1 N. University Drive, Box 102
Plantation, FL 33324
Phone: 954.357.6634
BrowardHousingCouncil.org

BROWARD HOUSING COUNCIL

Regular Meeting

AGENDA

Livestream at https://broward.granicus.com/ViewPublisher.php?view_id=15

A meeting of the Broward Housing Council (BHC) will be held at **10 AM on Friday, February 27, 2026,** at Broward County Government Center East (GCE), Room 430, located at 115 S. Andrews Avenue, Fort Lauderdale, FL 33301.

1) Call to Order and Roll Call

2) Approval of November 7, 2025, Meeting Minutes *(see attachment)*

3) Chair's Report: Christopher Krzemien

4) Director's Report: Darby Delsalle, AICP

5) New Business
   A) Approval of Proposed 2026 BHC Meeting Dates *(see attachment)*
   B) Approval of Proposed 2026 BHC Work Program *(see attachment)*
   C) Approval of BHC 2025 Annual Report *(see attachment)*

6) Old Business

7) Public Comments

8) **Next BHC Meeting: 10 AM, Friday, April 24, 2026, in Room 430, Broward County Government Center, 115 S. Andrews Avenue, Fort Lauderdale, FL 33301**

9) Adjournment

Our Purpose:
To serve in an advisory capacity to the County Commission and to facilitate coordination between the County, municipalities, the business community and not-for-profit groups to address housing issues including, but not limited to, affordable housing, workforce housing and homelessness.

Chair, Christopher Krzemien • Vice-Chair, Beth Daly
Alex Almanzar • Ajibola Balogun • Marcia Barry-Smith • Maura McCarthy Bulman • Michele Collie • Luke Harrigan
Parnell Joyce • Mike Pearson • Nathan Perlmutter • Commissioner Hazelle P. Rogers • Ralph Stone • Teneshia Taylor

Approved: _____

SUMMARY MINUTES DRAFT

BROWARD HOUSING COUNCIL
Friday, November 7, 2025 - 10:00 AM
Broward County Government Center East, Room 430, Fort Lauderdale, FL

Board Members Present

Ajibola Balogun	Maura Bulman	Beth Daly, Vice-Chair
Michele Collie	Luke Harrigan	Parnell Joyce
Christopher Krzemien, Chair	Teneshia Taylor	

Board Members Absent

Alex Almanzar	Marcia Barry-Smith	Mike Pearson
Nathan Perlmutter	Commissioner Hazelle Rogers	Ralph Stone

County Staff

Darby Delsalle, UPD	Sue Carrano, UPD	Keith Darby, UPD
Angela Bauldree, Housing Finance Division	Angela Chin, Housing Finance Division	Lisa Wight, Housing Finance Authority

Other Attendees

None.

1) **CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 10:20 AM by Chair Krzemien. Roll call was taken by Sue Carrano who confirmed that one more voting member was needed to establish a quorum.

2) **Chair's Report**

Chair Krzemien reported that the BHC workshop was a success and thanked those members who participated as moderators and panelists. He received very positive feedback from attendees and other participants.

3) **Director's Report**

Darby Delsalle reported that the government shutdown is causing a delay in HOME funding. The BHC workshop recording and Keynote Speaker slides are available on the BHC website.

Note: *Michele Collie arrived at the meeting at 10:25 AM, thereby establishing a quorum.*

4) **Approval of August 22, 2025, Regular Meeting Minutes**

Motion: Beth Daly moved to approve the minutes as presented. Ajibola Balogun seconded. All in favor.

5) **Approval of October 23, 2025, Workshop Minutes**

Motion: Beth Daly moved to approve the minutes as presented. Ajibola Balogun seconded. All in favor.

6) **New Business**

None.

Approved: _____

7) **Old Business**
None.

8) **Continuum of Care Advisory Board Report**
Teneshia Taylor , BHC representative for the CofC Advisory Board, reported she has attended three Board meetings so far which typically have about 30-50 partner organizations present. Ms. Taylor recently attended a shared housing workshop hosted by HOSS-D at the African American Research Library. She also volunteered to serve on the A Way Home Focus Group to update the program's strategic plan. The HOSS-D Landlord Appreciation Breakfast is November 17, 2025; the event is sold out with about 200 attendees projected.

9) **Public Comments**
None.

10) **Adjournment**
The meeting was adjourned at 10:32 AM.

11) **Next BHC Regular Meeting: 10 AM, Friday, December 12, 2025, Room 430, Broward County Government Center East (GCE), 115 S. Andrews Avenue, Ft. Lauderdale**

Disclosure: The above captioned minutes are transcribed in a summary format. To obtain a complete audio recording of the meeting, approved summary minutes, or any presentation or handout materials, submit a public records request through the Housing and Urban Planning Division, 954-357-8695.

DRAFT

Approved: _____

Broward Housing Council
2026 Meeting Dates

- Friday, February 27, 2026
- Friday, April 24, 2026
- Friday, June 26, 2026
- Friday, August 28, 2026
- Friday, October 23, 2026
- Friday, December 11, 2026
- Fall Workshop: TBD

The Broward Housing Council meets bi-monthly on the fourth Friday of the month except for December (scheduled earlier due to holidays).

Location: Room 430, Broward County Government Center, 115 S. Andrews Avenue, Fort Lauderdale, FL 33301

DRAFT

Approved:

Broward Housing Council ~~2025~~2026 Work Program **PROPOSED**

1. Facilitate Coordination

- Seek regional collaboration with other agencies to address affordable housing issues.
- Sponsor an annual Affordable Housing Workshop for municipal, business and legislative leaders.
- Report on all Broward Housing Council activities for the year and submit to the Board of County Commissioners for acceptance.
- Maintain the Broward Housing Council website with a focus on affordable housing policy, research and studies.
- Prepare quarterly newsletter and distribute via e-mail.
- ~~Maintain~~ Update the countywide Affordable Housing Dashboard with the most current available data and create easily accessible link to list of affordable and workforce housing projects.
- Promote the Broward County Ten-Year Affordable Housing Master Plan (Master Plan) as presented to the Board of County Commissioners.
- ~~Design~~ Implement a dashboard for Municipal Affordable Housing Scorecard data to document the Master Plan's implementation.
- ~~Support passage of County ordinance to implement Charter changes regarding the Broward Housing Council membership.~~
- Sponsor the Affordable Housing Needs Assessment Update to be prepared by the Jorge M. Perez Metropolitan Center at FIU.

2. Increase Affordable Housing Stock

- Support the allocation of Community Redevelopment Agency (CRA) funding for affordable housing.
- Support policies that address flexible sources of "gap financing" for affordable housing (i.e. second mortgage programs).
- Engage the development community to increase affordable housing production especially for very low income rentals.
- Continue to recommend the Florida Housing Finance Corporation (FHFC) allocate set-aside of units for Broward County tax credit projects, based on need.
- Support partnership between Broward County and South Florida Community Land Trust.
- ~~Continue monitoring the status of developers' voluntary commitments to construct affordable units as an approval condition of a Broward County Land Use Plan Amendment.~~
- ~~Track retention of affordable units with expiring affordability restrictions (i.e., 15 years or 30 years).~~
- Encourage the development of properties owned and identified by the County Commission as appropriate for affordable housing.

3. Enhance Housing Stability

- Develop an outreach campaign to educate local municipal, business and legislative leaders on affordable housing issues and funding strategies.
- Invite presenters to share information about affordable housing initiatives at bi-monthly Broward Housing Council meetings.
- Support the acquisition and rehabilitation of existing affordable housing inventory that will preserve the housing stock.
- Update local leaders on affordable housing policy issues.

- Encourage foreclosure counseling workshops by HUD certified agencies and local banks, and encourage local funding of foreclosure counseling/assistance programs and homebuyer education courses.
- Highlight locally successful neighborhood improvement programs and other affordable housing projects.
- Encourage improved transportation programs that support affordable housing.

4. Advocate for Legislative Change

- Support legislation that provides full appropriation and recurring revenue for affordable housing initiatives such as the State Housing Initiatives Partnership (SHIP) and State Apartment Incentive Loan (SAIL).
- Advocate affordable housing programs and policies that include workforce housing.
- Support policies that assist renters and homebuyers by reducing the gap between household income and housing costs.
- Seek to leverage business community involvement in affordable housing advocacy efforts.
- Continue to ~~S~~support the County's advocacy efforts at the State Level regarding condominium building safety legislation, and associated assessments, to alleviate the cost burden on senior condo owners.

5. Streamline Process

- Continue to ~~P~~provide input regarding the Affordable Housing goals, objectives and policies in during the BrowardNEXT Land Use Plan Update process.
- Support bonus densities and other land use policies to incentivize affordable housing construction.
- Provide planning support to the County's Affordable Housing Advisory Committee (AHAC) in identifying affordable housing incentives for the annual AHAC Report.
- ~~Update Broward Housing Council bylaws to conform with membership composition changes as adopted by County ordinance.~~

6. Address Homelessness

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

7. Support Countywide Financing

- Support Broward County's allocation of public funding towards the Broward County Affordable Housing Trust Fund.
- Work to leverage private sector investments in the Affordable Housing Trust Fund that support the production and preservation of affordable housing units.
- Encourage the County Commission to pursue multiple funding opportunities identified through the Ten-Year Affordable Housing Master Plan.

** DRAFT **

BROWARD HOUSING COUNCIL ANNUAL REPORT 2025

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Message from the Chair

On behalf of the Broward Housing Council, I am honored to share the 2025 Broward Housing Council Annual Report. During the past year, the Housing Council addressed opportunities for safe, attainable, and affordable housing in Broward County, with a clear-eyed recognition of the challenges ahead.

I want to acknowledge and thank the Broward Housing Council staff for their extraordinary work in making the 2025 Affordable Housing Workshop a resounding success. Their dedication, professionalism, and attention to detail were evident throughout the program, and their efforts created a meaningful forum for dialogue, collaboration, and forward-looking solutions. The event's success reflected the strength of the team behind it. I am also deeply grateful for the support and leadership of Vice-Chair Beth Daly, whose partnership continues to be invaluable to the Council's work. Her commitment to advancing thoughtful housing policy and fostering collaboration across sectors strengthens everything we do.

We were privileged to welcome Sen. Nan Rich and Walter Duke as our 2025 workshop's keynote speakers. Their willingness to share their time, expertise, and perspective elevated the conversation and reinforced the urgency of addressing housing affordability with compassion and resolve. Their messages resonated strongly with attendees and underscored the importance of leadership at every level.

While there is much to be proud of, there is also no mistaking the reality before us. Broward County, like many Florida communities, is facing a housing affordability crisis impacting working families, seniors, young professionals, and those most vulnerable among us. Rising housing costs continue to outpace wages, placing stability and opportunity further out of reach for too many residents. This challenge is not abstract; it affects the economic vitality, workforce sustainability, and overall quality of life in our community.

Affordable housing remained a critical focus during the 2025 legislative session, with several bills addressing issues such as land use and zoning, development incentives, ADUs, and tax credits, among others. The Housing Council continued to closely monitor such measures, engage with policymakers, and advocate for solutions that reflect residents' needs and local housing market realities. Progress requires sustained commitment, collaboration across jurisdictions, and a willingness to pursue innovative approaches.

Moving forward into 2026, I remain hopeful; hopeful because of the partnerships we have built, the conversations we are having, and the shared understanding that housing is foundational to a strong, resilient community. At the same time, we must remain honest about the scale of the challenge before us and steadfast in our resolve to meet it.

Thank you for your continued engagement and dedication to advancing housing solutions in Broward County. Together, we can help shape a future where opportunity begins with a place to call home.

Respectfully,

Christopher Krzemien

Chair, Broward Housing Council

About the Broward Housing Council

The Broward Housing Council (BHC) was created in 2008 by the Charter of Broward County, Florida, Section 11.07, as approved by voters during the November 4th General Election.

Purpose

The purpose of the Broward Housing Council is to serve in an advisory capacity to the County Commission and to facilitate coordination between the County, municipalities, the business community and not-for-profit groups to address housing issues including, but not limited to, affordable housing, workforce housing and homelessness*.

Vision

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

Staff Support

Broward County Housing and Urban Planning Division
Darby Delsalle, AICP, Director
Susanne Carrano, Senior Planner
Keith Darby, Program/Project Coordinator

Broward County Attorney's Office
Stacey-Ann Rowe, Senior Assistant County Attorney

GENERAL DISCLAIMER: The Housing and Urban Planning Division (HUPD) of Broward County has made every effort to ensure the accuracy of the information contained in this Annual Report. The purpose of this report is to provide a summary of the Broward Housing Council's activities during the 2025 calendar year. The report is not intended to, and will not, highlight individual municipalities, housing authorities or county agency funding sources.

* See APPENDIX A: Definitions of Affordable Housing and Income Categories

Membership

Current BHC Members with Category Represented

Chris Krzemien, **Chair**
Owner of business employing at least 50 employees

Beth Daly, **Vice-Chair**
Florida Realtors®

Alex Almanzar
FIU/Metro Center – individual with technical housing expertise

Ajibola Balogun
Broward League of Cities: City Manager/designee of city with <50,000 residents

Marcia Barry-Smith
Community Representative (Voting)

Maura M. Bulman
School Board of Broward County

Michele Collie
Banker

Luke Harrigan
Community Representative (Non-voting)

Parnell Joyce
Broward County Housing Authority

Mike Pearson
Florida Association of
Mortgage Professionals

Nathan Perlmutter
Builders Association of
South Florida

Commissioner Hazelle Rogers
Broward County Commission

Ralph Stone
County Administrator Designee
(Non-voting)

Teneshia Taylor
Owner of business
employing <50 employees

On August 22, 2025, the BHC members presented a certificate of appreciation to member Marcia Barry-Smith for her years of leadership as BHC Chair. Barry-Smith, who remains an active member of the BHC, served as Chair from April 2018 – April 2025.

BHC Meetings

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

2025 Regular Meeting Dates

February 28
April 25
June 27
August 22
November 7*
December 12**

*re-scheduled from October 24 due to BHC workshop on October 23
** scheduled earlier in month due to holidays

All meetings were live streamed by the Office of Public Communications, and the meeting archives may be accessed at https://broward.granicus.com/ViewPublisher.php?view_id=15.

Broward Housing Council 2025 Work Program

Approved on December 6, 2024

1. Facilitate Coordination

- Seek regional collaboration with other agencies to address affordable housing issues.
- Sponsor an annual Affordable Housing Workshop for municipal, business and legislative leaders.
- Report on all Broward Housing Council activities for the year and submit to the Board of County Commissioners for acceptance.
- Maintain the Broward Housing Council website with a focus on affordable housing policy, research and studies.
- Prepare quarterly newsletter and distribute via e-mail.
- Maintain the countywide Affordable Housing Dashboard with the most current available data.
- Promote the Broward County Ten-Year Affordable Housing Master Plan (Master Plan) as presented to the Board of County Commissioners.
- Design a dashboard for Municipal Affordable Housing Report Card data to document the Master Plan's implementation.
- Support passage of County ordinance to implement Charter changes regarding the Broward Housing Council membership.

2. Increase Affordable Housing Stock

- Support the allocation of Community Redevelopment Agency (CRA) funding for affordable housing.
- Support policies that address flexible sources of "gap financing" for affordable housing (i.e. second mortgage programs).
- Engage the development community to increase affordable housing production especially for very low income rentals.
- Continue to recommend the Florida Housing Finance Corporation (FHFC) allocate set-aside of units for Broward County tax credit projects, based on need.
- Support partnership between Broward County and South Florida Community Land Trust.
- Continue monitoring the status of developers' voluntary commitments to construct affordable units as an approval condition of a Broward County Land Use Plan Amendment.
- Track retention of affordable units with expiring affordability restrictions (i.e., 15 years or 30 years).
- Encourage the development of properties owned and identified by the County Commission as appropriate for affordable housing.

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- Develop an outreach campaign to educate local municipal, business and legislative leaders on affordable housing issues and funding strategies.
- Invite presenters to share information about affordable housing initiatives at bi-monthly Broward Housing Council meetings.
- Support the acquisition and rehabilitation of existing affordable housing inventory that will preserve the housing stock.
- Update local leaders on affordable housing policy issues.
- Encourage foreclosure counseling workshops by HUD certified agencies and local banks, and encourage local funding of foreclosure counseling/assistance programs and homebuyer education courses.
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- Encourage improved transportation programs that support affordable housing.

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

5. Streamline Process

- Provide input regarding the Affordable Housing goals, objectives and policies during the BrowardNEXT Land Use Plan Update process.
- Support bonus densities and other land use policies to incentivize affordable housing construction.
- Provide planning support to the County's Affordable Housing Advisory Committee (AHAC) in identifying affordable housing incentives for the annual AHAC Report.
- Update Broward Housing Council bylaws to conform with membership composition changes as adopted by County ordinance.

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

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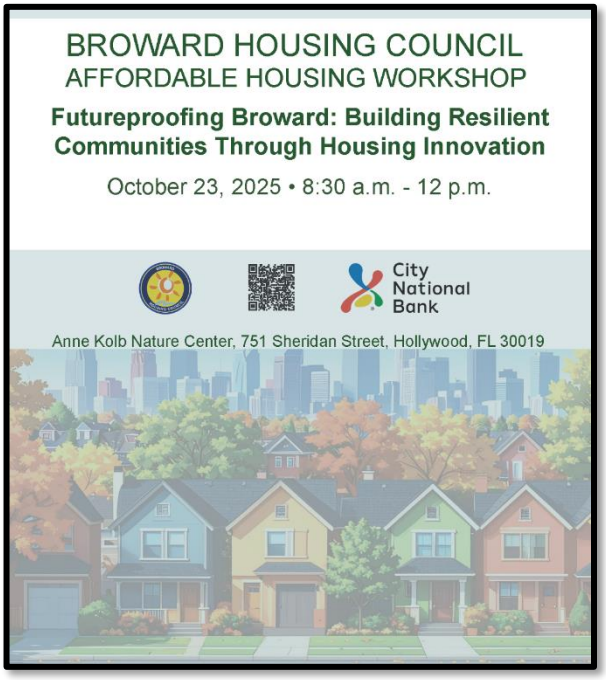
- Encourage the County Commission to pursue multiple funding opportunities identified through the Ten-Year Affordable Housing Master Plan.

Facilitate Coordination

Futureproofing Broward: BHC Annual Workshop



The Broward Housing Council held its annual affordable housing workshop on Thursday, October 23, 2025., at Anne Kolb Nature Center. This year's them – Forwarding Broward: Building Resilient Communities Through Housing Innovation – focused on the Live Local Act and how it is working in Broward County and the availability of financing for affordable housing projects. Refreshments were provided courtesy of **City National Bank**.

Senator Nan Rich, Broward County Commissioner, District 1, delivered the opening remarks and introduced the Keynote Speaker, **Mr. Walter Duke, III, President, Walter Duke + Associates**. Mr. Duke provided the business community's perspective about affordable housing in Broward County.

PANEL A: Live Local

Moderator: Beth Daly, Broker Associate, RE/MAX Experience by the Sea and Vice-Chair, Broward Housing Council

- Kody Glazer, Esq., Chief Legal and Policy Officer, Florida Housing Coalition
- Brian McDonough, Esq., Real Estate Department, Stearns Weaver Miller
- Sierra Marrero, AICP, Director of Engineering and Community Development, City of Oakland Park
- Andria Wingett, Director of Development Services, City of Hollywood

PANEL B: Access to Financing

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

- Nathan Perlmutter, Market Leader, South Florida, TD Bank, N.A., and Broward Housing Council Member
- Francisco Rojo, Vice-President, Landmark Companies
- Ralph Stone, Executive Director, Broward County Housing Finance Authority, and Broward Housing Council Member
- Suzanne Weiss, Manager, Home Ownership and Repair Section, Broward County Housing and Urban Planning Division

BROWARD HOUSING COUNCIL
Affordable Housing Workshop
Futureproofing Broward:
Building Resilient Communities

BROWARD HOUSING COUNCIL
Affordable Housing Workshop
Today's breakfast
provided courtesy of
City
National
Bank

City
National
Bank

Welcome
Broward Housing Council
Affordable Housing Workshop

BHC Membership Changes Adopted by Board

On January 28, 2025, the Board of County Commissioners (Board) adopted Ordinance No. 2025-02, modifying the BHC membership categories and changing the process for future appointments. This effort was the culmination of about two years of work by the BHC to amend Section 11.06 of the Broward County Charter by updating obsolete membership categories that have impacted the Housing Council's ability to fill vacancies.

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

- *November 5, 2024*. Broward County voters approved a referendum amending Section 11.06 of Broward County Charter.
- *May 21, 2024*. Board of County Commissioners adopted Resolution No. 2024-273 amending the County Charter to change the BHC membership categories and procedures for establishing membership.
- *September 19, 2023*. County Commissioners approve a motion to direct County staff to draft a proposed amendment to the Broward County Charter regarding the membership of the BHC.
- *June 24, 2023*. BHC unanimously voted to issue a letter to the Board of County Commissioners requesting they consider an amendment to the Broward County Charter regarding the membership of the Council and place it on the ballot in the 2024 election cycle.

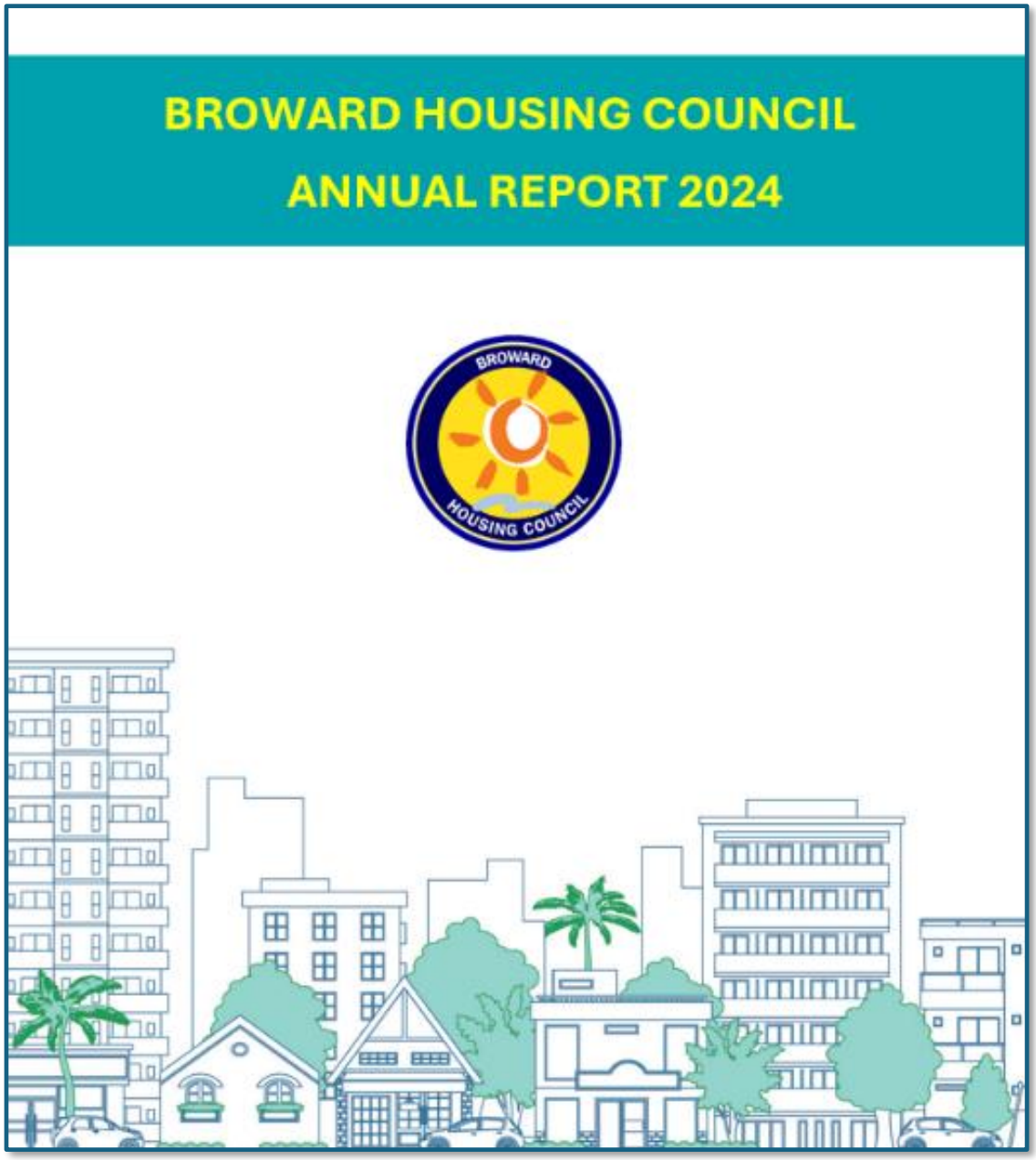
BHC Bylaws Amended

On April 25, 2025, the Housing Council updated its existing bylaws to align with amended Broward County Charter language and adopted County Ordinance No. 2025-02. The changes primarily affected Article 1 regarding membership and vacancies and Article 5 related to board attendance and residency requirements.

Annika Ashton, Deputy County Attorney, explains the proposed changes to BHC bylaws.

BHC 2024 Annual Report Accepted

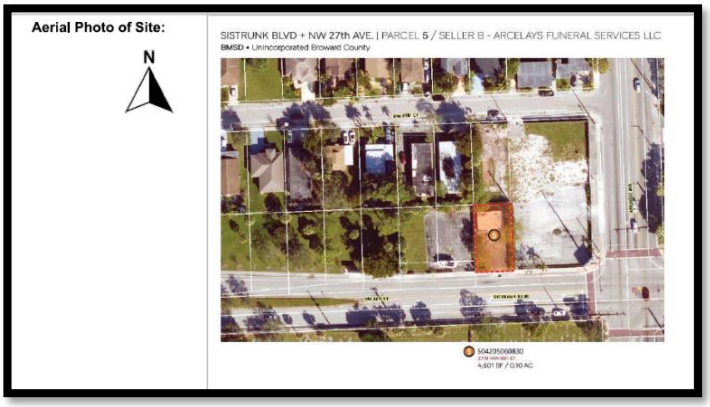
In accordance with Sec. 11.07, Item J of the County Charter, the BHC submitted its 2024 Annual Report to the Board of County Commissioners who accepted the report on May 20, 2025 [Item 54].



Increase Affordable Housing Stock

County Acquires Property for Affordable Housing

On May 6, 2025, the Board of County Commissioners approved purchase and sale agreements totaling $2.5 M for the purchase of five separate pieces of real property located in the Broward Municipal Services District (BMSD). The properties, also known as the "Wheeler Parcels" and "AFS Parcel," comprise about 0.95 acres combined and are in the Washington Park neighborhood of the BMSD. The property will be developed by the County as a mixed-use project with affordable housing units.

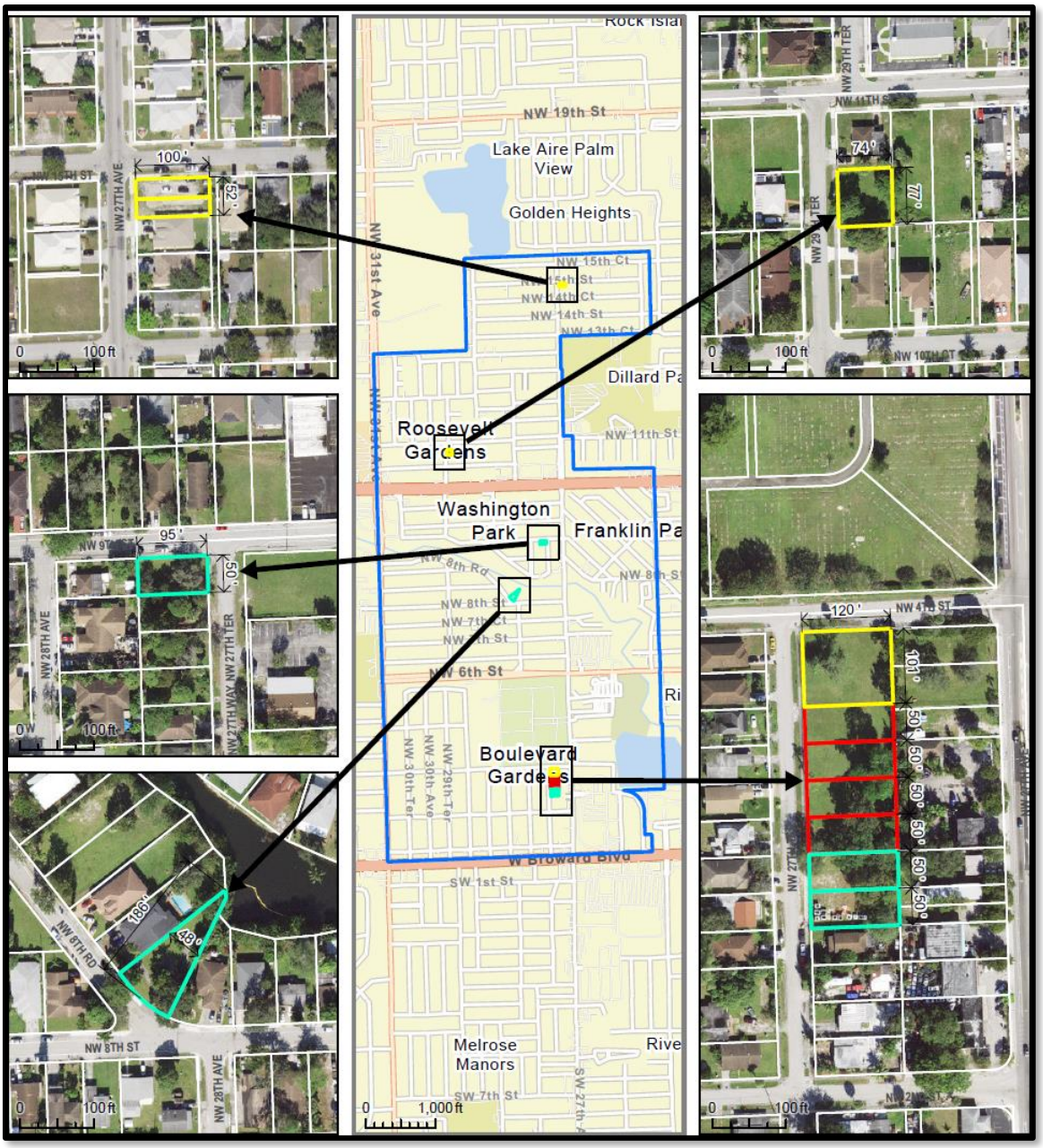


Proposed Workforce Housing on School Board Property

On July 19, 2025, the School Board of Broward County adopted Resolution No. 26-114 supporting the development of residential workforce housing on School Board owned property. Located at 180 SW 2nd Street in Pompano Beach, the site is currently occupied by the Dave Thomas Education Center. The proposed project would provide workforce housing units for qualified Broward County Public School employees.

Policies in Progress

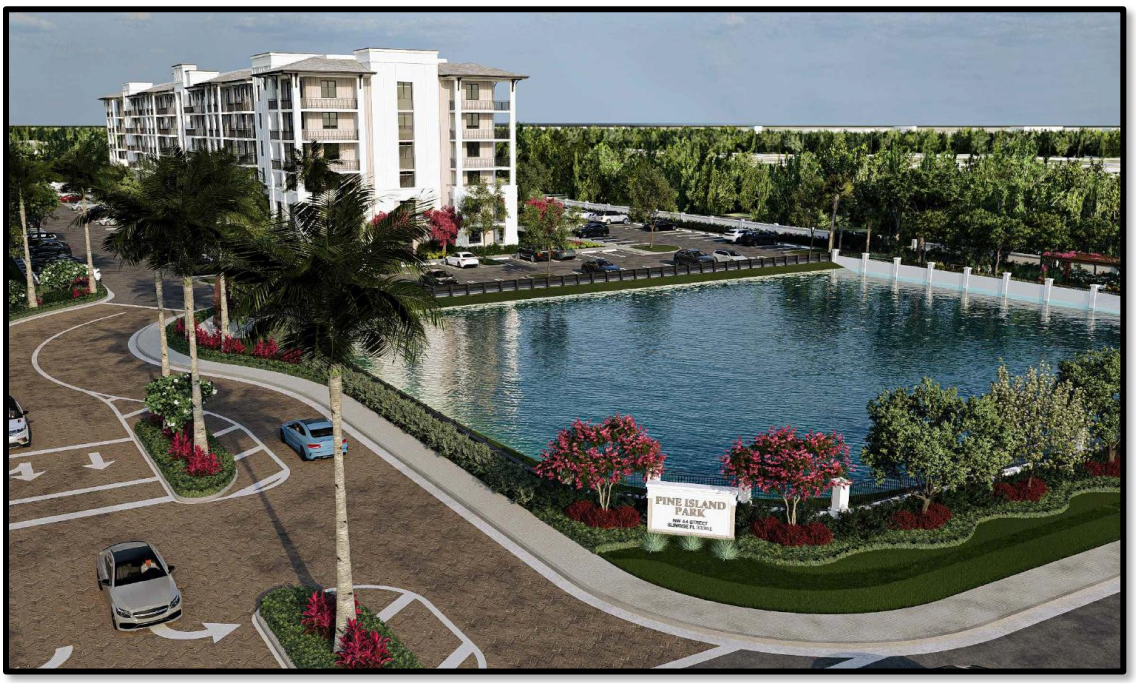
The following images show some of the affordable and workforce housing projects in Broward County which were in the planning process, under construction, or completed in 2025.



BROWARD COUNTY INFILL HOUSING | BMSD Central County | Roosevelt Gardens, Washington Park, Boulevard Gardens

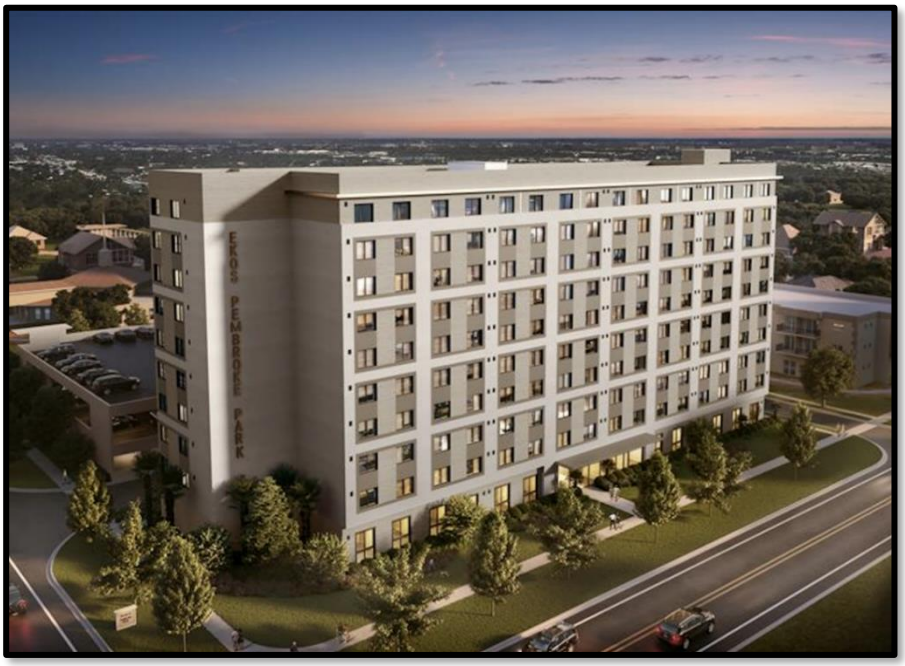
Under a Broward County program targeting first-time homebuyers for affordable infill housing, 12 vacant County-owned lots in the unincorporated BMSD will be developed as single family homes by Habitat for Humanity, Minority Builders, and the Urban Council.

ARTHAUS | 501 SW 2nd Avenue, Fort Lauderdale
A 26-story mixed use development offering 265 dwelling units of which 43 units would be designated as affordable housing (up to 120% AMI).



PINE ISLAND PARK | 9210 NW 44th Street, Sunrise
Utilizing conditions of the Live Local Act, the project proposes 23 very low-income and 97 low-income affordable housing units. The project was issued a $24M multifamily housing bond from the Broward County HFA.

CROISSANT PARK NORTH AND SOUTH | 1711 & 1801 S Andrews Avenue, Fort Lauderdale
A 4-tower residential development proposing 932 units with 40% (or 374 units) reserved for residents earning up to 120% AMI. Developed under provisions of Live Local Act. Redevelopment of this property will use Live Local Act criteria to build 932 multifamily units with 375 reserved as workforce housing units.



EKOS PEMBROKE PARK | 5595 SW 41st Street, Pembroke Park
A Live Local Act project with 150 multifamily units restricted to seniors making up to 605 AMI. The project was issued multifamily bonds totaling about $34.1M from the Broward County HFA.

PARCVIEW AT MIRAMAR | 6801 SW 34th Street, Miramar
A townhome development offering 62 affordable housing units. The units are intended for sale, creating new home ownership opportunities. The project received $2M in gap financing from Broward County.

THE ERA | 2125 S Andrews Avenue, Fort Lauderdale
Using certain allowances of the Live Local Act, the project proposes 23 very low income and 97 low-income affordable housing units. The project received $5.5M in gap financing from Broward County.

RESIDENCES AT PLANTATION SQUARE | 8190 W Sunrise Boulevard, Plantation
A total of 307 high rise dwelling units with 40% designated as affordable moderate income and workforce housing units. The project received $6M in gap financing from Broward County.

FEDERAL APARTMENTS | 845 NW 11th Avenue, Fort Lauderdale
Proposed re-development with two midrise buildings offering 164 affordable housing units consisting of 2- and 4-bedroom unit plans. Broward County HFA issued $67M in multifamily housing mortgage revenue bonds for the project.

POWERLINE APARTMENTS | 917 NW 36th Street, Oakland Park
The first Live Local Act project proposed in Oakland Park, the project features 257 dwelling units with 40% (about 102) of units designated as workforce housing.

PRESTIGE MAIN STREET | 4260 Davie Road, Davie
A proposed midrise residential project with 48 workforce housing units with 5,208 square feet of retail use.

RESIDENCES AT BEVERLY PARK | 6017 Washington Street, Hollywood
10-story development with 115 multifamily affordable dwelling units restricted to tenants earning between 30%-80% AMI.

PINNACLE AT CYPRESS | 6520 N Andrews Avenue, Fort Lauderdale
Two high-rise buildings with one featuring 96 affordable housing units and the other offering 100 affordable units intended for seniors. Broward County awarded $4.5M in gap financing to the project.

RESIDENCES AT FOXCROFT COVE | 3300 Foxcroft Road. Miramar
A proposed midrise development with 84 affordable multifamily housing units.

PARKS AT HALLANDALE | 200 Pembroke Road, Hallandale Beach
A proposed mixed use, midrise development with 398 multifamily units of which 10% (or 40 units) will be set aside as workforce housing units.

Enhance Housing Stability

BHC Meetings Feature Guest Presenters

February 28, 2025: **Broward County Planning Council** staff presented information about BrowardNEXT, the Broward County Land Use Plan (BCLUP) and the plan's seven year update. **Deanne Von Stetina, Assistant Executive Director** and **Dawn Teetsel, Director of Planning,** explained existing BrowardNEXT policy incentives for affordable housing and proposed strategies. (add photo)

April 25, 2025: Staff from the **Broward County Urban Planning Division (UPD)** provided an overview of countywide demographics to the BHC. **Javier Acevedo**, **AICP, Senior GIS Analyst, UPD,** presented "The Changing Population of Broward County," which addressed population characteristics; components of growth; housing and income; and poverty and the senior population. Findings showed international immigration driving growth with increases in racial and ethnic diversity; continued increase in multifamily housing versus single family development; and continued senior poverty in isolated pockets of the County.

June 27, 2025: **Patrice Paldino, Esq., Director of Broward County Housing Options, Solutions and Support Division** (HOSS-D), shared information about HOSS-D programs and services. Her presentation provided an overview of the Homeless Continuum of Care (HCoC), funding sources for homeless intervention and prevention services, and a review of the County's response to HB 1365 (2024) regarding unauthorized overnight camping or sleeping on public property.

My Safe Florida Condo Pilot Project

The My Safe Florida Condo Pilot Project was created in 2024 to support eligible condominium associations by providing free inspections and grant funding for wind mitigation improvements. The maximum grant amount per association is $175,000 and grants are matched on basis of $1 provided by the condo association for every $2 provided by the program. During the 2025 legislative session, $30M was allocated towards the program, and eligibility requirements were modified through HB 393:

- Limits participation to buildings 3 or more stories in height with at least two single family dwellings; does not include detached units on individual parcels of land.
- Lowers grant approval threshold to 75% supermajority vote of all unit owners residing within the building.
- Adds roof replacement as an eligible improvement.

Dwight Hinkson, President of Las Vistas in Inverrary Condominium Association (pictured on left) addressed the BHC on August 22, 2025, regarding his experience with the My Safe Florida Condo Pilot Project. Since the program's inception in 2024, funding has been exhausted within hours of opening the application portal. Mr. Hinkson's recommendations to those interested in applying include signing up for project alerts; assembling all necessary paperwork in advance; and uploading these documents first, before completing the application.

Advocate for Legislative Change

2025 Legislative Program Approved by Board

Florida's 2025 state legislative session started on March 4, 2025 and concluded on June 16, after being extended from its initial May 2 deadline due to budget negotiations. The Broward County 2025 State Legislative and Executive Program (Program) was approved by the Board of County Commissioners on December 10, 2024 (Item 69) and served as the Board's guiding policy platform. Once again, affordable housing was identified under Section II, Commission Priority Issues, as the Program's top priority:

- *AFFORDABLE HOUSING DISCRETIONARY SURTAX*

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

- *AFFORDABLE HOUSING FOR SENIORS*

SUPPORT funding for all housing projects dedicated to serving income eligible seniors as an increasing number of seniors "age-in-place" or relocate to South Florida. As Broward County is one of the primary locations in the state where this population is growing, it is vital to find sustainable solutions to address the affordable housing needs of seniors.

- *AFFORDABLE HOUSING RESILIENCY*

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

- *SADOWSKI AFFORDABLE HOUSING TRUST FUND*

SUPPORT full use of the dedicated revenues provided by the Sadowski Affordable Housing Act for Florida's housing programs and projects. Specifically, full funding for the State Housing Initiative Partnership (SHIP) and State Apartment Incentive Loan (SAIL) Programs aiding income eligible residents, including seniors and individuals with disabilities.
OPPOSE any diversion of housing trust fund monies for purposes unrelated to the affordable housing needs of Floridians.

- *STATE HOUSING INITIATIVE PARTNERSHIP FUNDING DISTRIBUTION*

SUPPORT modifying the current requirements of SHIP funding distribution. Currently, Florida legislation 420.9075(S)(a) requires at least 65 percent of awarded SHIP funding to be used for home ownership, and s. 420.9075(S)(b), indicates that up to 25 percent of funding may be used for rental housing.
SUPPORT amending the current law to allow 50 percent of SHIP funding for home ownership and 50 percent for multifamily rental housing for a more equitable distribution of SHIP funds.

State Housing Trust Funds

The County Commission's legislative policies and BHC's annual work program for 2025 both continued to support legislation creating or retaining funding for affordable housing initiatives such as SHIP and SAIL. The State of Florida's total affordable housing allocation for FY 2025-26 was about $883.5M, representing a decrease of $38.6M from FY2024-25. My Safe Florida Home was the only program to receive increased funding since last fiscal year; however, this program is now limited to households earning up to 120% AMI. Although Innovative SAIL Program funding is no longer recurring, its funding level remained unchanged from FY 2024-25.

Funding for Affordable Housing

	FY 25-26	*Final Budget FY 24-25*
State Apartment Incentive Loan (SAIL)	$71.2m	*$84m*
State Housing Initiatives Partnership (SHIP)	$163.8m	*$174m*
Innovative SAIL (from Live Local)	$150m*	*$150m*
Hometown Heroes Housing Program	$50m**	*$100m*
My Safe Florida Home Program	$280m***	*$230m*
Homeless Programs	$35.273m	*$42.433m*
Member Projects	$33.213m	*$41.676m*
TOTAL	**$883,486,823**	*$922,110,105*

*Innovative SAIL no longer recurring

**Eligible occupations for Hometown Heroes are more limited for FY 25/26

***MSFH now only for households ≤ 120% AMI

THE FLORIDA HOUSING COALITION

The projected statewide SHIP distribution estimates for FY 2025-26 totaled $163.8M which was about $10M less than FY 2024-25 funding. Broward County was again projected to receive a countywide total of $15M, with the County retaining about $2.7M and the remaining balance distributed among its 15 entitlement cities.

SHIP

PROJECTED SHIP DISTRIBUTION ESTIMATES FOR FY 2025-26

($163,800,000)

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
ALACHUA	2,224,724	1,102,128
Gainesville		1,122,596
BAKER	350,000	350,000
BAY	1,427,473	1,141,836
Panama City		285,637
BRADFORD	350,000	350,000
BREVARD	4,863,068	2,648,427
Cocoa		157,077
Melbourne		665,268
Palm Bay		1,012,977
Titusville		379,319
BROWARD	14,957,415	2,656,437
Coconut Creek		438,252
Coral Springs		1,023,087
Davie		810,692
Deerfield Beach		664,109
Fort Lauderdale		1,432,920
Hollywood		1,174,157
Lauderhill		565,390
Margate		445,731
Miramar		1,050,011
Pembroke Pines		1,298,304
Plantation		722,443
Pompano Beach		861,547
Sunrise		743,384
Tamarac		553,424
Weston		517,527
CALHOUN	350,000	350,000
CHARLOTTE	1,553,083	1,397,775
Punta Gorda		155,308
CITRUS	1,243,861	1,243,861
CLAY	1,760,891	1,760,891
COLLIER	3,026,866	2,880,668
Naples		146,198
COLUMBIA	557,721	557,721
DE SOTO	350,000	350,000
DIXIE	350,000	350,000
DUVAL	7,955,636	7,955,636
ESCAMBIA	2,524,337	2,107,317
Pensacola		417,020
FLAGLER	1,002,249	222,399
Palm Coast		779,850
FRANKLIN	350,000	350,000
GADSDEN	354,804	354,804
GILCHRIST	350,000	350,000

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
GLADES	350,000	350,000
GULF	350,000	350,000
HAMILTON	350,000	350,000
HARDEE	350,000	350,000
HENDRY	350,000	350,000
HERNANDO	1,553,083	1,553,083
HIGHLANDS	794,441	794,441
HILLSBOROUGH	11,671,540	8,594,922
Tampa		3,076,618
HOLMES	350,000	350,000
INDIAN RIVER	1,272,862	1,272,862
JACKSON	383,718	383,718
JEFFERSON	350,000	350,000
LAFAYETTE	350,000	350,000
LAKE	3,147,672	3,147,672
LEE	6,071,129	3,713,709
Cape Coral		1,616,742
Fort Myers		740,678
LEON	2,292,421	759,021
Tallahassee		1,533,400
LEVY	359,609	359,609
LIBERTY	350,000	350,000
MADISON	350,000	350,000
MANATEE	3,336,175	2,901,805
Bradenton		434,370
MARION	3,055,867	2,553,788
Ocala		502,079
MARTIN	1,243,861	1,243,861
MIAMI-DADE	13,401,115	8,793,812
Hialeah		1,108,272
Homestead		1,108,272
Miami		2,247,367
Miami Beach		403,374
Miami Gardens		557,486
North Miami		290,804
MONROE	644,635	644,635
NASSAU	775,137	775,137
OKALOOSA	1,669,085	1,295,711
Crestview		212,641
Ft. Walton Bch		160,733
OKEECHOBEE	350,000	350,000
ORANGE	11,323,622	8,843,749
Orlando		2,479,873
OSCEOLA	3,336,175	2,236,905
Kissimmee		628,202

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
St. Cloud		471,068
PALM BEACH	11,618,430	8,329,252
Boca Raton		762,169
Boynton Beach		622,748
Delray Beach		510,049
Wellington		468,223
West Palm Beach		925,989
PASCO	4,631,151	4,631,151
PINELLAS	7,395,106	3,835,842
Clearwater		902,203
Largo		640,416
St. Petersburg		2,016,645
POLK	6,042,129	4,695,942
Lakeland		923,842
Winter Haven		422,345
PUTNAM	586,721	586,721
ST. JOHNS	2,389,031	2,389,031
ST. LUCIE	2,809,450	605,718
Fort Pierce		377,309
Port St. Lucie		1,826,423
SANTA ROSA	1,548,279	1,548,279
SARASOTA	3,524,591	3,091,771
Sarasota		432,820
SEMINOLE	3,688,898	3,688,898
SUMTER	1,185,860	1,185,860
SUWANNEE	359,609	359,609
TAYLOR	350,000	350,000
UNION	350,000	350,000
VOLUSIA	4,433,040	3,078,746
Daytona Beach		614,863
Deltona		739,431
WAKULLA	350,000	350,000
WALTON	639,830	639,830
WASHINGTON	350,000	350,000
TOTAL	158,136,400	158,136,400
DR Holdback		5,000,000
Catalyst		663,600
TOTAL APPROPRIATION		163,800,000

SHIP allocation based on FHFC LBR, includes Catalyst proviso and DR holdback at current levels

Source: Florida Housing Coalition

Hometown Heroes Program

The State of Florida established the Hometown Heroes Program (Program) during its 2022 legislative session, providing down-payment and closing cost assistance to eligible first-time homebuyers. The Program, administered by the Florida Housing and Finance Corporation, assists Florida's workforce in attaining homeownership in the community in which they work and serve.
Key changes to the Program for 2025 included a narrower list of eligible jobs and a smaller funding pool, making quick application essential.

- A total of $50M was appropriated for the Program during FY 2025-26. This represents a significant decrease in funding; since the program's inception, it has received an annual appropriation of $100M.
- The list of eligible occupations is now limited to health care workers; school staff members; first responders; public safety or court employees; childcare workers; servicemembers of the US military or military reserves, US Coast Guard or its reserves, or the Florida National Guard; and veterans. All participants must be employed full time by a Florida-based employer.

Streamline Process

AHAC Reports Now on BHC Website

The Broward Housing Council website now offers the most recent Affordable Housing Advisory Committee (AHAC) reports submitted to the State by Broward County and its participating municipalities. All local governments in Florida receiving funding from the State Housing Initiatives Partnership (SHIP) program are required to provide an annual report to the State, recommending local housing strategies to incentivize the production of affordable housing. Those recommendations are submitted to the local elected body for approval and may be included in the implementation of a Local Housing Assistance Plan (LHAP).
Broward County's 2024 AHAC Report was approved by the Board of County Commissioners on December 10, 2024 [Item 47].

Board Amends Affordable Housing Incentives

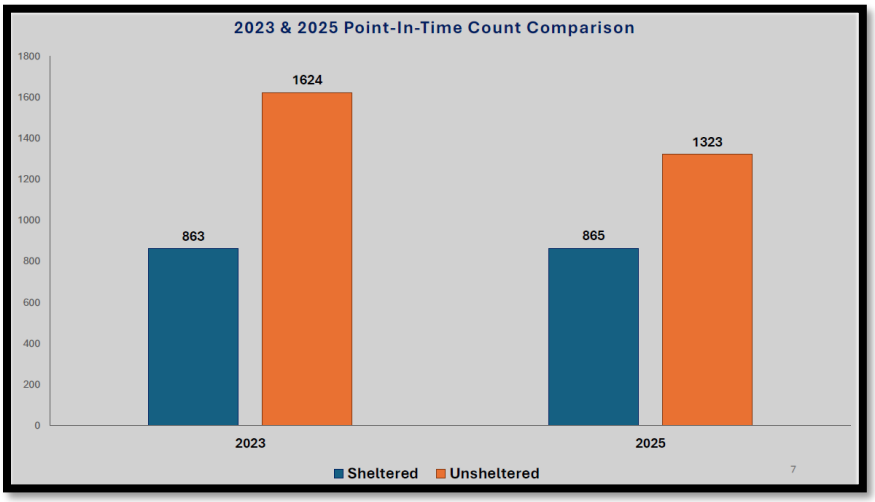
In 2025, the Board of County Commissioners (Board) recently modified portions of the Administrative Rules Document: BrowardNEXT regarding certain affordable housing incentives.
Article 3.3 of the Administrative Rules Document regarding redevelopment unit incentives was modified by the Board on August 21, 2025 (ITEM 78) through adoption of Resolution No. 2025-286. The Resolution increases the percentage of very-low and low income affordable housing units required for redevelopment unit allocations. The adopted amendment shifts the affordability component to 10% (at least low-income) for allocations of 500 redevelopment units and to 20% (10% at least low-income and 10% moderate-income) for allocations of 750 redevelopment units.
Article 5 of the Administrative Rules Document regarding in-lieu payments for affordable was revised on September16, 2025, by the Board's adoption of Resolution No. 2025-384 (ITEM 50) to address contradicting in-lieu of payment amounts for Policy 2.16.2 (currently $1 per square foot per dwelling unit [effective 2014]) versus Policy 2.16.4.

- Modifies the in-lieu payment amount from $1 per square foot to align with Policy 2.16.4, which is currently $10,609 with an annual 3% increase on January 1st of each year; and
- Maintains the in-lieu fee payment receiver structure to be consistent with BCLUP Policy 2.16.4 as up to 50% of the monies can be paid in a municipal Affordable Housing Trust Fund to be used for the construction or acquisition of new affordable units.

Address Homelessness

2025 Point-in-Time Count

The 2025 Broward County Point-in-Time (PIT) Count was conducted between January 23-25, 2025. Broward County's Housing Options, Solutions and Supports Division (HOSS-D), in collaboration with the TaskForce Fore Ending Homelessness, Broward Sheriff's Office, police departments from the cities of Coral Springs, Coconut Creek, Davie, Hollywood, Margate, Fort Lauderdale, and Miramar, and more than 100 community volunteers participated in this annual collection of data of unhoused individuals living in Broward County.



Source: Broward County HOSS-D

Based on PIT Count results, the number of unsheltered homeless in Broward County decreased by 23% between 2023 and 2025 while the number of sheltered homeless remained at about 860.

A countywide PIT Count is required every other year to qualify for HUD financing. In lieu of a 2024 Point-in-Time (PIT) Count, the Broward County Continuum of Care partnered with the TaskForce Fore Ending Homelessness and Fort Lauderdale Homeless Outreach Officers to conduct a Voices from the Street Survey.

Homeless Family Safe Parking Program

An agreement between the Board of County Commissioners and Hope South Florida, Inc., approved by the Board on November 13, 2025, established the new Homeless Family Safe Parking Program. The pilot program facilitates safe overnight parking for families experiencing homelessness in Broward County. Eligible families must submit a program application; be residents of Broward County with at least one minor child; and provide verification of homelessness. The approved agreement provides a maximum of $350,000 for the initial term (FY 2025-26) and requires that a minimum of 240 clients receive program services.

Partnerships Provide New Supportive Housing

In July 2025, Green Mills Group and Broward Partnership for the Homeless, Inc. ("BPHI") announced plans to co-develop Aspire 1650, a future supportive housing community with about 90 affordable residences for low-income households in Pompano Beach. The project will be an extension of the existing Broward County North Homeless Assistance Center, a comprehensive homeless services campus.

Rendering of Aspire 1650

Green Mills Group will also co-develop a proposed supportive housing community with Special Compass, which will provide about 60 affordable residences located in Pembroke Pines to individuals with intellectual and development disabilities in Broward County.

Rendering of Special Compass Living

Support Countywide Financing

Affordable Housing Trust Fund: Gap Financing

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

Between 2018-2025, the County awarded about $159.7M in gap financing from the AHTF for 42 affordable multifamily housing projects. As shown on the table below, the County's gap financing, combined with other funding sources, represents a total of approximately $2B in affordable housing financing. This is expected to generate a total of 8,810 affordable multifamily units.

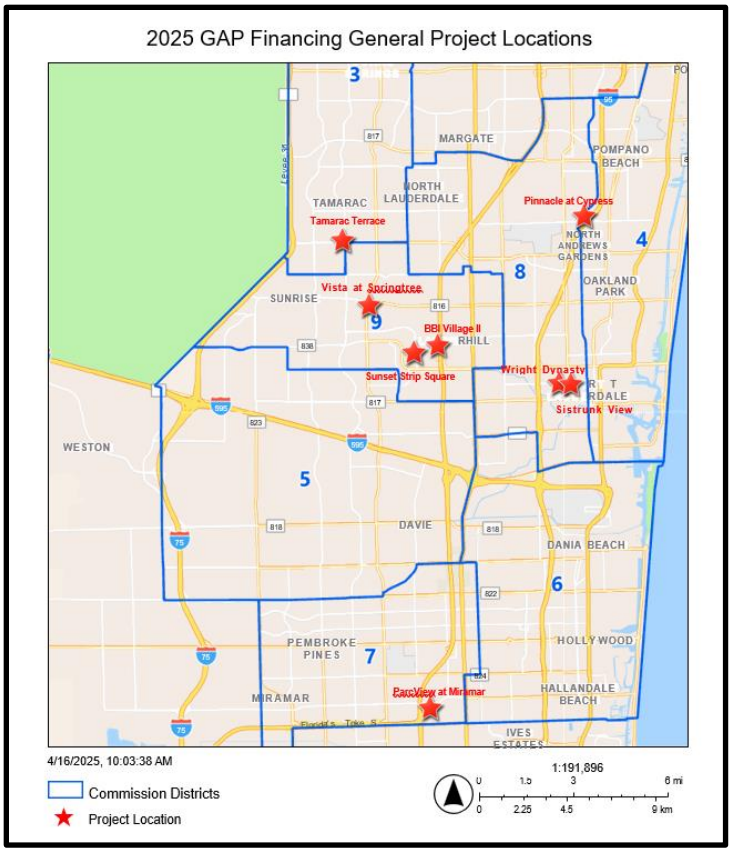
Units	County Gap Financing	Housing Finance Authority	SAIL	9% tax credits
8,810	$159.7M	$984.2M	$107.8M	$56.5M*
75 Total Projects	42 Projects	33 Projects	17 Projects	21 Projects

*represents annual 9% Housing Tax Credits for 10 years
Source: Broward County Housing and Planning Division

During its May 20, 2025 meeting, the Board approved $26.7M in gap financing for eight new projects creating over 500 affordable housing units [Item 33]:

Project Name	GAP Amount	Affordable Units
Sistrunk View	$7,500,000	100
Pinnacle at Cypress	$4,500,000	100
Tamarac Terrace	$4,410,000	100
Vista at Springtree	$5,759,000	96
ParcView at Miramar	$2,000,000	62
Sunset Strip Square	$1,305,000	29
BBI Village II (Habitat)	$910,000	26
Wright Dynasty	$300,000	3
Total	**$26,684,000**	**516**

The map on the following page shows these approved gap financing project locations and County Commission districts.



On a separate agenda item, the Board also approved $4M in HOME Investment Partnership American Rescue Plan (HOME-ARP) grant funding for three projects creating 22 HOME-ARP multifamily units: $1.5M for Sistrunk Apartments; $1M for Hollywood Vista; and $1.5M for Pantry Lofts [Item 32C].

The Residences at Plantation was awarded $6M in gap financing by the Board on December 9, 2025 [Item 39]; ; the project will create 123 affordable units.

Multifamily Housing Bond Program

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

In 2025, the Board authorized the Housing Finance Authority (FHA) to issue a total of about $147.2M in Broward County Multifamily Revenue Bonds (bonds) for the following projects:

- **Sistrunk Apartments** – $22M for 100 affordable units [May 20, Item 30]
- **Pine Island Park** – $24M for 120 affordable units [May 20, Item 31]
- **EKOS Pembroke Park** – $34.2 for 150 affordable units [August 21, Item 33]
- **Federal Apartments**: $67M for 164 affordable units [December 9, Item 38]

Community Redevelopment Agencies (CRAs)

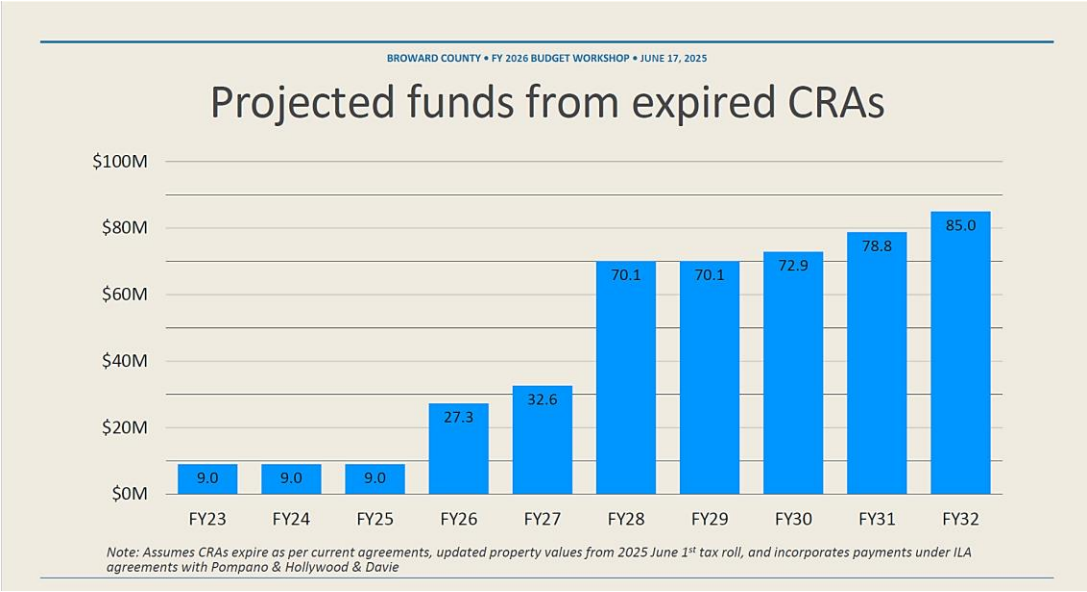
Broward County currently has 15 CRAs and makes tax increment financing (TIF) payments to 12 CRAs within 10 municipalities, as shown on the table below.

* TIF CRAs	NON-TIF CRAs
Coral Springs	Coconut Creek
Davie	Dania Beach
Deerfield Beach	Ft. Lauderdale
Ft. Lauderdale NW Progresso / Flagler Heights	Lauderhill
Hallandale Beach	
Hollywood - Beach District	
Hollywood Downtown District	
Lauderdale Lakes	
Margate	
Plantation	
East Pompano Beach	

*TIF-eligible projects are those resulting in redevelopment of designated areas exhibiting blighted conditions, high unemployment and declining property values.
Source: Broward County Housing and Urban Planning Division

In 2025, the majority (90%) of Broward County's annual share of all expired TIF amounts, for a period of 30 years, was allocated to the production of new affordable housing with the remaining 10% allocated for economic development strategies and programs. This reflects County Resolution No. 2024-092 which increased the previous TIF affordable housing allocation from half (50%) to 90%.

The following graphic shows the projected funds from expired CRAs through FY 32.



Source: Broward County Housing and Planning Division

Contact Us

Broward Housing Council
1 N. University Drive
Plantation, FL 33324
954.357.6737

HousingCouncil@broward.org

Appendix A

Definitions of Affordable Housing and Income Categories

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

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

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

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

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

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

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