

ATTACHMENT 1

BROWARD COUNTY LAND USE PLAN

Proposed Text Amendment

PCT 22-3

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

SECTION 1: HIGHLIGHTED REGIONAL ISSUES

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AFFORDABLE HOUSING VISION

The Affordable Housing Vision was initially adopted as part of the BrowardNext process on April 25, 2017. The following modifications are proposed to update the narrative regarding the state of housing. All changes are indicated in ~~strike through~~/underline format.

~~AFFORDABLE~~ HOUSING AFFORDABILITY VISION

Broward County includes a wide range of housing types, from large lot single family “estates” to multi-family high rise towers. ~~and group homes.~~ Although the Broward County Land Use Plan accommodates a wide range of residential density, the affordability attainability of housing for large segments of our population has become ~~an increasingly difficult challenge.~~ The challenge of housing affordability attainability came to be recognized as a crisis during the County’s housing “bubble” between 2003 and 2007. The “bubble” resulted in rapid housing appreciation and, ~~consequently,~~ created a severe lack of housing affordable to those in moderate to lower income ranges. ~~There was also significant conversion of rental apartments to condominiums. Incomes of Broward County residents still lag behind the price of housing. Since that time housing supply and affordability have become an even more significant problem.~~ The 2014~~22~~ Broward County Affordable Housing Needs Assessment found that over 150,000 ~~nearly 50 percent of all renter~~ households in Broward County (~~330,624 households~~) are cost-burdened, meaning they pay in excess of 30 percent of their incomes on housing costs. Many renters and owners are severely cost burdened due to paying greater than 50 percent of their incomes on housing costs. The Study further revealed that only 8 percent of all households in the County are able to afford to purchase the median priced home. The Needs Assessment also found that the majority (54 percent) of Broward County’s workers are employed in lower wage service sector occupations ~~with hourly~~ at wages equivalent to 40 to 60 percent of the median household income. Currently Broward County is the lowest ranked county in the State of Florida for affordable housing for this population with fewer than 25 units available for every 100 households. In this light, the County is committed to ~~support and employ~~ implement a variety of policies and programs to maximize the ~~attainability of~~ affordable housing for persons and households of moderate to lower incomes.