasize that this bill has not been signed yet by the governor. A lot of folks -- I've been one of them -- have publicly, forcefully asked for a veto. I think this is an outrageous response to our affordable housing problem and our environmental problems in the State of Florida. The response that says we're going to take away a tool for affordable housing, given that our crisis is this bad, is just

unfathomable to me --

UNIDENTIFIED SPEAKER: Just don't make sense.

MR. GROSSO: -- that the Legislature would do this. Linkage fees are now prohibited, the linkage requirements. So a development that comes in --

UNIDENTIFIED SPEAKERS: (Inaudible.)

MR. GROSSO: -- that creates additional affordable housing demand, service industry things, tourism-related things, you are not allowed to require them to offset the demand for affordable housing that they contribute to under this law? That is an outrageous response to the affordable housing problem. You're going to have to pay them to help meet the demand that they helped contribute to.

The -- we, our -- the public, our staff, have obviously spent a lot of time on the Comprehensive Plan of Broward County. That thing exists for one reason and one reason only, so that it applies to all development decisions. This bill completely wipes out the ability of citizens, property owners, to enforce local government Comprehensive Plans. We know, on this board, that Comprehensive Plans often have ambiguous language. Those debates about whether a development is consistent with a Comp Plan or not are close calls.

You bring one of those close calls and you lose now, you are automatically having to pay the attorney's fees for the developer, for the local government that you challenge. That is well into six figures. That -- nobody has that kind of money who's trying to defend their community, an environmental organization, a neighborhood association. Such efforts to enforce Comprehensive Plans will stop. Absolutely stop, except for the wealthiest of landowners or business owners. It -- that automatic attorney's fees is meant to end enforcement of Comprehensive Plans.

The expedited process, what we do is complex. This idea that there's now this shot clock that local government, no matter how complex, no matter how big a project is, an automatic time frame in which they have to make the decision is an outrageous -- I would hope everybody who can hear me would ask the governor to veto this bill. He has shown some encouraging signs when it comes to water quality, environmental protection. Comprehensive Plans, as we know, are the best site-specific, locally written protections for the environment. This will end the enforcement of those forever. Again, I'm repeating myself, it's an outrageous piece of legislation. I hope the governor will veto it. I hope people will join me in asking the governor to veto it. Thank you.

CHAIR STERMER: Thank you, Mr. Grosso. Commissioner Castillo.

COMMISSIONER CASTILLO: I want to apologize (inaudible).

(Laughter.)

COMMISSIONER CASTILLO: I felt so badly about it, I broke your microphone, Nan.

(Laughter.)

COMMISSIONER CASTILLO: And --

COMMISSIONER RICH: I didn't have one today.

COMMISSIONER CASTILLO: -- and I just -- and I just don't know how to put it back in. So he's going to have to figure that out.

UNIDENTIFIED SPEAKERS: (Inaudible.)

COMMISSIONER RICH: Oh, yay.

CHAIR STERMER: We needed an -- we needed an educator.

MR. GROSSO: I found something I can do.

(Laughter.)

COMMISSIONER CASTILLO: There you go. Wonderful. Thank you. Thank you very much. Look, this is -- this is horrible. Just that's all there is to it. It's horrible. We're going to -- but we have a duty now, and we have -- it's not -- the duty isn't just to this Council. It's also to the cities. Andy, I -- you know, unless someone here objects, we need to put together a list of what changes to the Comprehensive Plan are potentially necessary if the governor signs this bill.

CHAIR STERMER: Let -- let me --

COMMISSIONER CASTILLO: Not just -- not just changes to the County consolidated plans but also to the cities' consolidated plans. Otherwise, we're going to -- we're going to be enforcing plans at odds with the law. And that's a problem. So I don't know, Mr. Chair, how you want to proceed with that, but --

CHAIR STERMER: Here --

COMMISSIONER CASTILLO: -- if the governor signs this bill, we have a -- we have numerous provisions in our consolidated plans that are at odds with the law.

CHAIR STERMER: -- I mean, here's -- here's my thinking. I mean, one, I know many of us sitting here were active during the session, asking that this not be approved, amongst other things. And, as we know, sometimes, you know, we write, we call, we

speak, we text, the Legislature does what the Legislature does.

I, so far, have been encouraged by the governor's response to certain bills that were passed that he has vetoed and the language he specifically included, particularly in the plastic straw veto, about local governments and his support of local governments, which was, for those of us in local governments, very encouraging.

But with regard to this bill and understanding its nature, Mr. Maurodis or Ms. Blake Boy, would it be inappropriate for the Council to write a letter to be transmitted by the Executive Director to the governor's office asking that this Council request that he veto that bill? Is that inappropriate?

MR. MAURODIS: I think I've written --

MS. BOY: Yeah, we've written letters in the past on behalf of the Council.

CHAIR STERMER: That's why I wrote is it inappropriate. I don't want to say -- because the --

UNIDENTIFIED SPEAKERS: (Inaudible.)

(Laughter.)

MS. BOY: We've done that in the past.

CHAIR STERMER: I wanted to put it in the negative, that if it's not a bad thing, then we're going to do it. There's been motion by Commissioner Rich, a second by Mr. Grosso. Any further discussion with asking the Executive Director to pen a letter today asking the governor to veto this bill on the unanimous vote of the Broward County Planning Council and to leave this issue to local governments and their Comp Plans and things that are attendant thereto? Commissioner --

MR. MAURODIS: Subject to --

COMMISSIONER BLATTNER: I'm strongly --

MR. MAURODIS: -- being approved by the (inaudible) yes.

CHAIR STERMER: Yes.

COMMISSIONER BLATTNER: -- strongly supportive of that. Please send copies to every city in the County, as well as the County Commission.

CHAIR STERMER: Hear, hear. We will do that. Mr. Breslau. Hi.

MR. BRESLAU: In -- not to upset the apple cart, but I would argue that it's not a unanimous, from my opinion. So --

CHAIR STERMER: Okay. That's fine.

MR. BRESLAU: -- thank you.

CHAIR STERMER: Are you -- we can pick a word other than unanimous. That's fine. Anybody have anything further to say? Commissioner Parness.

COMMISSIONER PARNNESS: Yes. On the letter, would it be possible to list those who - of us, by a show of hands, who approve of this letter and list their name and title?

CHAIR STERMER: I -- I -- I --

MR. MAURODIS: I think what you need --

CHAIR STERMER: -- this is this body speaking, not -- I'd rather say there's a strong consensus among the Planning Council of Broward County. Barbara will pick appropriate words, but I don't want to -- I don't think it's appropriate. People may have reasons that they feel strongly one way or the other, and I don't want to start -- I don't think it's appropriate for us to start calling them out on that. I personally don't. Is there anybody that agrees -- that disagrees with that position?

COMMISSIONER PARNNESS: Well --

CHAIR STERMER: Okay.

COMMISSIONER PARNNESS: -- I -- I do, but.

CHAIR STERMER: Okay. Understood.

COMMISSIONER PARNNESS: And I may be alone.

CHAIR STERMER: Okay.

UNIDENTIFIED SPEAKER: Let the record show --

CHAIR STERMER: Let the -- yeah, let the record reflect that in response to the request that there be individual names listed, there was only one individual requesting such, and no other support with regard to that. All those in favor of sending the letter to the governor requesting his veto in language consistent with there's a strong consensus, signify by saying aye. All those opposed? That motion carries unanimously. Correct, Mr. Breslau? I just want to make sure I'm -- that motion carries unanimously.



MR. BRESLAU: Fine.

**VOTE PASSES UNANIMOUSLY.**

CHAIR STERMER: And School Board Member Good.

MS. GOOD: Can I share?

CHAIR STERMER: Please.

UNIDENTIFIED SPEAKER: But don't pull it hard. You'll make it break.

UNIDENTIFIED SPEAKERS: (Inaudible.)

MS. GOOD: Okay. So when you mentioned consensus, though, did we not vote?

CHAIR STERMER: Yeah, we did.

MS. GOOD: Okay. So I just --

CHAIR STERMER: There's not a unanimous vote --

MS. GOOD: No, no. I understand. But consensus is very different than --

CHAIR STERMER: There was a name.

MS. GOOD: -- than the majority.

CHAIR STERMER: The majority vote, an overwhelming --

MS. GOOD: So I just --

CHAIR STERMER: -- vote --

MS. GOOD: -- because sometimes there's consensus type of --

UNIDENTIFIED SPEAKER: A strong majority.

CHAIR STERMER: A strong majority.

MS. BOY: Sure. I have a couple of things written down.

UNIDENTIFIED SPEAKER: Near unanimous.

SCHOOL BOARD MEMBER GOOD: Got it. I just --

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UNIDENTIFIED SPEAKERS: (Inaudible.)

CHAIR STERMER: Whatever is -- I just don't want to use --

MS. GOOD: No, I --

UNIDENTIFIED SPEAKER: Majority vote is not --

MS. GOOD: -- agree.

UNIDENTIFIED SPEAKER: -- consensus.

MS. GOOD: The only reason I said it is because sometimes consensus may make -- may -- I don't want people to think that consensus means that we didn't vote on the matter, and we did take a vote.

MS. BOY: Majority vote.

CHAIR STERMER: Majority vote.

MS. GOOD: Exactly. Thank you.

CHAIR STERMER: Okay. Anything further with regard to Item R-4? We're now --

MS. RAILEY: I have.

CHAIR STERMER: -- Ms. Railey.

MS. RAILEY: I just think that we should strongly urge the individual members to also send a communication to the governor.

CHAIR STERMER: Uh-huh.

MS. RAILEY: Absolutely.

CHAIR STERMER: Absolutely.

MS. RAILEY: Thank you.

CHAIR STERMER: Anything further?

MR. GROSSO: Oh, one -- one more --

CHAIR STERMER: Mr. Grosso.

MR. GROSSO: -- thing. Would it be appropriate to cc our local legislative delegation?

CHAIR STERMER: That's fine. We're going to send it to the world.

UNIDENTIFIED SPEAKER: Yeah.

CHAIR STERMER: And, Ms. Blake Boy, please make sure we send it to the Sun Sentinel -- Sun Sentinel Editorial Board, please --

UNIDENTIFIED SPEAKER: Yeah.

CHAIR STERMER: -- so they know --

UNIDENTIFIED SPEAKER: Yes.

CHAIR STERMER: -- the Planning Council's position on it.

UNIDENTIFIED SPEAKER: (Inaudible.)

CHAIR STERMER: And the -- yes, and the School Board and every public agency --

COMMISSIONER WILLIAMS: And anybody.

UNIDENTIFIED SPEAKERS: (Inaudible.)

CHAIR STERMER: I know. I know. I'm making sure --

UNIDENTIFIED SPEAKERS: (Inaudible.)

CHAIR STERMER: Commissioner Williams.

COMMISSIONER WILLIAMS: All right. Thank you very much. I just need to have this on the record. I have come to the conclusion that Home Rule is shot down. As most of you know, I'm a Master Gardener, and I teach gardening. And one of the things that I would not like to see is my neighbors with their yard totally torn up as a garden. With gardening, it comes with weeds. With weeds, it's a constantly -- constant working. So I really don't understand why they would say this, so that gives someone open season to just tear up their whole yard and plant a garden when you -- when you have your backyard and your side yard. I truly don't understand it.

CHAIR STERMER: I think as --

UNIDENTIFIED SPEAKER: (Inaudible.)

CHAIR STERMER: -- I think as Commissioner -- as -- as Senator Rich can explain, somebody must have had a bad experience somewhere --

COMMISSIONER WILLIAMS: Well, I know there was a --

CHAIR STERMER: -- and now --

COMMISSIONER WILLIAMS: -- I know there was --

CHAIR STERMER: -- pox on -- somebody -- now pox on the rest of us.

UNIDENTIFIED SPEAKERS: (Inaudible.)

(Laughter.)

COMMISSIONER WILLIAMS: I know there was a family down in Miami, but, you know, I would not --

CHAIR STERMER: Tomatoes, tomatoes, potatoes, potatoes.

COMMISSIONER WILLIAMS: -- maybe if I lived next door to one of the --

UNIDENTIFIED SPEAKERS: (Inaudible.)

COMMISSIONER WILLIAMS: -- State Rep -- Senate --

UNIDENTIFIED SPEAKER: (Inaudible.)

COMMISSIONER WILLIAMS: -- then maybe I would tear up my yard and see how they like it. Thank you.

CHAIR STERMER: Commissioner Parness.

COMMISSIONER PARNNESS: Yes. Unfortunately, Deerfield tried to pass a restrictive garden rule, and it turned out we did not pass it for the following reasons. Many homes don't have a back yard. Many homes in, let's say, poorer neighborhoods by homeowners, need the food. They only place they have to plant is in their front yard or side yard.

The bill that they tried to pass, that if it could be seen from the road, whether -- which means every corner house could not have a garden, because they could be seen from the side or the front. And so it was rejected. There are people in this state that need the food. And to restrict them from feeding their families because they're poor and need to grow vegetables, to me, is just cruel. And so I do not object to this bill.

**AGENDA ITEM R-5 - EXECUTIVE DIRECTOR'S REPORT:**

CHAIR STERMER: Okay. Item R-5, the Executive Director's Report.

MS. BOY: Good morning. Thank you --

CHAIR STERMER: Good morning.

MS. BOY: -- first I just want to thank you for the evaluation, and at the meeting, I'd just like to thank our staff for being so great, so supportive of both Andy and I. I really appreciate it, and just want this on the record. So thank you. And thank you, the Planning Council, for your support, also.

I have two items on the agenda. One is related to the 2020 Planning Council meeting schedule. You might recall a couple of months ago we talked about the consideration of, you know, meeting fewer times a year but keeping the schedule as it stands and making independent decisions, you know, as the agenda comes up.

So I revised the -- really the deadlines to instead have a specific meeting that you're going to be for -- if you need a recertification or trafficways amendment, to give the timeframe. And that way, it kind of can alleviate some of the pressure of the thinking of the applicant of what it is. They'll have a very good idea, because we always set out a timeframe when we receive the application, but just to keep that rolling calendar. So that's the first item that I would just ask for you to accept so that we can post it online and share that information for the 2020 calendar year.

The second item is the initiation of an update to the Natural Resource Map Series. And this came up in a couple of different ways. We had a very specific question about primary drainage and whether or not it counted towards the calculation of density. And what our research showed is that the Water Management District had changed its map since we first adopted a map in 1977, and maybe our information is not up to date enough.

So that was what kind of first brought this up, and then taking a look at each of the maps in the series, I'd like to initiate -- ask you to initiate a longer-range -- you wouldn't see all the maps at one time. We would bring them to you as we got the data update, of course working with the appropriate environmental agencies within the County and state to gather that information and data. So I'm asking to initiate that.

CHAIR STERMER: Do you need a motion and a vote on that, or just a --

MR. DIGIORGIO: I'd make a motion.

CHAIR STERMER: All those --

SCHOOL BOARD MEMBER GOOD: Second.

CHAIR STERMER: -- there's been a motion by Vice Chair DiGiorgio, second by Secretary Good, to initiate the Natural Resource Map Series update at the request of the Executive Director. Any discussion? All those in favor, signify by saying aye. All those opposed? The motion carries unanimously.

**VOTE PASSES UNANIMOUSLY.**

MS. BOY: And also the calendar, please.

CHAIR STERMER: Yeah.

MR. DIGIORGIO: I'll **move** --

MS. BOY: Thank you.

MR. DIGIORGIO: -- the calendar.

CHAIR STERMER: The calendar's been moved by Mr. DiGiorgio --

MS. GOOD: Second.

CHAIR STERMER: -- seconded by School Board Member Good. Any discussion with regard to the calendar? All those in favor, signify by saying aye. All those opposed? The calendar passes unanimously.

**VOTE PASSES UNANIMOUSLY.**

**PUBLIC HEARING:**

**AGENDA ITEM PH-1 - RECERTIFICATION PCR 19-3**

**AGENDA ITEM PH-2 - AMENDMENT PCT 19-4**

**AGENDA ITEM PH-3 - AMENDMENT PCT 19-7**

MS. BOY: We have three Public Hearing agenda items today. There are only applicants signed in to speak with questions on those. I know that Mr. Breslau wants to abstain from Item PH-2 and --

MR. MAURODIS: The basis --

MS. BOY: -- and the basis, and we have his form, so --

MR. MAURODIS: You need -- the basis needs to be stated on the record.

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CHAIR STERMER: Mr. Breslau, with regard to PH-2.

MR. BRESLAU: Regarding PH-2, I need to abstain due to a financial conflict.

CHAIR STERMER: Thank you. And you'll -- and you've completed and submitted the appropriate forms to our counsel and Executive Director. Are there any members of the Council that wish to discuss PH-1, PH-2, or PH-3, understanding the specific recommendations with regard to each of the items contained therein? Commissioner Rich.

COMMISSIONER RICH: Well --

CHAIR STERMER: Are we good with --

COMMISSIONER RICH: -- again --

CHAIR STERMER: -- okay. Sorry.

COMMISSIONER RICH: No, again, we're, you know, dealing with a huge need for affordable units, and, obviously, some of these, or one in particular, does not do anything for affordable housing. Is it coming back here again?

MS. BOY: So Item PH-2 --

COMMISSIONER RICH: And 3.

MS. BOY: -- that's the city -- oh, PH-3, yes, is recommended for a second Planning Council --

COMMISSIONER RICH: Yeah. --

MS. BOY: -- Public --

COMMISSIONER RICH: Right.

MS. BOY: -- Hearing due to requests for consistency with --

COMMISSIONER RICH: Right.

MS. BOY: -- Policy 2.4.6 regarding --

CHAIR STERMER: That's why I specifically said --

MS. BOY: -- activity centers.

COMMISSIONER RICH: Okay.

CHAIR STERMER: -- that's why I specifically said with the specific recommendations --

COMMISSIONER RICH: Okay.

CHAIR STERMER: -- which include that -- that PH-3 come back for a second.

COMMISSIONER RICH: Okay.

CHAIR STERMER: Anything else, Commissioner Rich?

COMMISSIONER RICH: No.

CHAIR STERMER: Okay. Is there a motion -- oh, Commissioner Blattner.

COMMISSIONER BLATTNER: Yes. Thank you. On PH-2, I have a question. On page 2 it refers to 186 single-family dwelling units, and then on the following page, it says 126. Maybe I'm misinterpreting that, but where'd those other 60 units go?

MS. BOY: I'm sorry, which page?

COMMISSIONER BLATTNER: On page 2, recertification of the City of --

MS. BOY: Oh --

COMMISSIONER BLATTNER: -- Parkland --

MS. BOY: -- PH-1.

COMMISSIONER BLATTNER: -- future -- what?

MS. BOY: PH-1. Okay. In Parkland?

COMMISSIONER BLATTNER: PH-1. I'm sorry.

MS. BOY: Okay. That's okay.

COMMISSIONER BLATTNER: Yeah.

MS. BOY: So the item is a recertification, so this is a quasi-judicial hearing, but they've waived the quasi hearing; right?

MR. MAURODIS: Right.



MS. BOY: So I can say that. So this is a recertification of a portion of a property, and that's why. The initial County amendment was approved for that number of units, and there's a conflict between the property owners, so this is only for a portion of the property, and they're only able to construct the portion that is permitted on their part of the property. They were released from the commitment at the County Commission for the total number of units, and so that's why the number is different.

COMMISSIONER BLATTNER: So does that mean that the 60 units are up here in the ether for now, and we're approving 126, but by referring to 186, are we approving both?

MS. BOY: No. No, you're only approving --

UNIDENTIFIED SPEAKER: Just one.

MS. BOY: -- for the portion of the property that has already entered into the declaration --

COMMISSIONER BLATTNER: Okay.

MS. BOY: -- of restrictive --

COMMISSIONER BLATTNER: Which would be --

MS. BOY: -- covenants for --

COMMISSIONER BLATTNER: -- 126.

MS. BOY: -- for age restriction and the contribution to affordable housing. The other portion of the property will remain at one unit per ten acres until such time that they enter into the same voluntary --

COMMISSIONER BLATTNER: I understand.

MS. BOY: -- commitments and --

COMMISSIONER BLATTNER: Thank you.

MS. BOY: -- it's legally binding.

COMMISSIONER BLATTNER: Thank you.

CHAIR STERMER: Is there a motion with regard to PH-1, PH-2, and PH-3, recognizing Mr. Breslau's --

COMMISSIONER CASTILLO: So **moved**.

CHAIR STERMER: -- abstention and -- abstention on PH --

COMMISSIONER WILLIAMS: Second.

CHAIR STERMER: -- 2. Been moved by Commissioner Castillo, seconded by Commissioner Williams. Any further discussion? All those in favor, signify by saying aye. All those opposed? Let the record reflect that the item -- three items passed unanimously with Mr. Breslau abstaining specifically from PH-2. Thank you to the applicants and those that are with them with regard to PH-1, PH-2, and PH-3.

**VOTE PASSES UNANIMOUSLY WITH MR. BRESLAU ABSTAINING FROM VOTING ON AGENDA ITEM PH-2.**

**REGULAR AGENDA:**

**AGENDA ITEM R-1 - 2018 BROWARD COUNTY AFFORDABLE HOUSING NEEDS ASSESSMENT - PRESENTED BY DR. NED MURRAY, THE METROPOLITAN CENTER AT FIU**

CHAIR STERMER: Madam Executive Director.

MS. BOY: Item R-1 is the presentation by FIU, Dr. Ned Murray. Is he here?

COMMISSIONER RICH: I see Ralph Stone here.

MS. BOY: Okay, here he is.

CHAIR STERMER: I know Ralph's here, and I see Ned, yeah.

MS. BOY: Yeah, okay. So we have -- I just need to install his presentation, because (inaudible). Do you have a flash drive? Do you have a flash drive? Okay.

UNIDENTIFIED SPEAKERS: (Inaudible.)

DR. MURRAY: Broward Commission.

MS. BOY: The Broward Commission --

DR. MURRAY: Yes.

MS. BOY: -- workshop?

DR. MURRAY: Yeah.

MS. BOY: Okay. There you go.

DR. MURRAY: Is it all set to go?

MS. BOY: Yeah, you're all set to go. And so you have the arrow here.

DR. MURRAY: Yeah.

MS. BOY: Okay.

DR. MURRAY: Well, good morning. My name is --

UNIDENTIFIED SPEAKERS: (Inaudible.)

DR. MURRAY: -- Ned Murray. I'm the Associate Director of the Florida International University Metropolitan Center. My pleasure to be here. Ms. -- I guess I just --

MS. BOY: (Inaudible), yes.

DR. MURRAY: That's okay.

MS. BOY: You have it?

DR. MURRAY: Yeah.

MR. GROSSO: I'm sorry. Could I -- could you remind me of your name again?

CHAIR STERMER: Dr. Ned Murray.

MR. GROSSO: Thank you.

CHAIR STERMER: One educator to another, you know? And it's my pleasure to be here with two of my colleagues, Maria Ilcheva and to Nika Langevin, both Broward residents, by the way. As you know, we completed our most recent update to the Broward County Affordable Housing Needs Assessment. We go way back with you, as you all know. We were making these presentations some -- oh, my goodness -- 13 years ago when the --

CHAIR STERMER: Uh-huh.

DR. MURRAY: -- when the housing bubble first appeared, and then burst shortly thereafter. And we've been doing these studies ever since, first with the Broward Housing Partnership, and more recently with the Broward Housing Council. And with the support of the Commission, you know, it's something we've really appreciated. I will say this. We do these studies throughout south Florida and the state, and there's no

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county other -- like Broward County in terms of the leadership and support of the Commission and the staff. So I applaud you for that, because we deal with this every day throughout the State of Florida.

And some of the issues that you raised in the previous -- on a previous topic are really quite valid. And we are really at a -- at a tipping point in terms of the -- the housing market that -- that really -- that really puts it in a -- in a category of probably the most critical public policy issue facing south Florida, along with sea level rise. So it is -- it is a critical issue.

And there are -- you know, I bring up 2006 and '07 because there are some similarities. If you recall, back then, we were -- we were coming before you trying to figure out what the hell was happening in the housing market. And we knew it wasn't right. We knew there was something that just wasn't right with the market. And, of course, we figured that out in about 2008. And, of course, we had the economic recession, the Great Recession on top of that.

But we have found out since that time that that wasn't just a housing bubble. That was a real estate bubble, and it affected south Florida more so than any other place in the country. And we've kind of come back to that because what -- what happened then, we were on a trajectory back then in terms of the market that is very similar to what's going on today.

Now -- so in many ways, this is an extension of what was happening then. Obviously, it all went away for a while because of the recession and -- and the burst of the bubble, but since the trough in about 2011, 2012, it's come back with a vengeance. And we're back to where we were, but in a -- in a very different way. And in many ways, it's more complicated and it's also more dire as far as how we're going to address it.

And one of the issues that you brought up, it's a lack of -- lack of support at the state and federal level. We just don't have the resources that we used to have, which puts a lot of pressure on us as local governments to have to address that in -- in ways we never have in the past. If we can't figure it out locally, we're in big trouble, because it's not going to happen at the state level. It's not going to happen in Washington.

So with that, what I'd like to do -- because I know that's why you're here. You're -- a lot of smart people in this room right now. You want to figure out what the heck's going on. So the data says one thing, but I think what we've been doing -- and, by the way, you probably know this, the City of Miami is doing its first ever affordable housing master plan, which we're doing for them, as well. And the -- Miami-Dade County's doing a blueprint for affordable housing. It's not through the county, but it's actually through Miami Homes for All, supported by JP Morgan. And we're working on that study.

So what we're -- what we're trying to convey right now is sort of what we tried to convey back in 2006 and '07 is the dynamics of the housing market, because we need to figure

out what's going on. Because the data -- you know, the Census data and all the data sources that we use, they -- they tell us a lot, but we need to layer that data in a number of different ways, using Census as sort of our baseline, which we have. And it's a very important baseline, because it gives us trend analysis, very important information. But we need real time market data when it comes to housing, because otherwise, we're missing the boat. You know, two years ago in the housing market, three years ago in the housing market relative to the Census is a decade ago, because that's how quickly things have changed.

And I'm going to share some of that with you, because I know we're going to get into the -- some of the -- some of the data statistics from the Census later on in terms of calculating housing needs assessment -- I mean, sorry, the supply and gaps -- supply and deficits relative to surplus and gap that are really important in understanding the overall need. But in doing so, we can't overlook the fact that there is a dynamic that's occurring, so we need to understand what's going on real time as far as the housing market.

So with that, I want to go through the -- I think the key findings. This is a fairly short PowerPoint. I'd rather have -- hear from you in terms of your questions and comments. But the approach that we've always used, and I think the reason why you keep bringing us back, is that we have an approach that looks at both the demand side of the equation relative to housing affordability, and housing, in general, and then we look at the supply side.

We -- when -- if you mix and match, you can get confused. The demand side is really about the economy. It's really about the jobs that are out there, the wages, the occupations, and how that translates into household income and affordability. The supply side is all about housing prices, you know, whether it be rents, whether it be owner units, construction, development, real estate trends, that type of thing. Once we figure out both, then we can merge the two and have a much broader and more -- and greater understanding of what's really going on.

So let me start with some of what we found are the key housing demand factors or conditions impacting Broward County right now. And it's not just Broward County, as you all know. We have one labor market, essentially, in south Florida. One labor market. And all you have to do is try to commute west to east or north to south any morning and you know it's one labor market, essentially Palm Beach, Broward, and Miami-Dade, to some extent. Some other areas, but.

So we have one labor market. So it -- these numbers, we do a lot of comparisons between Broward and Palm Beach and Miami-Dade. And there are some -- there are some differences, of course, but there's also a lot of similarities, particularly in terms of the labor market.

So this first -- this first point relative to who our workers are, they're -- they're primarily,

54 percent of them, employed in low-wage service sector occupations with hourly wages that translate to earnings that are only 40 to 60 -- 50 to 60 percent of the County's median household income. The median hourly wage -- this is the most recent figures coming out of the Florida Department of Economic Opportunity, \$17.31. That's the median hourly wage here in Broward County. And, obviously, that reflects what our economy is. Essentially, it's a lower-wage service sector economy.

Obviously, there's a lot of good things happening, but overall, this is -- this is who we are. And a lot of it supports, obviously, the tourism economy that we have, but a lot of this is also supporting the real estate development that's occurring right now. And we know what happened when that went away 12 years ago.

Currently, there are -- and let me also say this, because I think this is the one that I think really gets to us. We're now at record employment here in Broward County, as we are in Miami-Dade. Record employment. Obviously, very low unemployment. And yet we have these issues getting worse and worse all the time.

So, obviously, it says a lot in terms of what those jobs are, what those jobs pay, because it's certainly not an issue of unemployment, it's not an issue of the jobs not being there. The problem is we have a lot of people with two and three jobs, you know, trying to -- trying to survive.

So with that, there's no -- there's really no surprise that there's nearly 150,000 cost-burdened renter households in Broward County. And this is the scary one. This is the one that's growing. In fact, the 30 to 40 percent which is -- you know, is the bottom end of the cost-burdened percentage of renters. It's this one here. It's the renters who are -- who are paying in excess of 50 percent of their income on housing costs. This is the one that's growing exponentially on an annual basis.

So that's 70 -- that's almost 80,000 renters -- and these are probably workers, working residents here in Broward County -- are paying that kind of money, which leaves them very, very little money for, obviously, anything else, whether it be food, medicine, anything relative to having disposable income to -- in terms of quality of life types of activities.

This severely cost-burdened issue which I just mentioned, it's -- as I said, it's increased by 16.4 percent. So that's 10,000, almost 11,000 new renters have fallen into that category during this period of economic recovery. You would think it would be the opposite. You'd think it -- we would have been going the other way. So we've got, instead of going the other way, we have 11,000 more renters during this period of economic recovery paying in excess of 50 percent of their incomes on rent. What are the projections going forward? We always want to think of not only existing housing demand but future housing demand. DEO, Department of Economic Opportunity, has projections eight years out, as you, I think, know.

We are looking at about 90,000 jobs in the next eight years. Great news in terms of numbers, right? Just like the full employment we have right now. But look at the leading occupations. These are all occupations with median hourly incomes under \$15 an hour. And, of course, what does this play into? Of course, now we look at that and we -- once we understand our industries and our occupations and our wages, we know exactly how that translates into household income.

So you can see here that this -- the need going forward as it is now will be substantially weighted towards households in the very low to moderate income range. That -- that's our existing need. That's our future need.

We move to the supply side. On the supply side, we see a big, big shift that's occurred. This has been going on now essentially since the last -- since the bubble burst, is this move away from ownership. Record low ownership rates now, and big move toward renter occupancy.

So that's putting a lot more pressure on the market, as well, because you've got a lot more demand for rental housing than there ever has been, and lowering vacancy rates. I'm going to show you a real time graph in a couple of minutes that will show you how those vacancy rates and these rent trends are really going hand-in-hand.

On the for sale side, this 350,000 figure, some of you may know that that was towards the end of -- that's already jumped up. It's no longer 350. It's 360. So we've -- by the month, we're going up. So that -- that's quite a jump. So that's about another, what, eight to ten percent jump just in the past few months.

So at 350,000, the single-family sale price was only affordable to households earning 210 percent above the County's median household income, which was -- which was only about 12 -- 12 and a half percent of all households could afford the median price of a single-family home in Broward County. That's just gone up, like I said, to 360. Condos have also gone up another 10,000 in the past few months. So the number of households in Broward County that can afford is just going down, once again, despite this economic recovery.

You see the average monthly rent for a two-bedroom apartment. Now, this is more real time data. This is not Census. Census is showing something much less, around 1100. But the real time data, \$1902 when the average renter in Broward County can only afford a -- just over a thousand dollars. So that's quite a gap. That's, what, 800 -- and that's average renter, okay?

The gap, when we do the -- when we do the affordability calculations, we find really substantial affordability gaps for any -- any household earning less than 150 percent area median income. Really substantial. I mean, obviously, it's all the way up to 210, as I said, but at 150 and below, we're talking really, really significant gaps. And as far as renters go, if you're earning less than 120 percent of the AMI, you're probably in a

serious situation as well.

So, when we put the numbers together -- now, these -- these are the numbers, as I said, based on Census data, because we've been working with the County and we've been working with Miami-Dade, quite frankly, and using these -- the Census data to support the -- this existing supply/demand analysis.

And we did it, you know, working with Broward County a few years ago, working with the staff, to try to come up with some baseline data that -- where we didn't mix and match with -- with market data, but something that we could, on a year-to-year basis, based on Census, at least update some of the trends. And that was the whole purpose of it, obviously, that you -- and to really get a feel for it -- and that's the point I'm trying to get across this morning -- is you really need to capture the dynamic and the real time data.

But it's very useful to have this, and I know the County has been doing this now ever since that was first put forward. I know you have -- you have some calculations that you're using from another source, but, once again, this is based on -- just on Census data, which is already old in terms of the market. And we'll get to that in a second.

Okay. So let me just run through a couple other slides that kind of give you -- or reinforce what I've been trying to get across to you. What I've highlighted here is basically what -- what is really important, and it kind of -- it kind of ties into what we just talked about in terms of occupations and wages, not only existing, but also future.

If you're an owner occupied household or renter occupied household earning less than 35,000, you are probably -- you are probably cost-burdened. I mean, you're looking at, especially on the renter side, 95, 94 percent of all renters in those income categories are cost burdened. So it pretty much guarantees that.

Gross rent as a percentage of household income. This is what I was talking about, that -- that bottom line. This is the 50 percent or more are what we call severely cost burdened renters. Look at those jumps from 2009 to 2012 to 2017. Look at the whole numbers and look at the percentages. That's where we're heading, and it's getting worse and worse all the time. And then I'm going to share with you some real time data that reinforces that in just a second.

This also gets back to the other point I was making in terms of what's going on with our renter occupied units. Look at that, from -- since 2009, almost, what, 50 -- 55,000 additional rental units -- rental households, I should say, within the County during that time. That's a 16.6 percent increase just since 2012. And you can see the big dip just above it in terms of owner-occupied house -- units, I should say, dropping nearly 50,000 units during that same period. So our owner occupancy rates are very, very low right now and getting lower, and our renter occupied rates are exceedingly high.



The median sale price, as I mentioned, this just went up. You can see the 350,000. That was a 2.9 percent jump year over year from last December, but, as I just mentioned, the most recent figures that just came out in April bring that up to 360,000. And the condos you see there from one -- from 160 up to 170. So we're still -- we're still escalating as far as both rents and home prices.

This, of course, comes from the -- from the Realtors Association. This we find interesting, and I'm sure you do, because we've been tracking this ever since the -- since the bubble burst and the recession, because, obviously, a big, big issue facing not only Broward County but all of south Florida post -- post-bubble burst was the amount of foreclosures and, obviously, the -- all the activity in terms of distressed properties.

But you can see what's happened now. That's almost gone away. I mean, there are pockets of it. There are some -- actually some pockets of real concern that we need to think about. But, overall, you can see that pretty much the distressed market has pretty much gone away, which was obvious -- there were more -- there were more sales back then, as you can remember, back in 2009 to 2011 in the distressed market than there was in the traditional sales market.

And these numbers play out. As you see, what we've done in the needs assessment is we've looked at every municipality within the County, looking at particularly the major municipalities, but looking at not only home prices but also rents. And you can see here, when you start to break it down between three bedroom and four bedroom, you can see why the Realtors Association's figures are probably right on the mark, because you can see how -- how these -- how these numbers are playing out. Very, very high; very, very above -- much above what households can afford.

When we do the affordability analysis, you can see here, we're using the -- we're using the median household income of Broward County, which is about 54,895, and we plug that in in terms of income, the various income ranges that we work with, from very low up to middle income.

And we also do it for the -- we do it for both the single-family market and the condo market, and you can see there, based upon -- now, once again, this is just -- this is based upon the current sales prices of 350 and 160 for the condo. And you can see those substantial gaps, anything below 80 percent, and you can see actually a surplus as we come forward.

COMMISSIONER CASTILLO: That median -- that median is family of four?

DR. MURRAY: No. The median -- that is -- that's -- that's the area median income. That's all households. All households. Here's the average monthly rents. Right now, the -- this is as of the end of last year. You can see where they're at. Two -- the two-bedroom, which I showed you before, \$1902. And these are going up on a monthly basis.

Same thing when we begin -- begin to look at submarkets. We looked at them from one-bedroom, two-bedroom, and three-bedroom. Pretty much playing out as you would expect in all those submarkets throughout Broward County. But this is the one I was talking about. This is real time. This takes us right to today, as of today, as I speak to you today.

One the left, you see the vacancy rate going back to 2009, and to the right, the market effective rent per unit by bedroom, and with the forecast. So that line you see, the forecast, that's 2000 -- we're right -- we're in May 2019 right now. That's what that line represents. And look at that dip in the vacancy rate. Obviously, that has a lot to do with what we just talked about, the increased demand for rental units, the shortage of rental units in terms of production.

So we dipped. Just look at that dip from about 2012 we were up -- being around 13 and a half percent, and now we're down, right at this -- as I speak to you right now, down around eight percent. In the submarkets, it's even worse than that. But look at the rents by bedroom as -- during the same time period, from 2009 to now, and then, of course, projecting out to 2023. You can see those -- you can see that continuation.

So there's a real relationship here between vacancies, but there's also, obviously, a real relationship between the demand overall for rental units and obviously the rental cost themselves. And, of course, a lot of this has to do with, you know, there's just been so little built for a long time now. The only stuff that's been affordable housing has been low income tax credit. Of course, that only applies to households earning under 60 percent of the area median income. But nothing has really been built, not only here in Broward, but in almost anywhere in south Florida, that addresses the market that we're talking about, which is really the working residents, the working residents of Broward County and south Florida.

Okay. With that, we did a renter affordability gap analysis. And, once again, this is just based on Census data. This is not the real time data that I just showed you. But you can see here that from very low income all the way up to moderate income, we have significant gaps in terms of affordability, and that's, once again, it's based upon the 1843 figure, but, as you see, that -- that those rents, particularly at the -- at the two and three bedroom, are even -- are much higher than that right now.

This is the existing owner supply/demand analysis that I was referencing. We've done this for the County at large, and we've done it for each -- each of the municipalities. You can see we're inserting a little more data for people to understand it so that we can have a little bit more information. By the way, as you may have seen, the needs assessment also includes a community profile of every municipality. So there's a lot of data, economic data, housing data for every municipality to go along with the existing supply/demand analysis that goes with that as well.

So there's a lot that each community can look at in terms of -- and self-reflect on who they are and what their -- what their issues are. But this is the County. This is the County slide, the County analysis. And you can see those numbers that we talked about in terms of owner units and severely -- and in this category -- and what we've done here a little bit different than in the past is we only -- we only include low income owners and moderate income owners, because anything under 51 percent, we just don't -- we just don't see as viable. I mean, obviously, we can run those numbers but the gaps would just be ridiculous.

But you can see here that at the moderate level, you see a -- you see, actually, a surplus of 5351 units at the moderate income level. Obviously, a large gap of almost 4,000 at the low income level. This is just owners, by the way. But what we -- what we like to do, because -- and this was, I think, one of the differences between our calculations and the calculations that Meridian has provided to you -- is that we think it's important to show renter demand within the moderate income category, because they are the first-time home buyers, they are the buyers that typically our housing programs try to entice.

So we want to know -- we want to know is there enough if we were to supply -- to want to supply renters and try to get them into home ownership, particularly since our owner occupancy rates are so low right now and getting worse.

So we look at that, and we combine owners with the renters. At the -- just at the moderate level, you can see a huge gap at the County level. Over 42,000 units. Now, this one -- once again, this is just one way of looking at the market, but it does break it down, not only at the County level, but at each municipality level as well. And I think that's where it gets very, very interesting.

Now, on the renter side, you can see we have significant gaps at all the income levels with the exception of the moderate income level. But, once again, this is based upon Census data. This is not the real time data, because we just showed you that, that even at the moderate income level, you would not be able to afford the asking rent of a two, a three bedroom unit in the County right now.

But, at least based on Census data, we appear to have a bit of a surplus. But this is, once again, 2017 data, and it's not capturing what has happened over the last couple years in terms of the market. With that, I thank you, and open to, I'm sure, the questions and comments that you may have.

CHAIR STERMER: Thank you, Dr. Murray.

DR. MURRAY: You're very welcome.

CHAIR STERMER: You and -- you and I have known each other for many --

DR. MURRAY: Yes.

CHAIR STERMER: -- years. We sat in --

DR. MURRAY: Yes.

CHAIR STERMER: -- in many meetings discussing analysis and methodology.

DR. MURRAY: Thank you. Yes.

CHAIR STERMER: And we appreciate your continued passion --

DR. MURRAY: Thank you.

CHAIR STERMER: -- and your colleagues' as well, because it's -- it is a team effort. And I think we all recognize here, and -- there's a problem. To accept Commissioner Rich's phrase of there's a crisis, I don't think anybody will dicker. We may dicker over the exact number of units. In either case, regardless of which methodology, it's big. And I think we recognize that.

And the question just becomes how do we go about responding to the crisis in a way that is more than just words, because we know, when we had the conversation about the Legislature, words are great, actions actually get something done. So we are about getting actions, putting our words and our actions in line with each other and doing something, even if it is project by project, piece by piece, slowly. Commissioner Rich.

COMMISSIONER RICH: Well, I think we're way beyond, you know, piece by piece. I think we have to do something more dramatic. And it's the reason that the Commission, you know, committed to asking Dr. Murray to do this study, because we need to all be working off the same page. We have -- we have people coming in, cities coming in, saying we don't need any more affordable housing. Well, you know, I think if we're all looking at the same methodology and we look at what Dr. Murray just showed us, to some degree, every city has an affordable housing problem.

I'm interested that you're -- you were constantly going back to this is Census data, because I'm wondering how much worse it really is. Because we had 27 percent of people in Broward County ten years ago that did not even respond to the Census. And they were a lot of our pretty vulnerable populations.

So we know how much that equates to the money that we lost from the federal government, but I don't know, you know, how much of an impact -- like we're going out now for 2020 Census next year, and we have a very robust count committee started. As a matter of fact, the city government count group is meeting as we're meeting --

UNIDENTIFIED SPEAKER: Uh-huh.

COMMISSIONER RICH: -- today, because we need to engage all 31 municipalities and the County so we can get, you know, an accurate and a full count. But I'm just wondering what your analysis might be of that, about what -- you know, going off the Census data but then realizing that we had a large percentage of the population that didn't even respond to the Census.

DR. MURRAY: Yeah. That's a great question, Commissioner. I'll give you one perspective, but one of my colleagues, Maria Ilcheva, she's an expert on this, on the Census, so she may want to chime in as well.

But regarding the Census itself, and the use of the Census for what we're trying to figure out here today and going forward, if we were in Dubuque, Iowa or Wichita, Kansas, the Census data is probably pretty accurate. It's not going to change a whole lot from -- from year to year.

But we're in south Florida, one of the most dynamic housing markets in the whole country. Probably the most dynamic housing market. So that's why, you know, we try to work with the Census as -- as limited as it is, particularly when you're looking at real estate.

Income's pretty close, though, because we all know that incomes have been relatively flat for about 15 years now. If you adjust for inflation, basically, incomes have not really increased. And yet we have a housing market that's increased exponentially. So that's going to be a real issue in going forward, and I think this is maybe the real -- real critical question is how much can we even use the Census, and will the Census even be around, because we know what's happening in Washington.

COMMISSIONER RICH: Uh-huh.

DR. MURRAY: And I don't know if Maria has anything more to add to that, but that -- that's a real concern of ours, because we all rely on the Census, and a lot of the work we do at the Metropolitan Center is based on Census data. But that's why we're now incorporating a lot of other data, layers of data.

But that's where we have to be careful. But when it comes to the real estate market, though, I think -- I think all the good market data that's out there's fairly consistent, as you had mentioned earlier, saying just how unaffordable Broward and south Florida are.

MS. ILCHEVA: Good morning. I'm Maria Ilcheva. I'm assisting Dr. Ned Murray on this project. But, as he said, I'm Census Information Center liaison, as a matter of fact. In, what, three weeks, I'll be attending their annual conference at which we'll discuss complete counts and methodologies and all these fun things that we tend to discuss as researchers.

Commissioner Rich, thank you for your work in the Complete Count Committee, first. I just want to say that the fact that about 20 percent of our residents don't respond to the Census doesn't mean that the data is not accurate. The Census has various methodologies called imputation through which we -- we do counts that are accurate. We do some projections. We do some specific ways -- we have some specific ways to measure populations, even if they don't respond.

I just want to note a couple other notes with regards to the crisis, very appropriate, appropriately named. One of the things we look at from the Census again is population projections and growth. And those are a little bit more accurate. There's a different type of program that collects such information.

Two years ago, in 2017, actually Broward County started losing residents to domestic migration. It was very -- it was happening in Miami-Dade. It's been happening for a while in Miami-Dade. But two years ago is when Broward County started following the same pattern. There are more international people moving internationally to Broward County --

CHAIR STERMER: Right.

MS. ILCHEVA: -- than domestically. There's an -- that's what negative domestic migration means. And the -- that's why the crisis word is -- is very appropriate. And the other point I want to make with regards to going back to the Census is that I'm very confident with -- with your support and the municipalities and the effort that I'm seeing this time around, there will be a much better -- better response rate.

I want to commend you again as a Commission, and Commissioner Rich, in particular. In Miami-Dade -- in Miami-Dade, we just started meeting. I'm on the Miami-Dade task force. So we're way behind what Broward is doing. And I'm sure that your -- your response rate will be much higher this time around. Thank you.

COMMISSIONER RICH: (Inaudible.)

UNIDENTIFIED SPEAKER: (Inaudible.)

MR. DIGIORGIO: Commissioner Rich.

COMMISSIONER RICH: I just want to mention, because, you know, some things you can, I guess, estimate or calculate with Census, but just for the -- for the information her of what this County did not receive in federal funding that was our fair share if everyone -- if there'd been a full count, 27 -- one percent equals \$27,000,000. So if you multiply \$27,000,000 times 27 percent times ten years, okay, it comes to 7.29 billion --

UNIDENTIFIED SPEAKER: Billion.

COMMISSIONER RICH: -- dollars. And part of that would have been housing money, I assure you, as many, many other things. But -- so that's why we're -- we're -- and I appreciate what you just said, because several of our people had gone down there, and they were shocked at where we were and what we were doing. So we were sharing with them, because we want everybody in the state -- we want the whole state to be accurately counted, obviously. But we're going to make sure that ours is much more successful than it was the last time around. So thank you.

MR. DIGIORGIO: Thank you. Commissioner Castillo.

COMMISSIONER CASTILLO: Thank you. Several points. And I want to thank you for your presentation.

DR. MURRAY: Thank you.

COMMISSIONER CASTILLO: Except for two years, I've been on this -- this Council since 2004 to present, and I've heard this presentation many, many times, but never -- and I congratulate you for it -- never as straightforwardly or as eloquent. And I want to thank you for that.

DR. MURRAY: Thank you.

COMMISSIONER CASTILLO: The young lady with you, the professional with you mentioned something that was -- that's been on my mind for quite some time. Broward County is selling more and more units to people not from the United States than I have ever seen before.

In my city, Pembroke Pines, where, by the way, I had the privilege this week of attending the Douglas Gardens opening of 110 new affordable units in -- for seniors and persons with disabilities in Pembroke Pines. And, Nan, of the 110 units, a hundred are done. They're gone. There's only ten units left. And I -- they may not be left anymore, because I did a Facebook post. And so -- and so as quick -- discuss. And so as quickly as these units go up, they're gone.

I still -- and that's -- and that's worrisome to me. And particularly in condo communities, 55 and older communities, we're seeing a greater percentage of people from different countries -- Canada comes to mind, and others -- who are actually coming down here because they want the golf lifestyle that somehow we're not generating from the traditional places that over -- over the many decades Broward used to attract folks to live in.

And so they're now occupying housing that might otherwise be available elsewhere. And that's why you're seeing, in many condo communities, golf courses becoming open to the public, and all this other kind of stuff, because they have to. They're not generating -- they're not generating the type of lifestyle. But I see certain chicken and

egg situations here, and I'd like to mention them to you, because I think they might be helpful.

The first thing is in order -- in order to get city involvement in this, you have to put the issue at issue. We have to drill down these numbers and show how they look by city so that you can actually go to a city and say, this is your gap, based on the -- based on the gap, because the gaps are different. And they can't be assumed just in a -- just in a across the board way.

We in Pembroke Pines now have in excess of I think it's close to -- I know we own and operate 800 units, but there are others in the city. I'm guessing it's somewhere around 1200, including the -- including the -- the non-profit community, of strictly affordable housing. And that probably is a lot larger than you'd see in some of the other communities.

We bonded that -- those projects. Even the -- even the non-profit, the non-profit community projects are bonded. They -- what grant monies were available at the time were thrown into the mix. Very often, we used footprints that were government owned, which -- which contained the cost. But if you can bring -- if you can bring the cost of affordable housing in at around a hundred dollars a door, there's a lot that you can do with bond financing.

I heard -- I heard that in the next budget, Nan, the 202 HUD program, which is for seniors and persons with disabilities, is going to have \$50,000,000 nationwide. Now, \$50,000,000 is a lot to you or I, but \$50,000,000 comes out to 500 units for the United States of America, period. That's just crazy. And my understanding is the HUD Secretary didn't know what the REO program was.

The chicken and egg questions are this. Much of the -- much of your numbers derive from economic conditions here locally. So I don't know if part of the housing solution involves gearing up toward bringing a great number of higher end jobs to this community.

UNIDENTIFIED SPEAKER: Of course.

COMMISSIONER CASTILLO: I don't know if -- right? So that you align the economy with what our -- with what our affordable housing stock is. So maybe that's part of the problem, and that -- maybe that's part of the cast that goes on the fracture. And, in addition, building some other -- and I don't know if there's an econom- -- econometric model that can be developed that says, well, if you brought in this number of jobs and you did this number of units, you'd have this result. I don't know if that exists, but I would be very interested in seeing that.

But, you know, we have an amazing County. We have beautiful weather, fantastic roads. We have a great port and airport structure. We have railroad tracks going through the



place. We have no income tax. Fantastic people. Seniors that jump higher and are better looking than any other place I've ever seen.

UNIDENTIFIED SPEAKER: You counting yourself?

COMMISSIONER CASTILLO: Yes.

(Laughter.)

COMMISSIONER CASTILLO: And I think -- I think that there's an awful lot that we could do in terms of attracting more companies to come down here. In the age of the internet, why be in New Jersey? That should be -- we should have that tattooed --

(Laughter.)

COMMISSIONER CASTILLO: -- to our head. Come down here and -- and enjoy your life. You know, so -- you know, maybe that's part of the answer. Is this beyond the scope of what you all do? Is there anyone who can get their arms around this kind of thing and actually help us to -- I mean, this is a great diagnosis, but we're not quite at a prescription yet.

UNIDENTIFIED SPEAKER: Right.

COMMISSIONER CASTILLO: How do we get closer to what the real answer needs to be?

DR. MURRAY: Well, what -- what a fantastic question. And that -- that was a big softball, actually, because my background is actually economic development. We do these housing studies because we understand that there's something called workforce housing, and if we can't provide housing for our workers, then our economies are going to go in the tank. And I -- and most of my career was not in academia, it was -- I was a planning and development director up in Massachusetts, as you can probably tell by my accent, for many years. In fact, a lot of what we do at the Metropolitan Center is economic development.

UNIDENTIFIED SPEAKER: It is indeed.

DR. MURRAY: And it's an interesting point because -- well, two things. One is one of the oldest axioms in planning is called -- is people follow jobs. People follow jobs. So you create -- you create those economic -- economic opportunities and people are going to come here. So we do need to address that. And we're making this point in Miami-Dade, as well. We have to attack the denominator, because --

COMMISSIONER CASTILLO: Right.

DR. MURRAY: -- if we don't address the denominator, which is our economy, if we can't diversify it -- you know, one of the really important things that we -- that should be encouraging to all of us is that when we do these -- when we do a lot of our studies right now, we -- we'll start out doing a study as an economic development study, and it'll turn into a housing study, as well. If someone asks us to do a housing study, it then ultimately turns into an economic development study. So people are starting to understand that now. It's got to be -- they've got to be mutually reinforcing. You have to lay it both out there.

And some of the more progressive communities in south Florida that are dealing with this hand-in-hand, Wellington, out of all places, up north, because, you know, they were getting older and, you know, that -- that their -- their economy, their housing stock, everything about them was 1980s, right? And everything was being built -- everything's being built around them, as you know, up on State Road 80 and -- and State Road 7. Doral, on the other end --

COMMISSIONER CASTILLO: Right.

DR. MURRAY: -- taking it on because they've been up against it, but they understand they can't continue their economic growth until they address the housing issues. But you don't -- but -- so you have to address both hand-in-hand. You're absolutely right. And there's no reason why you can't. And I guess what I was starting to say, what's encouraging is that when we do an economic study, one of the sect- -- what we focus on is the advanced industry sectors. And guess what? They're here. We just --

COMMISSIONER CASTILLO: Uh-huh.

DR. MURRAY: -- don't have a critical mass of them. Our typical business here in Broward and Miami-Dade is under ten employees. 85 percent of all businesses are under ten employees. So we have not developed the critical mass of employment in these key sectors.

So it's the area of economic development where we really haven't done a very good job -- there's no question about that -- to address this. We -- because we have the workers. We have the workers, and they're not just unskilled workers. We have semi-skilled workers who are able to be trained into these -- into these industries. So that has to be a big focus, because we're never going to address these numbers until we start to deal with the economy.

COMMISSIONER CASTILLO: Yeah. And I just -- I just want to add one last thing, because this often gets confused. The way -- the way to attract economic development into our community, people talk about job creation. We don't create jobs. We steal them.

DR. MURRAY: Yeah. Yeah.

COMMISSIONER CASTILLO: That's all there is to it.

DR. MURRAY: Yeah.

COMMISSIONER CASTILLO: You have to -- you have to get them to come here from somewhere else. And that, unfortunately, causes a crisis there.

DR. MURRAY: Yeah.

COMMISSIONER CASTILLO: So it's really one of these toothpaste tube things. And the counties that are squeezing the toothpaste do better, and the ones that don't, end up with this prescription. I'm guessing, based on just a hundred dollars a door, that you're looking at a \$400,000,000 presentation here. Think about that.

DR. MURRAY: Uh-huh.

COMMISSIONER CASTILLO: How would we get our hands around a \$400,000,000 problem? We have -- this requires more, and more serious work. And I want to commend you and, Nan, you in particular at the County, for focusing on this. This has been brewing for decades, and we really do have to get our hands on it.

DR. MURRAY: Thank you.

MR. DIGIORGIO: Thank you, Commissioner. David.

MR. ROSENOF: Yeah, a question -- question for you. Have you done any sensitivity analysis on how transportation affects affordability? I know we -- I own a construction company, and many of my folks make that average salary or less, but are much more in the affordable range if they don't need a car.

DR. MURRAY: Yeah.

MR. ROSENOF: So how does that affect the -- how many more units become affordable if we had a great infrastructure transportation system?

DR. MURRAY: Well, we do address it in -- to a certain extent. You've seen the -- you all are familiar with the housing and transportation cost index, which combines housing costs with transportation costs where -- and the threshold being that you shouldn't pay more than 30 percent of your income on housing and 15 percent on transportation costs. So 45 percent would be the threshold.

I believe most of the municipalities in Broward County, as they are in Miami-Dade, I'm sure in Palm Beach, you get out west, you're probably in the 60s and 70 percent. So now 60 to 70 percent -- or 60 to 70 cents on every dollar is being -- is being paid towards housing and transportation costs.

MR. ROSENOF: Right. But my point is, if you spent a dollar on transportation, would it have more effect on making housing become affordable than spending that same dollar on housing?

MR. DIGIORGIO: Commissioner Rich, do you want to help with this?

COMMISSIONER RICH: Yeah. No, I just want to comment on that, because I was going to mention about the -- the linkage between --

UNIDENTIFIED SPEAKER: Sorry.

COMMISSIONER RICH: -- the affordable housing and the transportation, and the fact that we passed the surtax. And what we're looking at is obviously trying to place but build -- I mean, it's not just what's there now, but build affordable housing along transportation corridors, because that helps reduce your cost of people having to have maybe a second car, or maybe even a first car.

I mean, and so that's one of the -- one of the great focuses of the monies from -- we have an Oversight Committee now that's starting to -- you know, that's meeting and determining where to look at spending this money. And that's one of the big areas --

UNIDENTIFIED SPEAKER: Yeah.

COMMISSIONER RICH: -- to connect those -- you know, those dots --

DR. MURRAY: It's --

COMMISSIONER RICH: -- with each other, yeah.

UNIDENTIFIED SPEAKER: Sure.

DR. MURRAY: -- well, you know, it's a great point that both of you are raising. Once again, I'm an urban planner by background, and we do a lot of transportation studies, and we look at the issues of particularly transit oriented development, but from an equitable standpoint, equitable TODs to make sure that if we're going to build TODs or any other types of development, mixed use, in transit corridors, we want to make sure that they're mixed income, at a minimum.

UNIDENTIFIED SPEAKER: Exactly.

UNIDENTIFIED SPEAKER: Absolutely.

DR. MURRAY: And I think that's --

COMMISSIONER RICH: Mixed income.

DR. MURRAY: -- where one of the problems is. A lot -- when the Tri-Rail Coastal Link locations were first laid out, developers, investors started buying up a lot of that land. And a lot of that land is gone now, as far as that. So we have to be focused on that.

The other way of dealing with it, and we're dealing with it in West Kendall right now, because I think many of you know, West Kendall's where everyone moved to to try to find affordable housing back during the last bubble period. We have 350,000 people living out in West Kendall now, and most of them commute back to downtown Miami each day. That's why the 836 is like that.

But we're looking, we're working with them now to create economies in these areas, because there's no -- no economy out there. There's no economy in Homestead. There's no economies out in western Broward, for the most part. There -- there are some pockets. But that's the other answer.

I think we have to do both, the trans- -- take advantage of the transit corridors, but we need to build economies in other parts of Broward -- Broward County, so that people don't have to -- work shifting's a big part of what we're talking about these days. We're going to be talking about that later on today. But work shifting strategies are going to be really important for Broward County going forward.

MR. DIGIORGIO: Dr. Murray, I think your point on the mixed income --

DR. MURRAY: Yes.

MR. DIGIORGIO: -- on the TODs is really, really important.

DR. MURRAY: Yeah.

MR. DIGIORGIO: I know Pompano Beach, with the three new sectors they set up --

DR. MURRAY: Yes.

MR. DIGIORGIO: -- there are very important, looking at the mixed income. And then you talk about really what Commissioner Castillo was talking about as far as the jobs and job creation. You look at the innovation districts that some of --

DR. MURRAY: Yes.

MR. DIGIORGIO: -- the municipalities are coming up with to bring those higher paying jobs into town. So those are the things that are going to help the situation, for sure.

DR. MURRAY: Yeah.

MR. DIGIORGIO: Professor Grosso.

MR. GROSSO: Thank you. Great presentation.

DR. MURRAY: Thank you.

MR. GROSSO: To what extent are these issues also a product of our tax structure in Florida, where we rank educationally, the capability, the inequalities that are faced by the folks who are -- create that need? How much of that goes beyond land use planning decisions? How much of that needs to be fixed before we can get a real handle on this?

DR. MURRAY: Well, I guess it's part of that denominator, once again, because we're talking about -- we're talking about our -- our workers, where they live, the education or the lack of quality education that they're getting, and particularly in public schools in -- in some of the areas where the distress is the highest. So there's very little incentive, but there's also very little leadership and support for the types of things we need to do.

We strongly believe in the work that we do. I mean, I know this is a housing study. We're talking about the economy as well now, transportation. That we need to be much more holistic and integrated in our thinking relative to all these issues if we're really going to tackle them long-term.

Because we're not resilient right now. We're not sustainable. Not because it's our fault, but you -- I think it's the state. The state has had an easy way for many decades now. We've been a state that's based on tourism and based on real estate development, and little else. Certainly not education, not economic development, not housing, not the environment. So I think going forward we need to be able -- we need to think locally in a more holistic and integrated way.

MR. DIGIORGIO: Absolutely.

DR. MURRAY: Uh-huh.

MR. DIGIORGIO: Follow up?

MR. GROSSO: Well, then, what -- as far as what we can do --

DR. MURRAY: Yeah.

MR. GROSSO: -- what are your recommendations for this body?

DR. MURRAY: Well, spoken as a true consultant, beyond the scope of this, you know -- no. I think that there is -- I don't know if I can address it all today, Commissioner --

MR. GROSSO: I got you.

DR. MURRAY: -- but -- but I think one thing we can do, and I think that's one of the purposes of doing this study, and I've had this conversation with Ralph a lot about this, I mean, we've really got to get each of the municipalities to understand they've got to be part of the solution. Because they -- you know, there's so much that can happen at the municipal level, and especially if municipalities are working with the County to solve these issues. Because together, we can accomplish a lot. But if we're not working together and we're -- and we're 34, 35 fiefdoms and not really thinking in terms of we're all going to benefit from this, or we're all going to get hurt by this. And we are being hurt by this, economically and -- and in a number of other ways.

So I -- and there's a lot of aspect to that. But I think that's fundamentally what it's about. We need to create a new dialog with every municipality, every unincorporated area throughout Broward County, and beyond, for that matter, to really address these issues, because it's -- we're not on a sustainable track right now. And it -- and it's not just, like I said, not just housing. It's the economy, it's transportation, it's education, it's the environment, health issues. They're all tied together.

MR. DIGIORGIO: Ms. Graham, then I'll get you. And I've got you. Ms. Graham first.

MS. GRAHAM: Thank you, Chair DiGiorgio. Actually, Mr. Grosso's point about the taxes is very relevant, because if it's a non-homesteaded property --

DR. MURRAY: Yeah.

MS. GRAHAM: -- it's my understanding that they have a ten percent annual ceiling that they can be raised every year. So that doesn't help. First of all, is your PowerPoint presentation available as a PDF, and, if so, I'd like to have a --

DR. MURRAY: Sure.

MS. GRAHAM: -- copy, because I kept --

DR. MURRAY: Yeah, absolutely.

MS. GRAHAM: -- trying to reference your summaries in your presentation book, which is very detailed and thorough. One of the things I don't see in here, which might be helpful, and you may have it, you may just not have included it, or its done in a different format, I don't see a tracking of the real estate transactions for multi-family, regardless of size, whether it's a four-plex or 400 units, summarized anywhere here. You'd need to do that through the Broward County Property Appraiser website and Real Estate CoStar, or some company that would track all of that, where you could show what has happened over the last ten years since the bottom of the market dropping, or even over 20 years.

Because, obviously, when I bought years ago, the --

DR. MURRAY: Uh-huh.

MS. GRAHAM: -- that sale price is long gone. But there were things happening in the 90s that someone making a decent salary could afford to buy. Since then, we've increased the housing stock but, of course, all the prices have gone up because every time a property changes hands at any price point, whether it's rock bottom rents and obsolete finishes and vintage cabinetry in the unit type of thing, and wall units for air conditioning versus a high end, every time it changes hands, it's appreciating in value.

And the investors are coming from outside of the area, outside of Florida, to buy these, because they look at our dynamic and desirable market, but I don't think they truly understand -- they haven't drilled down to see what actually is happening. Because they then buy these properties that might need some upgrades, and they do the upgrades, and then the next time the lease becomes available, it -- the rents are increased, which prices people out of their units.

They can only work so many hours. They can only have so many roommates, and then they simply have to move, because they just cannot afford it anymore. And as that continues, if you had a chart like that, with the number of units that are being added or taken out of the affordable housing category, it would be easier to understand what is way beyond the control of any municipality or the County government in trying to do affordable housing, because everything will only appreciate. On the other hand, there was condo- -- there was apartments that went to condos during the '04 to '07 --

DR. MURRAY: Yes.

MS. GRAHAM: -- conversion. I don't know how those fitted in here to show, because now you have a lot of condos that are not owner occupied, they're rentals.

DR. MURRAY: Right.

MS. GRAHAM: But, again, those are the units where the taxes go up ten percent. So if I look at a property with all the units, I could see what these people pay for taxes because they're homesteaded units versus rental units. And you have a huge disparity, sometimes a difference of a thousand dollars a month for the occupant who's not an owner.

You have a thing in here about the population increase from 2012 to 2017 of 11.4 percent, but that may not truly be accurate, because Commissioner Rich said there maybe was a part of the population that wasn't counted in the Census. So those numbers could still be skewed.

But I think until you understand the real estate transaction dynamic and you can



compare that with other major metropolitan areas where investors come here and want to buy this, you'll -- you won't understand that you can increase the pay for the jobs, you can bring companies in, but investors are the ones that truly I think are driving something that is way beyond anything were going to control. I mean, if someone has another opinion on this, please say so. But from just the way I see it after 34 years --

DR. MURRAY: It's definitely part of the --

MS. GRAHAM: -- in the County --

DR. MURRAY: -- it's definitely part of the dynamic, for sure.

MS. GRAHAM: Yeah, but it's something that we will never, ever be able to control or have a handle on, because you simply cannot limit that investment. At the same time, a few years ago we had a property owner come before the Broward County Commission and they were directed to go to the -- they came before the Broward Planning Council, but they were directed to go before the County Commission because they had purchased a property but the -- the taxes were just -- everything was so out of whack and they were looking for some type of relief, and they came here. I'm sure you remember the municipality. I won't mention it by name, but I'll tell you later. I just wanted to put it on the record.

But because of their financing, either through agency Fannie Mae or Freddy Mac, they couldn't make any changes to their complex. They ended up having too many studio apartments and one-bedrooms and not enough two- and three-bedroom units. And I know this firsthand factually.

So there's a lot of other factors that, with the loans in place, prohibit these huge complexes, more than a hundred units, from being able to shift to better serve the market and the need for that type of housing. Thank you. Great presentation. Thank you.

MR. DIGIORGIO: Thank you.

DR. MURRAY: Well, thank -- you're a hundred percent right on every point you just raised. And, by the way, some of those points that you -- the data points that you referred to in terms of what's really going on in the market in terms of buying and selling and -- we are addressing that in another study for you that will be coming before you, I guess, at some point. That's the linkage fee study, where we actually dig deep into that a bit.

But you're also very right, because that's something we've been tracking since 2006 and '07 was the condo conversions, because that's also depressing, I think, a lot of what the condo values are because what we're really talking about back then, it was -- they were converting into condos, but we know what they were. They were these little

tiny one-bedrooms or efficiencies, and, you know. So it's who gets to live in those I don't know, but.

MR. DIGIORGIO: Good point. Commissioner Blattner.

COMMISSIONER BLATTNER: Thank you. We're -- we're sharing some observations.

UNIDENTIFIED SPEAKER: (Inaudible.)

COMMISSIONER BLATTNER: A couple months ago, Marty Kiar appeared before the City Commission and talked about improving property values and so forth. And I asked him how much of the increase in property values came from something that was new. And the number is shockingly low, because most of the property value increases come because people sell, and it raises the price. And so there's nothing wrong with this, but we have to understand what those numbers mean.

I have to say that when Broward, Dade, and Palm Beach were in the running for Amazon, the place for Amazon in Dade County should have been where this proposed megamall was going to go, which had minimum wage jobs instead of jobs that could have been filled by the people who work for Amazon. Big mistake. And, by the way, that project appears to be going nowhere.

Also, when we talk about full employment, we are not talking about under employment. So when tech industries say we don't have enough tech people in Broward or Dade County --

UNIDENTIFIED SPEAKER: Good point.

COMMISSIONER BLATTNER: -- well, that's because half of them are working as waiters. And so that data needs to be mined somewhere, because there's -- there's under employment of talented people because the market for their skills isn't here. And so what happens is if they get tired of being waiters, they move to Charlotte, where they can get a job in that industry. And I think that the Alliance and other economic engines in these counties need to look at that and say, though they're there --

UNIDENTIFIED SPEAKER: They are.

COMMISSIONER BLATTNER: -- they're just under employed. So when you want to come to our county, you have to look at the under employed people who now could be your employees.

You mentioned West Kendall. I don't even know where West Kendall is. But I do know that one of the things that Dade County is doing with bus rapid transit, which originally was going to be light rail, was finance everything by the economic development on either side of the tracks. That same opportunity exists in Broward County along the coastal communities with Tri-Rail Coastal Link. It's not only that it will allow people to go

from point to point. It's that the cities along those tracks now have magnificent economic development opportunities.

We just had the celebration of the quiet zones in Broward County. That was in Hollywood on a site that will hopefully someday be the station site. And we own that property. We own a lot of that property. And I'm happy to say that we know of at least three organizations that are ready to put down a public/private partnership \$25,000 check to develop that property. And two of those three, for sure, want to make it housing.

Now, the question is how do we make any part of that affordable? And the answer that was given by others is you give them density in exchange. At least we can do that until the law goes into effect, maybe, but that's what has to happen to create more affordable housing.

And my final point is, and I won't take any more time on this, is I think most of us -- and I defer to Commissioner Rich -- when we're talking about affordable housing, we're talking about the upper levels of affordable housing. We're talking about 120 percent of the average income, and not those that are below a hundred percent. Which that market doesn't -- that market doesn't exist -- I mean, the market exists, the supply doesn't. Much greater than the 120 percent above. Thank you.

MR. DIGIORGIO: Thank you. I'm going to go right to another question, because that was more commentary. Commissioner Parness. And then I have Ms. Bailey [sic], and then I have Mayor Hardin.

COMMISSIONER PARNNESS: Unfortunately, I have to leave in a few minutes. I have another meeting. But let everybody understand the word greed. A simple word. Greed. People are not going to build housing for the poor if they can make a bigger profit building it for the well-to-do.

So how do we solve the problem? Municipalities and the County has to get into the housing business. Because private builders tell me, why on earth would I spend \$5,000,000 on a project and make four percent profit when I can spend another half a million and make 15 percent profit. Who in their right mind would take less for investing their money and their resources?

Private investors are not going to get into the low housing market, or affordable housing, because they can make more money by building upscale. Many cities, like mine, are attracting businesses that pay high wages. These people want better housing than cheap affordable housing.

So who's left? The County, the state, the municipalities. Either they're willing to invest in affordable housing or we're all whistling Dixie, because the construction people that I've talked to, major people who build -- major housing developers, tell me I'm going to

build for the most profit I can make out of spending eight or \$9,000,000 or more on a piece of property.

Unless the County, cities, and the state offers them such a great incentive to build those housing, how's it going to get done? It's not. It's just not going to get done. How do you ask people, who invest their money for profit, take less, be a good guy? They'll look at you and say, I'm sorry, my stockholders are entitled to a return. My family's entitled to a better return than I'd get if I build affordable housing.

So we have to make up our minds that either as a County -- and to give incentives to municipalities to build affordable housing, or I don't see how it's going to get done.

MR. DIGIORGIO: Thank you, Commissioner.

Ms. -- Ms. Bailey.

MS. RAILEY: Railey.

MR. DIGIORGIO: Railey. I'm sorry.

MS. RAILEY: That's okay.

MR. DIGIORGIO: Ms. Railey, good to see you.

MS. RAILEY: Thank you. Well, my question -- great report.

DR. MURRAY: Thank you.

MS. RAILEY: Thank you very much.

DR. MURRAY: You're welcome.

MS. RAILEY: My question is on the impact of the report, our season -- we have a lot of seasonal renters and owners that are also international. How does that affect -- how did that affect the numbers in the report, please?

DR. MURRAY: Well, it's a great question, Commissioner, and you notice that those -- those numbers are increasing. They have been increasing really now for the last two decades. Obviously, it's housing that's either being developed, especially the more recent stuff is almost exclusively for investors. Not just here, but in Miami-Dade and Palm Beach. So, obviously, it's -- housing that's being built that -- in locations that could have accommodated, potentially, at least mixed income housing for workers that live here in Broward in our individual cities. But it's also impacting values, because as these properties are being sold, as the Commissioner had mentioned, or as they're being developed, that's -- that gets -- those price points get passed on.

So there is a big impact. Some -- some people would argue against that, but those are people who are typically in that business, commercial real estate. But certainly, there's no question that we have two markets here. One that's external, and one that's here that's not, as I think one of the Commissioners mentioned, that's not being addressed at all. At all. So the working residents of Broward County, that's a market, but it doesn't exist, as the Commissioner had mentioned. No one's going to build that stuff when you can build at -- at the higher end.

So we're going to continue to see that. We're going to continue to see new development, or we're going to see people buying into even older developments and use those as seasonal rentals. And, of course, with the growth of Airbnb and all those, I mean, there's just -- it's we're becoming more and more a resort community, not only -- you know, not only here in certain locations, but also, you know, Palm Beach is dealing with it and so is Miami-Dade. And God -- and, you know, God only knows what's happening down in Monroe. We know -- actually, we know what's going on down in Monroe.

UNIDENTIFIED SPEAKER: We do.

DR. MURRAY: There's no work housing left down there. So it's a major issue, and we need to understand that there is -- there is a -- this external market that's driving everything that's going on, and it's not addressing the actual people who live and work here on a daily basis.

MR. DIGIORGIO: Thank you. Mayor Hardin.

MAYOR HARDIN: Thank you very much. You know, it occurs to me that what Commissioner Castillo says is absolutely correct. We live in paradise. There's no reason that somebody shouldn't relocate their business from New Jersey down here. With that being said, we do live in paradise, and that's why we have so many people with resources that come here. They come here for vacation. They come here for -- you know, to buy a second home, from -- either from the United States or from foreign countries.

But we also have a lot of industry that is created down here as far as the service industry. And that's -- I mean, we're -- it is, it's a two -- and we've got a two-pronged approach here. But we can recruit all the corporate headquarters in the world, but we're still going to have that service sector that needs housing. And if we -- if we suddenly turned south Florida into some tech --

UNIDENTIFIED SPEAKER: (Inaudible.)

MAYOR HARDIN: -- Mecca, and turned us into San Francisco, then that's not going to solve our affordable housing project -- problem. The affordable housing problem is still

going to be there no matter what we do with our economy. It's -- because we have so much in the service sector.

So it's -- until we can turn it around and make sure that people who are flipping burgers can make \$20 an hour, which that's not going to happen, because then the cost of housing will just go up, it -- I have to agree with Mr. Parness. We do, we need to band together, not just as a city, not just as a County, but as a region and really put our heads together and make some tough decisions. And it's not going to be popular with everybody, because, no, we need to -- we need to pay for our service sector growth.

When we've got a major developer comes to -- comes to our area and says, well, yeah, I want to build this and this and this and 4,000 housing units with a huge entertainment complex and -- and yada, yada, yada, well, but those are all great jobs in service sector jobs. Well, and I've had these kind of discussions, and it's like, well, yeah, they shrug their shoulders and say, well, I know, but that's what the jobs are. Well, that just exacerbates our affordable housing problem. And it's great for the tax rolls, because, wow, we've got a new building coming to town, but it exacerbates an existing problem, which just makes it worse.

So we have to -- we have to kind of change our way of thinking, in my mind, but it has to be more -- more -- I mean, you know, Pompano Beach or Deerfield Beach or any particular city can't raise the flag and say, well, that's it, we're going to change the affordable housing issue in Pompano Beach. No, you can't do it that way, because you're going to get eaten alive by your -- your competitors, which we're all friendly competitors in the region, but we're still competitors. And if you open yourself up like that, then, of course, your competitors will eat your lunch and -- so to speak.

So it needs to be a larger -- larger, a regional approach. And at the very least, a County approach. And I've spoken with County Commissioner Rich, you know, numerous times about this, and we're in agreement that, yeah, it's a huge problem and we need to address it, but it's -- because it's not going away. Even if we attracted everybody from, you know, San Francisco here, that's not going to solve our service sector problem for housing. Thank you.

MR. DIGIORGIO: Thank you, Mayor. I think we only have one last speaker. It's going to be Commissioner Rich I'm going to let close this out for us today. I will say thank you, Dr. Murray, for a great presentation. It is eye opening. There are a lot of us who have a lot of ideas on the topic, and there's a lot of ways to go about this.

But I think the key that we talked about, it is a regional approach to this. It's not an individual city. You talked about that. You said that many times. I know Commissioner Rich has been saying that for quite some time. So I appreciate you standing there for over an hour and fielding our questions. And --

DR. MURRAY: Just like the classroom.

MR. DIGIORGIO: It feels like it, right? So thank you very much for being here, Dr. Murray. Commissioner Rich.

COMMISSIONER RICH: Yeah. Thank you. And thank you so much. Appreciate it.

DR. MURRAY: You're most welcome. My pleasure.

COMMISSIONER RICH: I would have been looking forward to the linkage study more if it hadn't been for this bill that was just passed, but -- because the linkage ties in with the impact and whatever. So we've got issues there. But -- and I don't know, Ralph, if you want to say a few words, just to maybe respond to anything that's gone on here, but I actually have a very positive attitude about what's going on here.

Yes, it is a crisis. But the County has been stepping up to the plate. This will be the third year putting in -- not enough, but we started with \$5,000,000. Now we're looking at this workshop now to look at a way of putting in a lot more money into the trust fund. You remember we passed the trust fund, Broward County Affordable Housing Trust Fund, last November. Now we need to fund the trust fund.

So we're looking at some creative ways, and I'm hoping my Commissioners are going to support one of them. The Broward Workshop is, which is taking some General Fund money, because we promised we wouldn't raise taxes for the trust fund, but taking some General Fund money, like two-tenths of a mil, which would be about \$30,000,000 that would go into the trust fund and be able to help us with gap financing and some of the issues that we were all talking about today.

I want to say I understand that there's a profit motive here, but there are people out there, really good people, who are willing to get into this arena. We've had, what, over 600 units over the last two years that we've been able to build with the money that the County was able to put in. We need to have more partners. We need to have more city partners. There are several of you here whose cities are stepping up to the plate, and that's wonderful, but we have 31 municipalities. And what we just heard from Dr. Murray is that all of them need affordable housing.

We have good non-profit partners like Carrfour. We just approved a 48-unit for elderly -- disabled elderly at the Board meeting on Tuesday. The Broward Partnership for the Homeless is building a wonderful facility right on -- development right on their property.

MR. DIGIORGIO: Yes.

COMMISSIONER RICH: So we're -- I mean, I think the exciting part is everybody's really realizing that -- what a crisis it is, and that we all have to be in this together. So and I want to just -- just say thank you to Ralph Stone, because since I got on this Commission, he's been my partner. And he is just so knowledgeable and, you know,

really always has a good way of looking at things and how we can kind of cut through some of the difficulties and get some successes out of it. So I just want to thank you, and just ask you if you have anything you want to add.

MR. DIGIORGIO: Mr. Stone.

MR. STONE: Just a couple real -- real quick thoughts. One of the things we now know is that all types of development -- and Dr. Murray's work on the linkage fee bears that out -- including residential, generates an affordable housing demand. We used to think about impacts as being water, sewer, transportation, and schools. What we now know is all along, all of that development was creating an affordable housing demand. So in the old days, every three generations, we moved out and the locations that were left became an affordable housing opportunity. We don't have that benefit anymore in Broward County.

I tell people we're Monroe County on steroids. We have no place to go. The other thing I tell people is affordable housing is a real estate deal with a subsidy. We've got to find the resources to fill that gap. It's either public money or it's private money in terms of the subsidy, whether it's mitigated by new units, bonus density, or they absorb it, or local government comes up with the money, or it's increased wages. So it's a real estate deal with a subsidy. We've got to move the ball a little forward. And I think with the Board's leadership in the last couple years, we're starting to do that.

MR. DIGIORGIO: Thank you, Mr. Stone. And I will say, with the Board's leadership, and especially yours, Commissioner Rich, thank you for taking a lead on this and keeping it in the forefront of our thoughts. Thank you. Mr. Breslau.

MR. BRESLAU: I'd actually like to comment on what was just said, because, you know, I sit and listen to this, and I am in the private industry that contributes to the housing supply. But, you know, the idea of non-market intervention, which is a, you know, subsidy issue, it just can't be overlooked.

I -- one of the charts in this report, you know, is housing starts are down, and multi-family housing starts are down. And a lot of that has to do with scarcity of land, cost of land, and construction costs that rise. Generally, I think we're seeing construction costs rising one percent a month.

UNIDENTIFIED SPEAKER: A month.

MR. BRESLAU: We have seen that now for four years straight, to a point where developers are now saying, I can't even afford to build that project even if I wanted to. So if we just continue to think we're going to get out of affordable housing through development, it's just not going to happen. And we found that out in 2006, '07, and '08 when it all stopped.



So what do we do as a community when development can't solve this problem by itself, right? It's a bigger issue. It's a countywide issue.

And I would tell you, you know, we looked at a project where we were -- and our company is going, we would like to be in the affordable housing business, but we also have to get them financed, right? And we take a project, we look at today's costs. We skinny down all the finishes, shorten up -- make the units smaller, and somebody give us the land, all right? And we still can't make the numbers work to hit those affordable numbers.

So it is a challenge. And I just don't think that if we think that we're going to solve this because building permits will come in and we'll be able to tax them somehow is really going to have a meaningful impact as units, because I think we're going to see units continue decreasing because of all these -- the burden.

So I do, I appreciate everything Commissioner Rich is doing. I agree with Mayor Hardin. I think this is a regional issue. It's a bigger issue. We need to find a steady stream of income and resources to finance bonds. And building affordable housing isn't the only solution. Right now, it's cheaper to buy units than it is to build units, and I think that needs to be looked at as well. And I appreciate the information here. I think it was really helpful. But I know we're in the development business, you know, as a Planning Council, and we talk about land use and future projects, I just don't think it's -- it's one leg of the stool. So, anyway, I just wanted to express that.

MR. DIGIORGIO: Thank you for your comments, Mr. Breslau.

MR. BRESLAU: Thank you.

MR. DIGIORGIO: Excellent comments. I think your point about if you get land for free, sometimes these projects aren't even affordable to build. So I think that's a great comment. Any further discussion on this item? Excellent report. Thank you, Dr. Murray.

DR. MURRAY: Thank you so much.

**OTHER BUSINESS:**

MR. DIGIORGIO: Okay. Is there any other comments from any of the Commissioners on any topic? Hearing none, I'll entertain a motion to adjourn.

UNIDENTIFIED SPEAKER: Have a great Memorial Day.

MR. DIGIORGIO: We're adjourned.

(The meeting concluded at 12:01 p.m.)

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

|  |                          |   |  |
|--|--------------------------|---|--|
| LAST NAME—FIRST NAME—MIDDLE NAME<br><i>BRESLAU Robert Mark</i> |                          | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br><i>Broward County Planning Council</i>   |  |
| MAILING ADDRESS<br><i>11340 SW 25 ct</i>                       |                          | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:<br><input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY |  |
| CITY<br><i>DAVIE</i>   | COUNTY<br><i>Broward</i> | NAME OF POLITICAL SUBDIVISION:  |  |
| DATE ON WHICH VOTE OCCURRED<br><i>MAY 23, 2019</i>             |                          | MY POSITION IS:<br><input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE   |  |

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

**IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:**

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Robert M. Breslan, hereby disclose that on May 23, 20 19.

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Land Use Modification, Apartment project. Phantasson Florida  
Agenda Item PH 2 - Amendment PC-19-4

May 23, 2019  
Date Filed

[Signature]  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.