



*Annual* 2009  
*Report*





## *Vision Statement*

*All residents of Broward County should have opportunities to access safe, decent and affordable housing countywide, which is the cornerstone for healthy, successful and sustainable communities.*

## BROWARD COUNTY HOUSING COUNCIL MEMBERSHIP

Each of the members of the council fills a category specified by Section 11.07, Article XI of the Charter of Broward County, Florida. The council members as of February 2009 are:

### MEMBER CATEGORY

Chair, Commissioner Lois Wexler	Member of the Broward County Commission
Vice Chair, Dr. Rosalind Osgood	Chief Executive of a recognized, not-for-profit homeless organization
Anthony Abbate	Florida Atlantic University
Richard W. Barkett	Florida Association of Realtors
James Carras	Owner of a business that employs fewer than 50 employees
Vacant	Owner of a business that employs at least 50 employees
George Castrataro	Community Representative
Cynthia Chambers	County Administrator Designee
Kevin Cregan	Broward County Housing Authority
Phyllis C. Hope	Broward County School Board
Mayor Lori Moseley	Broward League of Cities
Tina Mulligan	Florida Association of Mortgage Brokers
Mercedes J. Nunez	Recipient of Section 8 housing assistance or another housing program
John G. Primeau	Banker
Gary Shimun	Broward League of Cities, City Manager of a city with more than 50,000 residents
Anita Fain Taylor	Broward League of Cities, City Manager of a city with less than 50,000 residents
William "Bill" Thompson	Community Representative
Lisa Vecchi	Chief Executive of a not-for-profit housing organization
Cara-Jenna Yablon	Builders Association of South Florida



### BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

Sue Gunzburger, Kristin D. Jacobs, Albert C. Jones, Ken Keechl, Ilene Lieberman, Stacy Ritter, John E. Rodstrom, Jr., Diana Wasserman-Rubin, Lois Wexler

### STAFF AGENCY

Ralph Stone, Director	Broward County Housing Finance and Community Development Division
Suzanne Remien-Fejes, Assistant Director	Broward County Housing Finance and Community Development Division
Angela M. Chin, Principal Planner	Broward County Housing Finance and Community Development Division
Patrice Eichen, Assistant County Attorney	Broward County Attorney's Office
Elizabeth Kersting, Secretary	Broward County Housing Finance and Community Development Division
Michael Wright, Acting HIP Administrator	Broward County Homeless Initiative Partnerships (HIP)

# A Message from the Chair



Lois Wexler, Chair  
Broward Housing Council  
County Commissioner  
District 5

Dear Members and Supporters:

In November 2008, the citizens of Broward County voted to amend the Charter of Broward County, Florida to create the Broward Housing Council. This Council includes city and county elected officials, nonprofit representatives and private sector members, all who have a role in providing affordable housing for county residents. The Charter requires an annual report by the Housing Council which identifies resources and programs that assist in the provision of affordable housing. The report will not highlight individual cities, housing authorities or the county; instead, it will provide a cumulative overview of affordable housing resources and programs on a countywide basis for 2008-2009.

Major accomplishments include:

- **Affordable Housing Status Workshop**

The Housing Council held a Saturday workshop at the Broward Center for the Performing Arts to update participants on current resources, sources of funding, housing strategies and to hear from industry experts regarding affordable housing and impacts of the current and future markets.

- **Vision Statement and Work Program**

The Housing Council adopted a Vision Statement and a 2009 Work Program.

- **Foreclosure Registration and Maintenance Ordinance**

The numbers of properties filing for foreclosure in Broward County have increased from approximately 1,000 annually in 2005 to over 30,000 in 2008. The Board of County Commissioners directed the Office of the County Attorney to prepare an ordinance for consideration. The draft Foreclosure Registration and Maintenance Ordinance was provided to the Housing Council members for consideration and review. The Housing Council unanimously voted to approve the draft ordinance. On December 8, 2009, the Board adopted an Ordinance creating an Abandoned/Vacant Real Property Registration and Certification Program.

- **2009 Broward County Housing Needs Assessment**

The Housing Council authorized staff to contract with the Metropolitan Center at Florida International University to update the 2009 Broward County Housing Needs Assessment.

- **Housing Production Survey**

The Housing Production Survey for FY 08/09 was submitted and completed by the housing authorities, entitlement/consortium cities, and the county identified resources and programs that assist in the provision of affordable housing.

A handwritten signature in cursive script that reads "Lois Wexler".

## 2009 BROWARD COUNTY AFFORDABLE HOUSING NEEDS ASSESSMENT

### Key Findings:

- Broward County's total population, which increased by 10.1% from 2000-2006, decreased by 2% from 2006-2008;
- The County's recent loss in total population is attributed to a 3.7% decrease in "family households" from 2006-2008;
- From 2006-2008, Broward County experienced a loss of 14,885 "occupied" housing units and a concurrent increase of 24,157 "vacant" housing units;
- The County's decrease in "occupied" housing units, from 2006-2008, was principally among "owner-occupied" housing units (12,341 unit decrease);
- From 2006-2008, new housing units authorized by building permits in the County have decreased by 65%;
- The County has lost 56,500 private sector jobs since January, 2007 and has a current unemployment rate of 9.7%;
- From 2000-2008, Broward County's median value for all owner-occupied housing units increased from \$102,800 to \$261,800 or 156%;
- From 2000-2008, the County's median monthly owner housing costs (with a mortgage) increased from \$1,246 to \$1,968 or 58%;
- From 2000-2008, cost-burdened renter households increased from 43.5% to 57.2% in the County;
- "Extremely" cost-burdened renter households (>50% of household income on housing costs) have increased from 20.8% to 29.7% and now represent 58,752 households;
- Significant affordability "gaps" remain for existing 3 and 4-bedroom single-family homes at the County-level and the majority of largest municipalities;
- Broward County currently shows an affordability "surplus" based on the 2009 median sale price of an existing condominium;
- The current overall average rent in Broward County is \$1,203;
- Substantial affordability "gaps" exist for Broward County renter households earning 80 percent or less than the median household income;
- From 2008-2009, Broward County's foreclosure activity increased by 42 percent;
- Approximately 75% of Broward County's future (2010-2035) renter demand and 55% of future owner demand will be from "Low and Moderate" and "Workforce" Income households.

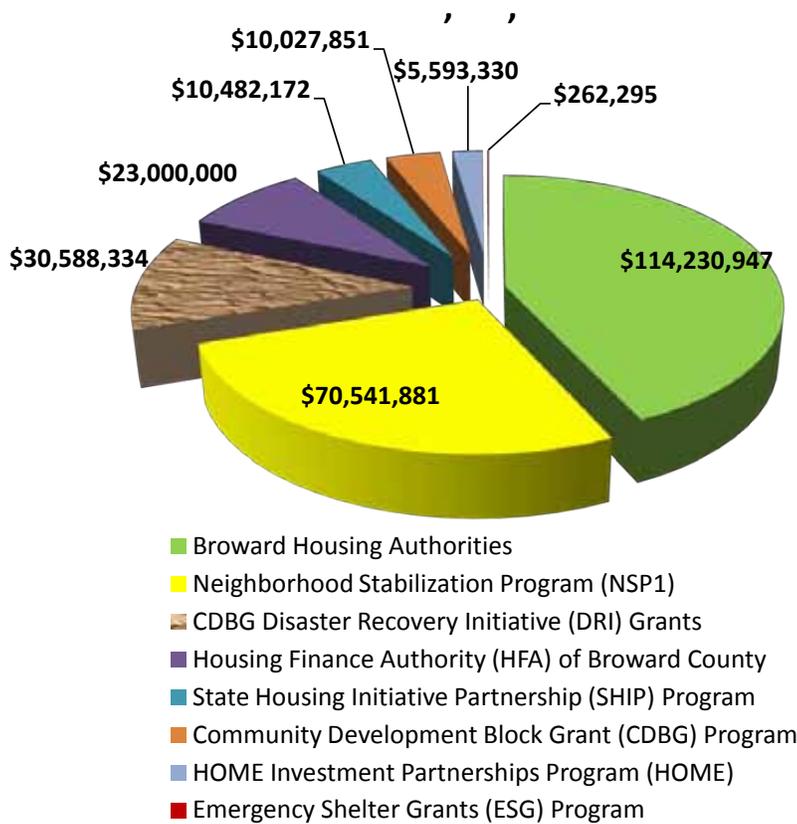
## WORK PROGRAM

ITEM #	AREAS OF EMPHASIS
I.	<b>FACILITATE COORDINATION AND COOPERATION BETWEEN THE COUNTY, MUNICIPALITIES, BUSINESS COMMUNITY, NOT-FOR-PROFIT, AND FOR-PROFIT GROUPS:</b>
	<ul style="list-style-type: none"> <li>A. Conduct a joint meeting with the Housing Council and League of Cities</li> <li>B. Engage the Broward City County Managers Association</li> <li>C. Organize an Annual Affordable Housing Practitioners Meeting</li> </ul>
II.	<b>CONDUCT HOUSING NEEDS ASSESSMENT UPDATE:</b>
	<ul style="list-style-type: none"> <li>A. Develop Scope of Work</li> <li>B. Define Cost</li> <li>C. Develop Contract for Services</li> <li>D. Project Deliverables</li> </ul>
III.	<b>HOMELESSNESS:</b>
	<ul style="list-style-type: none"> <li>A. Encourage the production of additional transitional and permanent housing</li> </ul>
IV.	<b>EDUCATION:</b>
	<ul style="list-style-type: none"> <li>A. Foreclosure Counseling and Assistance</li> <li>B. Homebuyer Education</li> <li>C. Fair Housing</li> </ul>
V.	<b>LEGISLATION (LOCAL, STATE, NATIONAL):</b>
	<ul style="list-style-type: none"> <li>A. State Housing Initiatives Partnership (SHIP) Program funding</li> <li>B. Sadowski Affordable Housing Trust Fund - Scrap the CAP</li> <li>C. Low Income Housing Tax Credit (LIHTC)</li> <li>D. Local Documentary Stamp Tax</li> </ul>
VI.	<b>IDENTIFY BEST PRACTICES IN AFFORDABLE HOUSING:</b>
VII.	<b>ANNUAL REPORT:</b>
	<ul style="list-style-type: none"> <li>A. Homeownership</li> <li>B. Foreclosure Prevention</li> <li>C. Housing Rehabilitation</li> <li>D. Barrier Free/Special Needs Housing Program</li> <li>E. Multi-family Rental</li> </ul>

## COUNTYWIDE EXPENDITURES

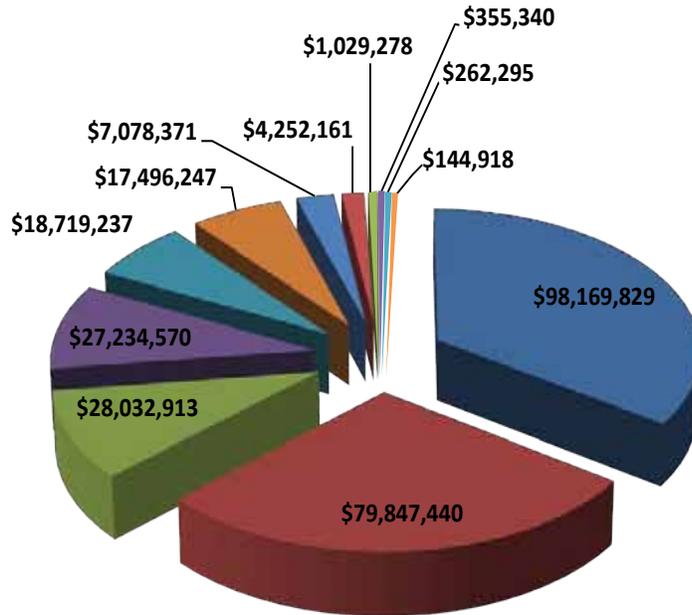
In 2008-09, Broward County, the Home Consortium and other entitlement cities, the Broward Housing Authorities, and the Housing Finance Authority leveraged approximately \$264,726,810 to support housing programs that will provide quality affordable housing to very low, low- and moderate-income families, homeless individuals and families, and non-homeless persons with special needs. The following chart outlines the financial resources that provided affordable housing activities using federal, state, and local resources.

### Countywide Expenditures \$264,726,810



## Total Allocation Housing Strategies \$264,726,810

The housing strategies identified below represent how affordable housing funds were utilized.



- Section 8/Supportive Housing
- Residential Rehabilitation Single-family
- Purchase/Downpayment Assistance
- New Construction Multi-family
- Acquisition Demolition
- Residential Rehabilitation Multi-family
- Public Housing
- Relocation/Rental Assistance
- Barrier Free
- New Construction Single-family
- Emergency Shelter Services
- Foreclosure Prevention

## FEDERAL RESOURCES

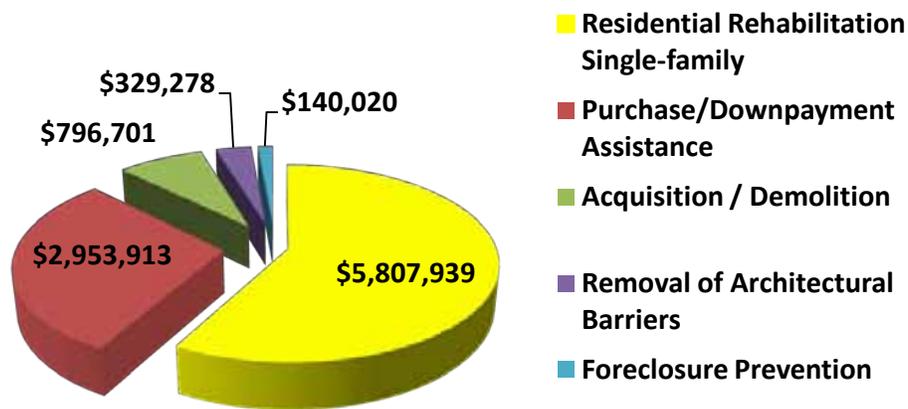
### Community Development Block Grant (CDBG) Program

Broward County and the entitlement cities utilize the Federal Community Development Block Grant (CDBG) funding to provide housing-related activities to serve the needs of its low- and moderate-income residents. Participation is based on income eligibility limitations. The total allocation of (CDBG) funds is approximately \$10,027,851, which is used for a variety of housing and housing-related activities, including homebuyer assistance, housing rehabilitation, acquisition and rehabilitation, foreclosure prevention, and barrier free improvements.

#### Performance Indicators:

- Assist 162 income eligible homeowners and multi-family unit owners with home repairs/improvements.
- Assist 55 income eligible homebuyers with purchase/down-payment assistance.
- Assist 20 homeowners with assistance to remove or modify architectural barriers for persons who are mobility impaired to facilitate maintaining independent living.
- Acquire 10 vacant single-family lots through Acquisition/Demolition.
- Assist 80 homeowners with foreclosure prevention.

### Community Development Block Grant (CDBG) Strategies \$10,027,851



Example: Residential Rehabilitation pictured below.



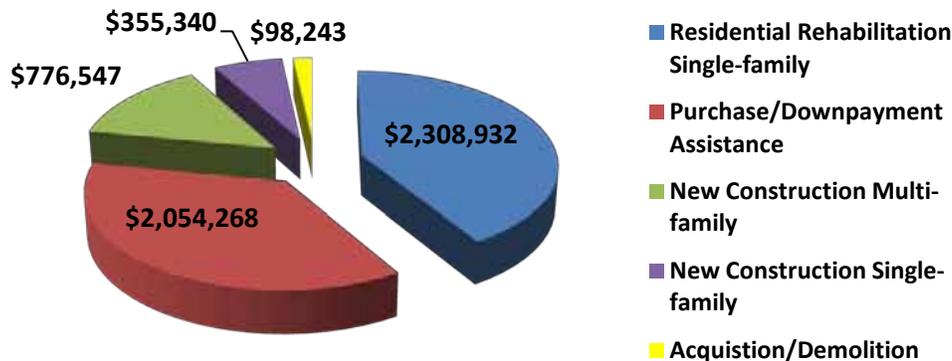
## HOME Investment Partnerships Program (HOME)

Broward County receives a HOME program allocation through the HOME Consortium. The consortium consists of Broward County along with the cities and towns of Coconut Creek, Coral Springs, Davie, Deerfield Beach, Lauderdale, Margate, Miramar, Pembroke Pines, Plantation, Sunrise, and Tamarac. During 2008-09 Broward County, the HOME consortium cities, and the cities of Fort Lauderdale, Hollywood, and Pompano Beach received approximately \$5,593,330 in HOME funds for projects that address affordable housing needs through housing rehabilitation, new construction, and acquisition and rehabilitation for both single-family and multi-family projects. Community Housing Development Organizations (CHDO) SET-ASIDE: The County and HOME consortium cities, Fort Lauderdale, Hollywood, and Pompano Beach are required to set-aside 15% of the annual HOME allocation for eligible CHDO. These non-profit organizations are committed to develop affordable housing in the communities they serve.

### Performance Indicators:

- Assist 103 income eligible homeowners and multi-family unit owners with home repairs/improvements.
- Assist 123 income eligible homebuyers with purchase/down-payment assistance.
- Construct 299 new affordable multi-family units.
- Construct 22 new single-family homes
- Acquire 6 vacant single-family lots through Acquisition/Demolition

### Home Investment Partnership Program (HOME) Strategies \$5,593,330



Example: New Construction Multi-family at The Palms of Deerfield Beach pictured below.



## Emergency Shelter Grants (ESG) Program

The Emergency Shelter Grants (ESG) Program received an allocation of \$262,295 to help improve the quality of existing emergency shelters for the homeless, to help meet the costs of operating emergency shelters and to provide certain essential social services to homeless individuals and families, to provide access not only to safe and sanitary shelter, but also to supportive services and others kinds of assistance needed to improve their situations. The program is also intended to restrict the increase of homelessness through the funding of preventive programs and activities.

### Performance Indicators:

- Accommodates up to 100 mothers and infants.
- Assist up to 80 families to help them maintain their residences, and prevent homelessness.
- Operational costs for emergency shelter care services to 122 clients.

### Emergency Shelter Grants (ESG) Program Strategies \$262,295



- Operations and Maintenance of Shelter Facilities
- Homeless Prevention
- Services to the Homeless

## STATE RESOURCES

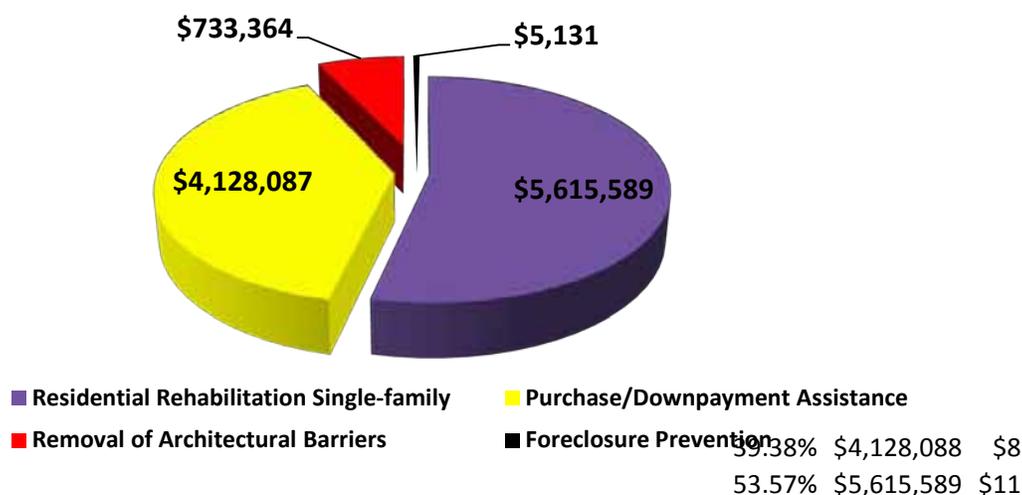
### State Housing Initiatives Partnership (SHIP) Program

The State Housing Initiatives Partnership (SHIP) Program is a state funded program administered by Broward County and 15 entitlement cities to meet the needs of the very low, low- and moderate-income households. The activities assisted with the allocation of Broward County SHIP funds include homebuyer's assistance, housing rehabilitation, water and/or sewer hookups, and water/sewer assessment assistance. Additional, SHIP dollars are used to facilitate the Special Needs/Barrier-Free Housing Program. This program provides structural modifications and rehabilitative home repair services to improve accessibility and provide health and safety repairs for homeowners and household members who are disabled and the elderly. Broward County and the 15 entitlement cities allocation for 2009 is approximately \$10,482,172.

#### Performance Indicators:

- Assist 350 income eligible homeowners and multi-family unit owners with home repairs/improvements.
- Assist 110 income eligible homebuyers with purchase/down payment assistance.
- Assist 29 homeowners remove or modify architectural barriers for persons who are mobility impaired to facilitate maintaining independent living.
- Assist 35 homeowners with foreclosure prevention.

### State Housing Initiatives Partnership (SHIP) Program \$10,482,172



Example: Removal of architectural barriers pictured below.



## OTHER RESOURCES AND DISTRIBUTION OF FUNDS

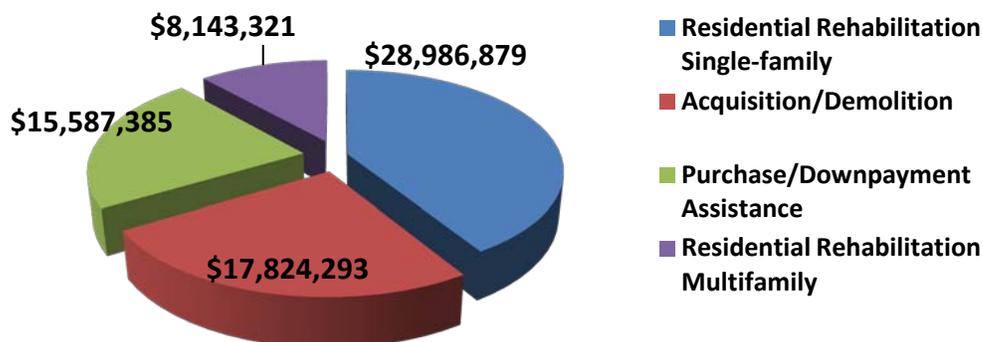
### Neighborhood Stabilization Program (NSP-1)

The Neighborhood Stabilization Program (NSP-1) provided approximately \$17,767,589 in Housing and Economic Recovery Act of 2008 funds to Broward County. Cities in Broward County's NSP service area include: Coconut Creek, Cooper City, Dania Beach, Hallandale Beach, Hillsboro Beach, Lauderdale Lakes, Lauderdale-by-the-Sea, Lazy Lake, Lighthouse Point North Lauderdale, Oakland Park, Parkland, Pembroke Park, Sea Ranch Lakes, Southwest Ranches, West Park, Weston, and Wilton Manors. Twelve (12) of the largest municipalities in the County received their own allocation under NSP totaling approximately \$52,771,285. Eligible uses of the funds include: financing mechanisms, purchase and rehabilitation of abandoned and foreclosed homes, demolition of blighted structures, and redevelopment of demolished or vacant properties. Total NSP allocation is \$70,541,875. Through the purchase and redevelopment of foreclosed and abandoned homes and residential properties, the goal of the program is being realized.

#### Performance Indicators:

- Assist 445 households who have acquired NSP properties with home repairs/improvements.
- Acquire 204 vacant single-family lots through acquisition/demolition.
- Assist 360 income eligible homebuyers with purchase/down-payment assistance.
- Assist 38 multi-family rental units with home repairs/improvements.

#### Neighborhood Stabilization Program Strategies \$70,541,875



Example: Foreclosure Acquisition/Rehabilitation pictured below:



**Lauderdale Lakes**



**Wilton Manors**

## Housing Finance Authority (HFA) of Broward County

The Housing Finance Authority (HFA) of Broward County offers financing to for-profit and not-for-profit developers to build affordable housing developments and preserve existing affordable housing throughout the County. The development of low-income multi-family units is a major priority of the HFA and the Board of County Commissioners. In that regard, the HFA approved financing for two projects during 2009 (Driftwood Terrace Apartments, Lauderhill):

- \$11.5 million in bond financing for the rehabilitation of 176 multi-family rental units (Driftwood Terrace Apartments, Lauderhill).
- \$12 million in bond financing for the construction and permanent financing of 120 new multi-family rental units (Golden Villas, Pompano Beach).

Example: New Multi-Family construction project pictured below.



**Golden Villas, Pompano Beach**

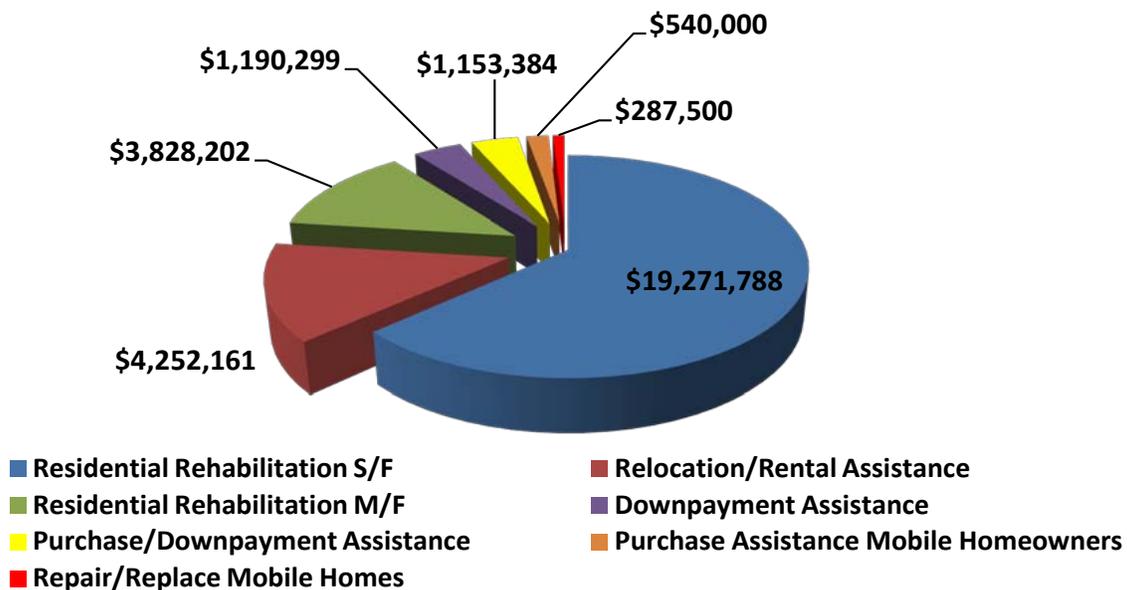
## CDBG Disaster Recovery Initiative (DRI) Grants

For 2008-09, Broward County and eligible municipalities received approximately \$30,588,334 in Community Development Block Grant (CDBG) funds from the Florida Department of Community Affairs as part of the Disaster Recovery Initiative (DRI) Program. CDBG Disaster Recovery grants primarily benefit low- and moderate-income persons in and around communities that have experienced a natural disaster. The CDBG funds are for disaster relief, long-term recovery, and restoration of housing infrastructure directly related to the effects of the 2005 hurricane season disasters. The County and eligible municipalities allocated this funding to provide rehabilitation and/or mitigation assistance to owner occupied residential property owners impacted by Hurricanes Katrina and Wilma. As a result of this funding, more than 600 families benefited.

### Disaster Mitigation



### CDBG Disaster Recovery Initiative (DRI) Grants Strategies \$30,588,344



## **BROWARD HOUSING AUTHORITIES**

The six housing authorities, Broward County, Dania Beach, Deerfield Beach, Fort Lauderdale, Hollywood, and Pompano Beach, are dedicated to providing assistance for affordable, attractive, and safe housing to extremely low-, low-and moderate-income families. During Fiscal Year 2009, the housing authorities received an average of \$114 million in HUD operating funds. These programs include:

### **Housing Choice Voucher Program (Section 8)**

The housing authorities administer over 10,000 Section 8 vouchers, a housing subsidy representing the difference between the actual rent and what the renter can afford this rent is paid to the landlord directly on behalf of the participating family. Renters pay approximately 30% of their income. The housing authorities indicated that they have an average of 4,000 persons on a waiting list for section 8 vouchers. Types of households receiving assistance are elderly, disabled and/or handicapped, and small and large families. There were approximately 349 new affordable housing units added during 2009, which includes recruitment of new landlords to the Housing Choice Voucher Program.

### **Public Housing**

The six housing authorities manage 19 public housing sites; 390 units for the elderly and disabled; 10 single-family homes, and 429 multi-family units. Currently, there are over 1,500 public housing units occupied and over 1,300 applicants on a waiting list. No new rental units were built during 2009.

## **OTHER RESOURCES AND PUBLIC HOUSING DISTRIBUTION OF FUNDS DURING 2009**

### **Low-Income Housing Tax Credit (LIHTC) Program**

The Low-Income Housing Tax Credit Program (LIHTC) is a federal subsidy used to provide incentives for private sector production of multi-family affordable rental housing for low-to-moderate income households. The credits provide a mechanism for funding a wide range of developments including new construction, substantial rehabilitation, moderate rehabilitation, acquisition, and repair by existing owners. During 2008-09, these initiatives supported the creation of 705 new rental homes.

## American Recovery and Reinvestment Act (ARRA) of 2009

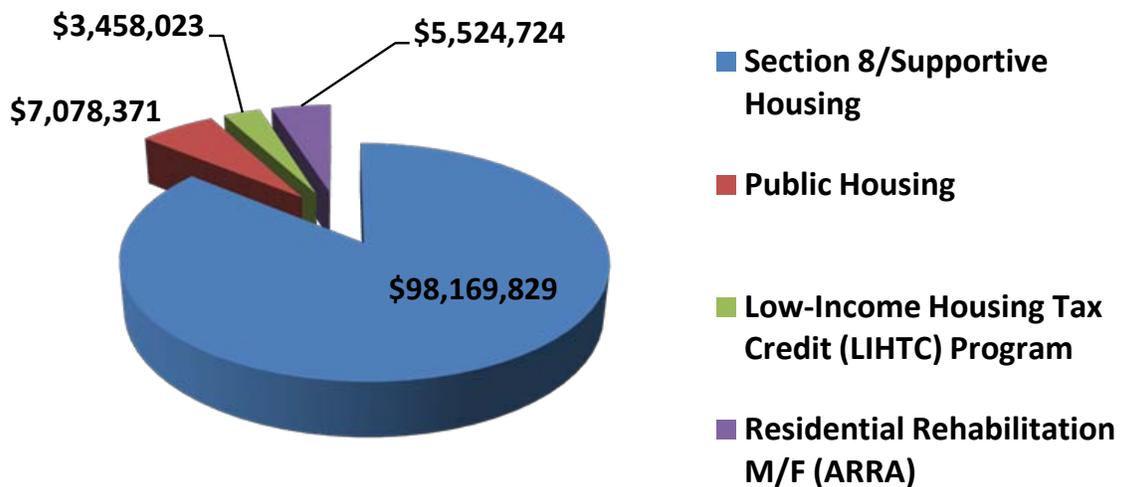
Approximately \$5,524,724 has been awarded to Broward housing authorities through the American Recovery and Reinvestment Act (ARRA) of 2009 to address the rehabilitation needs of public housing stock over 30 years old. Approximately 62.7% of the 1,657 total public housing stock in Broward is over 30 years old.

## Other Supportive Housing

During 2009, there were 1,000 subsidized rental units in the private market. The rent charged by the private housing owner must be government approved and is usually at or below the fair market rents. There were also 130 portable housing choice vouchers, which are portable anywhere in the United States, including Guam, Puerto Rico, Alaska, Hawaii, Samoa, and the Virgin Islands and 6 lease-to-purchase rental units.

The housing authorities administer the following programs, and the chart illustrates the funding source for supported affordable housing programs during 2008-09.

## Broward Housing Authorities Strategies \$114,230,947



Example: New Low- and Moderate-Income housing pictured below.



**Highland Gardens II, Deerfield Beach  
SENIOR COMMUNITY**



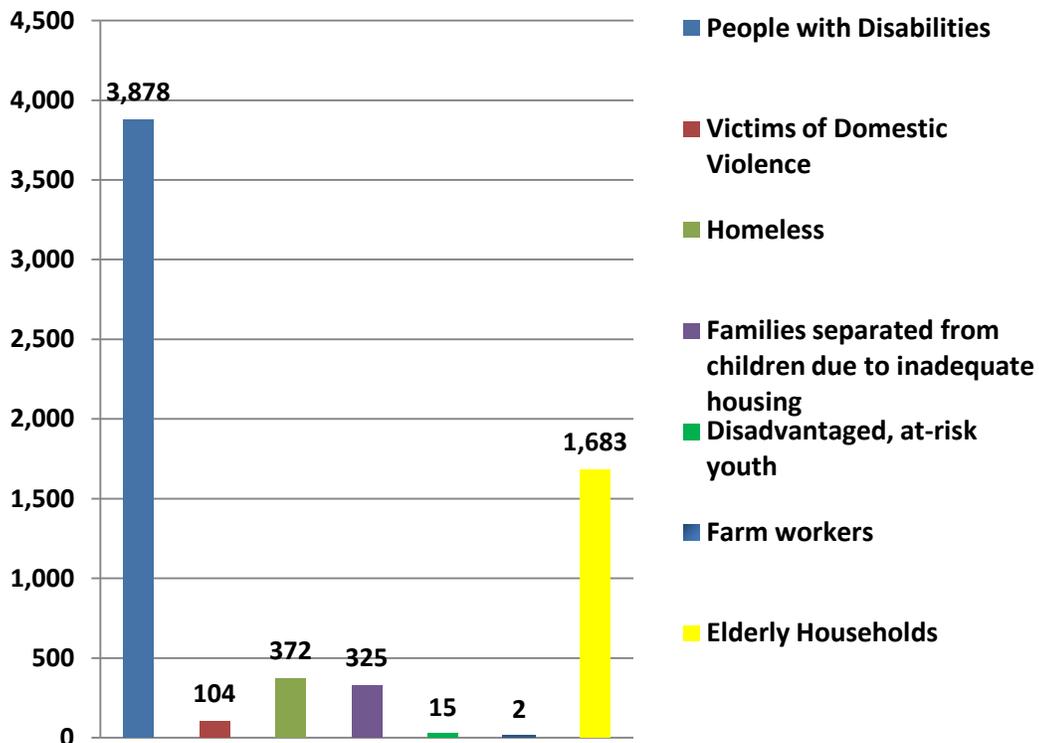
**Tallman Pines,  
Deerfield Beach**



**Crystal Lake Apartments,  
Hollywood**

## Special Needs Housing Subpopulations

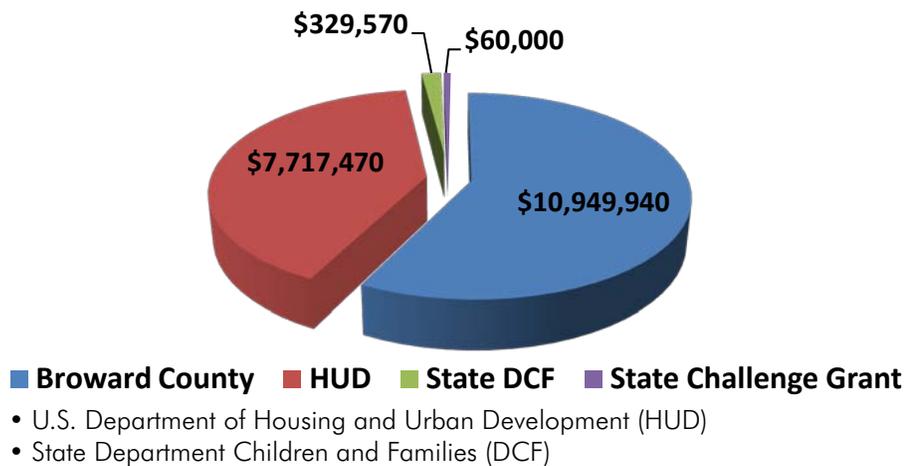
The data on supportive housing needs is based on the information provided by the housing authorities and examines the housing and supportive needs of persons with various disabilities, victims of domestic violence, homeless, and families separated from children due to inadequate housing, disadvantaged at-risk youths, farm workers, and elderly households. Not all housing authorities have statistics for these categories. The results of the survey of housing authorities are summarized below:



## HOMELESS INITIATIVE PARTNERSHIP (HIP)

The Broward County Continuum of Care is a collaborative effort among public, private, and nonprofit organizations. The Continuum of Care includes: prevention, outreach and assessment, emergency shelter, transitional housing, and permanent supportive housing or other permanent housing. The Broward County Coalition for the Homeless conducted in January 2009, a point-in-time survey of the County's homeless population and reported there were over 800 homeless men, women and children literally on the streets in Broward County, and 2,425 in emergency and transitional shelters who are in need of permanent housing. The estimated amount expected to be available to the County from local, state, and federal funds during 2008-09 is approximately \$19 million. In 2009, homeless providers and stakeholders identified two homeless subpopulations with the greatest need compared to the resources to serve them. They were homeless families with children and homeless persons with mental illness and substance abuse problems. Continuum of Care plans during 08/09 showed over 1,900 beds of all types – shelter, transitional, permanent – existed to serve the homeless.

### Homeless Initiative Partnership (HIP) Services \$19,056,980



### Recent Housing Progress:

- 28 beds of new permanent supportive housing were added during 2009 through a HUD Samaritan Initiative grant through Broward County to Broward Housing Solutions, Inc. These beds are targeted to the single chronic homeless adults with disabling conditions.
- 38 units (approx. 103 beds) of transitional housing for homeless families, which had been closed and in need of repair for several years, were renovated and re-opened this year with a Florida Department of Children & Families (DCF) grant through Broward County to The Salvation Army.
- Federal stimulus funds, known as Homeless Prevention & Rapid Re-housing Program (HPRP), will provide homeless prevention and rapid re-housing assistance to hundreds of households over the next couple of years. The funds provide rental assistance, case management and other services. These flexible funds are from HUD through Broward County to a collaborative of agencies lead by Broward Regional Health Planning Council including 211 Broward, Broward County Homeless Initiative Administration, The Shepherd's Way, Crisis Housing Solutions, Legal Aid and Women in Distress.

Continuum Phase / Subpopulation	Housing Inventory	Unmet Need
Emergency - Households without Children	478 beds	55 beds
Emergency - Households with Children	226 beds	10 units / 42 beds
Transitional - Households without Children	1,313 beds	75 beds
Transitional - Households with Children	400 beds	25 units / 68 beds
Safe Haven for persons with mental illness	35 beds	45 beds
Permanent Supportive Housing - Households without Children	509 beds*	950 beds*
Permanent Supportive Housing - Households with Children	1,321 Beds*	30 units / 101 beds*
<b>Total All Beds</b>	<b>4,282</b>	<b>1,336</b>

\*Permanent Supportive Housing beds targeted only to households with at least one person who has a disabling condition. Need numbers for affordable housing capacity is greater.

Broward County has a program to house chronically homeless adults with mental illness and substance abuse in their own apartments and provide treatment services where they live. Ninety five percent (95%) of these chronically homeless adults admitted between 2004 and 2008 have been living in permanent housing for at least one year.

Homeless Subpopulations	Sheltered	Unsheltered	Total
Chronically Homeless	171	206	377
Severely Mentally Ill	848	N/A	848
Chronic Substance Abuse	1,067	N/A	1,067
Veterans	194	N/A	194
Persons with HIV/AIDS	97	N/A	97
Victims of Domestic Violence	146	N/A	146
Unaccompanied Youth (Under 18)	25	N/A	25

## FIRST-TIME HOME BUYERS COUNSELING AND EDUCATION

Residents and first-time homebuyers are referred to a HUD-certified housing counseling agency that provides counseling and educational services about homeownership for free. On average, there were over 450 new clients receiving homebuyer education and counseling during 2009. These Workshops educate prospective homebuyers on the following topics:

- Discussion on the role of the buyer/seller and the various professionals involved;
- Questions to assess readiness to buy;
- Preparing for home purchase;
- Understanding credit, mortgage financing, tax relief programs, predatory lending and fair housing issues.

## PROGRAM ACCOMPLISHMENTS

As identified in this annual report, a large number of very low, low- and moderate-income households have benefited from the activities funded in part through the CDBG, HOME, ESG, CDBG-DRI, NSP, ARRA, LIHTC, multifamily Bond financing programs and the Housing Authorities. Nonetheless, affordable housing needs far exceed what can be accomplished with these dollars.

Increasing the effectiveness and efficiencies in the implementation of housing initiatives is a high priority as increases in federal, state, and local resources are limited.

The Housing Council approach to addressing affordable housing is the combination of policy, partnerships, and leveraging. These elements must be aligned to maximize the use of local resources and other public resources in leveraging private investment to continue to address the affordable housing needs of Broward County residents in an effective and efficient manner.

## HOUSING COUNCIL (BROWARD COUNTY)

### Purpose

To serve in a non-taxing advisory capacity to facilitate coordination between the County, municipalities, the business community and not-for-profit groups to address housing issues including, but not limited to, affordable housing, workforce housing and homelessness.

To make regular recommendations to the Broward County Commission and all organizations represented by the Council on issues including streamlining, housing-related governmental regulations and enhancing housing stability.

The Council shall submit an annual report to the Broward County Commission and other organizations represented by the Council.

### Created by:

Charter of Broward County, Florida, Section 11.07, approved by the electorate at a special referendum election held in conjunction with the General Election on November 4, 2008.

### Membership:

At least seventeen (17) members. Sixteen (16) shall be voting members.

The Broward County Commission, at its discretion, may appoint additional members, provided that the Council shall be comprised of no more than nineteen (19) members with an odd number of voting members.

#### VOTING MEMBERS

The Broward County Commission shall appoint seven (7) members as follows:

- 1) One member shall be a member of the Broward County Commission;
- 2) One member shall be the owner of a business that employs at least fifty (50) employees;
- 3) One member shall be the owner of a business that employs fewer than fifty (50) employees;
- 4) One member shall be a recipient of Section 8 housing assistance or another housing assistance program;
- 5) One member shall be the Chief Executive of a recognized, not-for-profit homeless organization;
- 6) One member shall be the Chief Executive of a not-for-profit housing organization; and
- 7) One member shall be a banker.

The Broward League of Cities shall appoint three (3) members as follows:

- 8) One member shall be an officer of the Broward League of Cities;
- 9) One member shall be the City Manager of a city in Broward County with more than 50,000 residents; and
- 10) One member shall be the City Manager of a city in Broward County with less than 50,000 residents.

The following organizations shall appoint six (6) members as follows:

- 11) One members shall be a licensed real estate professional appointed by the Florida Association of Realtors;

- 12) One member shall be appointed by the Builders Association of South Florida;
- 13) One member shall be the Director or designee from the Florida Atlantic University Center for Urban Redevelopment and Education;
- 14) One member shall be a member of the Broward County School Board chosen by a majority vote of the School Board;
- 15) One member shall be appointed by the Broward County Housing Authority; and
- 16) One member shall be a mortgage broker appointed by the Florida Association of Mortgage Brokers.

#### NON VOTING MEMBER

- 17) The County Administrator, or his/her designee, shall serve as a permanent, non-voting member.

#### **Terms:**

Two (2) years from the date of appointment.

#### **Vacancies:**

If a member of the Housing Council is an elected official and ceases to be an elected official, the individual's membership on the Council shall terminate, and the position shall be declared vacant. Members of the Council who no longer satisfy the residency or employment/membership requirements of their position shall cease to be members of the Council, and their positions shall be declared vacant. Other circumstances creating a vacancy may be defined by ordinance, and those vacancies shall be filled in the same manner as the original appointments.

#### **Quorum:**

A majority of the members.

#### **Attorney:**

Office of the Broward County Attorney, 954-357-7600.

#### **Coordinator:**

Ralph Stone, Director  
Housing Finance & Community Development  
110 NE Third Street, Suite 300, Fort Lauderdale, FL 33301  
954-357-5320

#### **Meetings:**

To be determined.  
The first meeting must be held no later than March 1, 2009.  
The Council shall hold no less than six (6) meetings per year.

Financial Disclosure not required.

HCB 11/08



Broward County Housing Finance and  
Community Development Division

110 Northeast 3rd Street, Suite 300  
Fort Lauderdale, Florida 33301

Telephone: 954.357.4900 • Fax: 954.765.4686

[www.broward.org/Housing](http://www.broward.org/Housing)