



Cover Image: Seven on Seventh. See page 37.





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Message from the Chair

Greetings,

On behalf of the Broward Housing Council, it is with great pride that I present the 2022 Broward Housing Council (BHC) Annual Report. During the past year the BHC remained focused on carrying out its annual Work Program; although our accomplishments are detailed in the Report, the following deserve special note:

The BHC's fifth annual Affordable Housing Workshop, *Advancing Affordability in Broward*, was held virtually with over 120 attendees, our highest workshop attendance ever. Thank you to the many subject matter experts who lent their talent and voices to this event.

- Broward County received an additional \$40M in Federal grant funds and helped more than 5,000 renters who faced eviction and possible homelessness.
- The State's Sadowski Trust Fund gained stable and continued support of legislation that allocates increased funding for affordable housing. We continue to advocate separately and collectively, on local and State levels, for funding and efforts to preserve and sustain affordable housing, and to advise our Board of County Commissioners on issues relating to existing and new solutions to the housing affordability crisis.

In 2022 we welcomed two new members, Nathan Perlmutter representing the Builders Association of South Florida and Broward County School Board member Sarah Leonardi. We recognized outgoing BHC members Beverly Williams and Ann Deibert and wish them all the best in their future endeavors.

My heartfelt gratitude to my Vice Chair, Caryl Hattan; our indefatigable BHC members; and UPD staff members Jo Sesodia, Director, Sue Carrano and newest addition, Keith Darby, for their unending help and support.



Sincerely,

Marcia Barry Smith



About the BHC

The Broward Housing Council (BHC) was created by the 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.

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 for the BHC

Urban Planning Division

Josie P. Sesodia, AICP, Director

Susanne M. Carrano, Senior Planner

Keith Darby, Program/Project Coordinator



County Attorney's Office

Annika E. Ashton, Deputy County Attorney

GENERAL DISCLAIMER: The Urban Planning Division (UPD) 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 2022 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



Marcia Barry-Smith, Chair
Community Rep
(Voting)



Caryl Hattan, Vice-Chair
Community Rep
(Non-voting)



Ajibola Balogun
Broward League of Cities:
City Mgr. of city
< 50,000 residents



Beth Daly
Florida Association
of Realtors



Ann Deibert
Broward County
Housing Authority



Frances Esposito
Chief Executive of
recognized, not-for-profit
homeless organization



Christopher Krzemien
Owner of a business that
employs at least
50 employees



Sarah Leonardi
School Board of
Broward County



Gino Moro
Florida Association of
Mortgage Brokers





Jared E. Moscowitz
Member of the Broward
County Commission



Nathan Perlmutter
Builders Association of
South Florida



Ralph Stone
County Administrator or
designee (Non-voting)



Teneshia Taylor
Owner of a business that
employs <50 employees



Lisa Vecchi
Chief Executive of not-for-
profit housing organization



Beverly Williams
Broward League of
Cities: Officer

BHC Recognizes Outgoing Members



The BHC voiced its appreciation for two of its outgoing members in late 2022. **Commissioner Beverly Williams**, who was appointed to the BHC in 2018 by the Broward League of Cities representing the Officer category and **Ms. Ann Deibert** (shown left in photo) who represented the Broward County Housing Authority for 12 years.



Meetings

The Broward Housing Council met bi-monthly at 10 AM on the last Friday of the month. The first two meetings of 2022 were held virtually via WebEx. However, the County's Executive Orders recognizing virtual quorums for advisory boards expired at the end of April 2022. All subsequent BHC meetings were held in person at the Broward County Government Center East in downtown Fort Lauderdale.



Work Program 2022

[APPROVED ON NOVEMBER 19, 2021]

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 Housing Dashboard with the most current available data.
- Create and print BHC Information Cards with new key findings from the updated Affordable Housing Needs Assessment.

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.
- Distribute the Broward County Affordable Housing Needs Assessment update (2022) and upload to BHC website.

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 creates and/or retains funding for affordable housing initiatives such as the State Housing Initiatives Partnership (SHIP) and prevents future sweeps from the Sadowski Housing Trust Fund.
- 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.

5. Streamline Process

- Support the Affordable Housing goals, objectives, and policies in BrowardNEXT.
- Support bonus densities and other land use policies to incentivize affordable housing construction.
- Explore incentives for the development of affordable rental housing on high density, mission driven and Opportunity Zone properties (i.e., grants, fee waivers).

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 continued 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.



Facilitate Coordination

BHC Affordable Housing [Virtual] Workshop

More than 120 people attended the Broward Housing Council's fifth annual (and third virtual) Affordable Housing Workshop on Wednesday, November 9, 2022, from 9 AM – 12 PM via WebEx. This year's workshop, *Advancing Affordability in Broward*, was opened with remarks from County Commissioner Nan Rich. The keynote speaker was Jenneke Ratcliff, Vice President, Housing Finance Policy Center at the Urban Institute, Washington, DC who presented a video, *A Reckoning on Housing Wealth Disparities*. Two groups of panelists presented as follows:

Panel A: Planning for Affordability

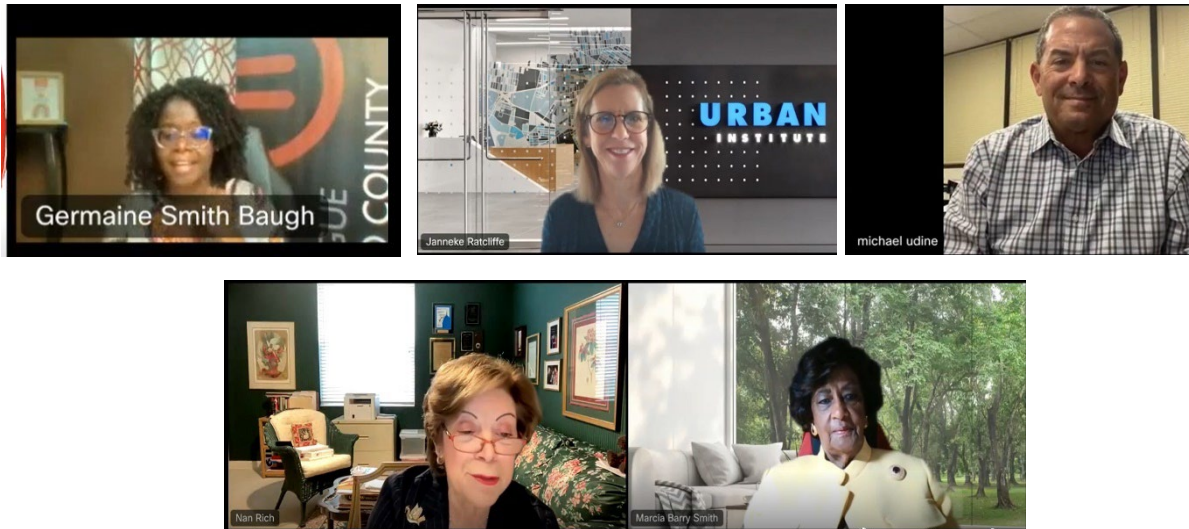
- *Affordable Housing Challenges and a Master Plan* – Dr. Ned Murray, AICP, Associate Director, Jorge M. Perez Metropolitan Center, Florida International University.
- *Broward County Housing Program Highlights* – Ralph Stone, Director, Broward County Housing Finance Division and Executive Director, Housing Finance Authority of Broward County.

Panel B: Building Affordable Units

- *Affordable Housing in South Florida: A Builder's Perspective* – Nathan Perlmutter, VP, Senior Commercial Real Estate Lender, TD Bank; Alex Ballina, Director of Governmental and Public Affairs, Resia; Jake Morrow, Principal, Interurban (Integra Investments)
- *The MicroLife Method* – Dawn Watts, President & CEO, DW Consultants Inc. and Will Johnston, Executive Director, MicroLife Institute.
- *Reimagining Legacy Communities: Housing Affordability* – Dr. Germaine Smith-Baugh, President & CEO, Urban League of Broward County

Mayor Michael Udine, Broward County Board of County Commissioners and Marcia Barry-Smith, Chair, Broward Housing Council, delivered the closing remarks.





BHC 2022 Affordable Housing Virtual Workshop

Housing Affordability Summit

The Broward Housing Council was represented during The Prosperity Partnership’s Housing Affordability Summit on Thursday May 5 at Broward College. Certain BHC members – joined by other housing leaders and subject matter experts – served as panelists during the half day event which focused on housing affordability progress and solutions.



BHC Chair Marcia Barry-Smith, MBS Consulting Advisors Inc. (far left) and BHC Member Frances Esposito, Homeless Initiative (far right) in panel discussion.





BHC Members Ralph Stone, Broward County Housing Finance Division/HFA and Ann Deibert, Housing Authority of Broward County (center) in panel discussion.



As part of the morning's agenda, Dr. Ned Murray, Florida International University (*left*) presented preliminary findings from the Broward County Affordable Housing Needs Assessment 2022 update. The Needs Assessment update was an action item in the BHC 2022 Annual Work Program.

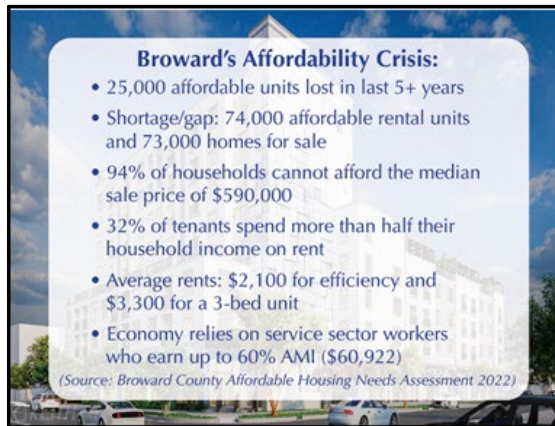


BHC Vice-Chair Caryl Hattan, Town of Davie (left) and Marc Esko, Consumer Advisory Council attended the Summit.



BHC Information Cards

Following the release of the 2022 Affordable Housing Needs Assessment in September, the Broward Housing Council updated its existing information cards with new key findings identified by the Assessment. The BHC developed information cards in 2019 to educate policymakers and the general public about the purpose of the Broward Housing Council and highlight key housing affordability data.



BHC Information Cards (front and back)

Housing Dashboard

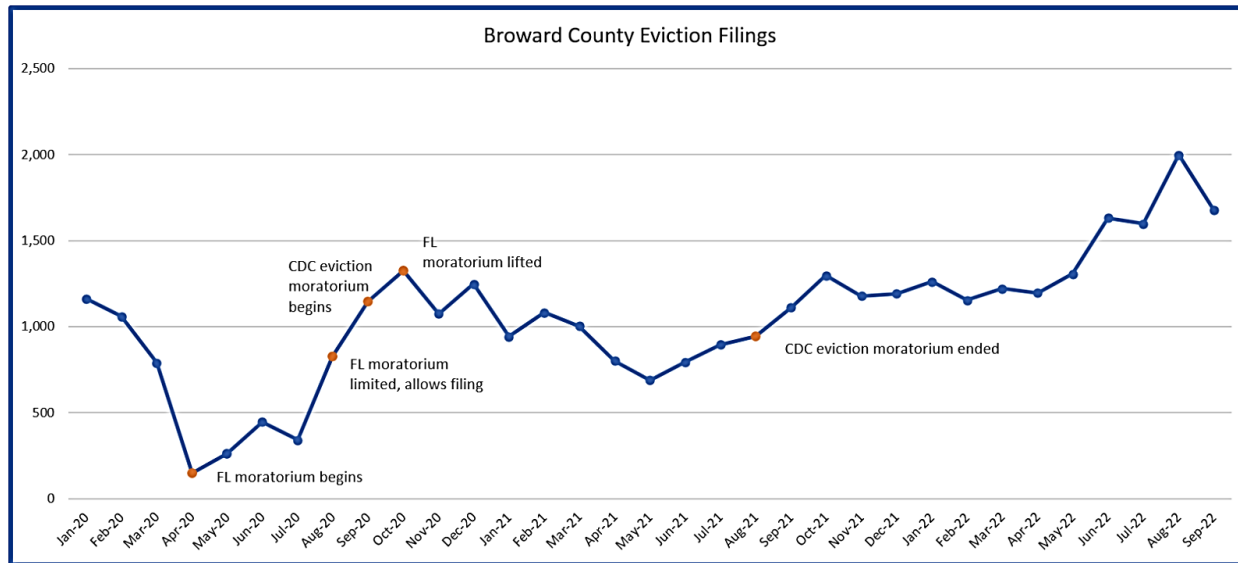
Following a public launch in late 2021, the BHC's Affordable Housing Dashboard experienced several updates as additional data became available. This included the most recent American Community Survey (ACS) data issued by the Census in March 2022 and information from the Broward County Affordable Housing Needs Assessment update released in September 2022. More affordable units – built or proposed – were identified through news and social media and added to the existing Supply data.

Another valuable tool added to the Dashboard in 2022 shows the rise in eviction filings in Broward County. The onset of the COVID pandemic in early 2020 exacerbated an existing affordable housing shortage and associated residential evictions. In response, State and national eviction moratoriums were issued.

Following the expiration of a national eviction moratorium in 2021, the number of eviction notices filed with Broward County more than doubled. This data reflects eviction notices filed and not the number of actual evictions, which is likely much higher. Between September 2020, when the CDC issued moratorium began and August 2021,



when it expired, the number of evictions filed decreased from 1,148 to 942, down 18%. These numbers surged to nearly 2,000 filings by August 2022, an increase of 112%.



Source: Broward County Clerk of Court

News and Website

In accordance with the BHC’s adopted website and social media policy, the Broward Housing Council website served as a housing policy resource and the primary access point for the Affordable Housing Dashboard. The website was frequently updated with timely news, studies, reports and other affordable housing policy information. Both the website and newsletter highlighted the latest resources regarding rental assistance and information for residents facing eviction, resulting from the COVID-19 pandemic. The BHC quarterly newsletter, coordinated and distributed by Broward County Urban Planning Division staff, was e-mailed to a list of over 800 subscribers.

Annual Report

In accordance with the Broward County Charter, on May 24, 2022, the Board of County Commissioners unanimously accepted the Broward Housing Council 2021 Annual Report (ITEM #38).



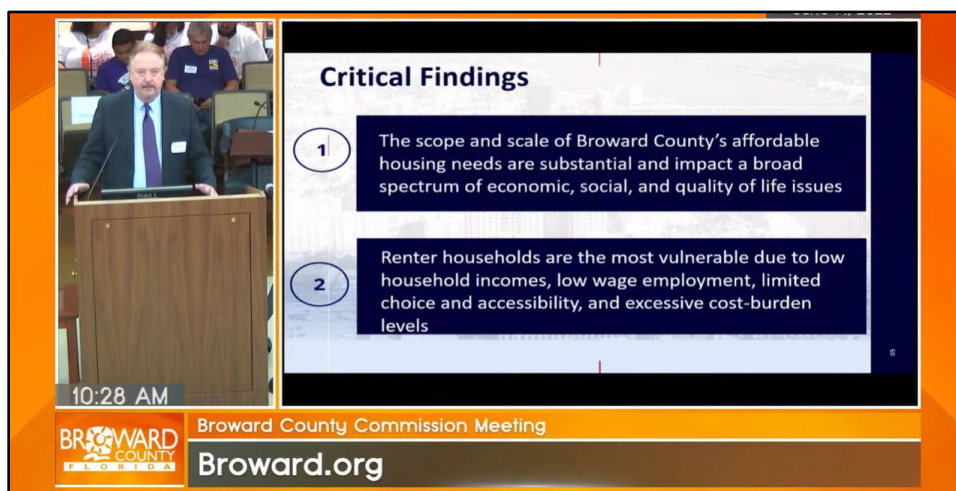
Increase Affordable Housing Stock

Affordable Housing Needs Assessment Update

In September 2022, the Broward County Affordable Housing Needs Assessment update was released and shared publicly via the BHC website and email to public officials and the newsletter mailing list. The Assessment update was a former BHC Work Program item funded through the County's FY21 budget. An experienced team from the Jorge M. Perez Metropolitan Center at Florida International University (FIU) was selected to prepare the updated study, which was last revised in 2018.

The project coincided with the release of 2016-2020 American Community Survey (ACS) data. The major key findings included:

- 25,000+ affordable units lost in past 5+ years;
- Shortage/gap: 74,000 affordable rental units and 73,000 homes for sale;
- 94% cannot afford to purchase median sale priced home: \$590,000;
- 32% of tenants spending more than half their household income on rent;
- Average rents: \$2,100 for efficiency and \$3,300 for a 3-bed unit; and
- Majority of low-wage service sector occupations earn 40%-60% of the County's median income (\$60,922).



Dr. Ned Murray, FIU presented preliminary findings from the updated Needs Assessment to the Board of County Commissioners on June 14, 2022.



Ten-Year Affordable Housing Master Plan

Following the release of the 2022 Affordable Housing Needs Assessment, the Board of County Commissioners extended the contract with the M. Perez Metropolitan Center at FIU to prepare a strategic master plan addressing Broward County's affordable housing issues over the next ten years. The consultant, along with Broward County Housing Finance Division staff, held a series of public informational meetings throughout the County. As an affordable housing stakeholder, the Broward Housing Council provided input regarding the proposed master plan during its regular meeting on December 9, 2022.



Dr. Ned Murray, FIU, presented information about the Master Plan to the BHC

Housing Related Policies and Incentives Updates

In 2022, the Board of County Commissioners adopted updates to the Broward County Land Use Plan (BCLUP) regarding affordable housing policies and incentives:

PCT 22-2 (updates PCT 20-4): Revises certain criteria of Policy 2.16.4 regarding Residential by Right in Commerce and Activity Centers based on local government input and survey results regarding Policy implementation. The proposed changes address Policy criteria which link specific site planning and code requirements and modifies the in-lieu payment formula. [ADOPTED: 12/06/22, ITEM 50] (Effective date: 1/08/23)

PCT 22-3 - Updates the Affordable Housing Vision to capture the current housing affordability crisis based on information and key findings provided as part of the



Affordable Housing Needs Assessment 2022. The updated Vision shifts the title from “Affordable Housing Vision” to the “Housing Affordability Vision;” replaces the word “attainability” with “affordability;” and updates the narrative to reflect the housing market shift from crisis to catastrophic based on lack of affordability and options for most of the County’s population, but especially those in the service sector. [ADOPTED: 12/06/22, ITEM 51] (Effective date: 1/08/23)

The Board also considered Land Use Plan Amendments related to implementation of density bonuses and expansion of Community Permitted Uses; however, these amendments were continued into 2023:

PCT 22-4 (updates PC 20-3) Revises to Policy 2.16.3 regarding Density Bonuses to allow for local implementation of density, especially along arterial corridors, consistent with the map that is utilized for Policy 2.16.4. Directs local governments to address compatibility with existing and future land uses and requires local government to hold a public hearing to utilize bonus density incentives for every allocation of bonus density.

PCT 22-5 Expansion of the Community Permitted Uses section to permit affordable residential units at either the moderate, low or very-low income levels that are ancillary to the primary community facilities use.

Housing United Launched

In 2022, the United Way of Broward County launched *Housing United*, a funding initiative geared towards helping finance affordable housing projects throughout Broward County. The program's goal is to bring 2,500 affordable units to the county over the next five years by teaming with various local organizations and banks and using federal funds to raise money to help pay for these developments.

The program was initially funded with a \$10M donation from MacKenzie Scott. Projects funded during the initial phase of the program include:

- 12 homes in Pompano Beach - Habitat for Humanity of Broward, Inc.
- 30 rental units in Fort Lauderdale - Handy Homes
- 7 rental units in Hollywood - South Florida Community Land Trust
- 110 rental units in Dania Beach - Landmark Companies



Urban League Plans Legacy Community

The Urban League of Broward County plans to construct 100 units of affordable housing in Oakland Park as part of its Legacy Communities initiative. According to the Urban League, the components of a Legacy Community include:

- Intentional considerations of the history and culture of the local area;
- Established parameters for engagement and input from residents, elected officials, business owners, etc.
- Recognition that redevelopment of legacy communities may require time for co-creation and co-design; and
- Understanding the construction of new developments is not the only consideration; there is also the reimagining and restoration of existing spaces.

The Village at Oakland Park will be located at the corner of Northwest 21st Avenue and Northwest 26th Street and offer both affordable and workforce housing, with income ranges from 60% to 120% of the area median income.



Architect's rendering of the Village at Oakland Park.



Policies in Progress

The following images show some of the affordable housing projects in Broward County which were planned, under construction or completed in 2022.



City Place | Dania Beach. Of the 110 apartments, 100 will offer below-market monthly rents for one- and two-bedroom units. Of these, 83 units are reserved for residents who earn 60%-80% AMI and 17 units for tenants earning no more than 30% AMI.



Southwest Hammocks | Pembroke Pines. Southwest Hammocks will be a 100-unit affordable housing development for residents with medical issues in the City of Pembroke Pines. The three-story complex will comprise of studios, one-bedroom, and two-bedroom apartments, along with 5,000 square feet of on-site supportive services and other amenities.





University Station | Hollywood. Construction started on a mixed-use downtown Hollywood development by Housing Trust Group who is leasing city-owned land to build two eight-story buildings each with 108 multifamily units. Most of the 216 multifamily units – 200 units – will be available to tenants earning 28%-80% of AMI. The development also could accommodate future construction of a train station along the FEC railroad.



Sistrunk View | Fort Lauderdale. A six-story affordable housing building at located in the Fort Lauderdale downtown area, Sistrunk View will offer 106 affordable dwelling units for those earning \$18,500-\$70,400 a year. The units include 1- and 2-bedroom apartments with amenities.





Pantry Lofts | Fort Lauderdale. A proposed mixed-use development featuring an eight-story, 90-unit residential tower located in the Progresso Village area at the corner of Sistrunk Boulevard and NW 3rd Avenue. The project will offer affordable senior housing and new facilities for The Pantry of Broward along with structured parking and building amenities. Broward County approved \$2M in gap financing (FY 2021/22) for land acquisition purposes.



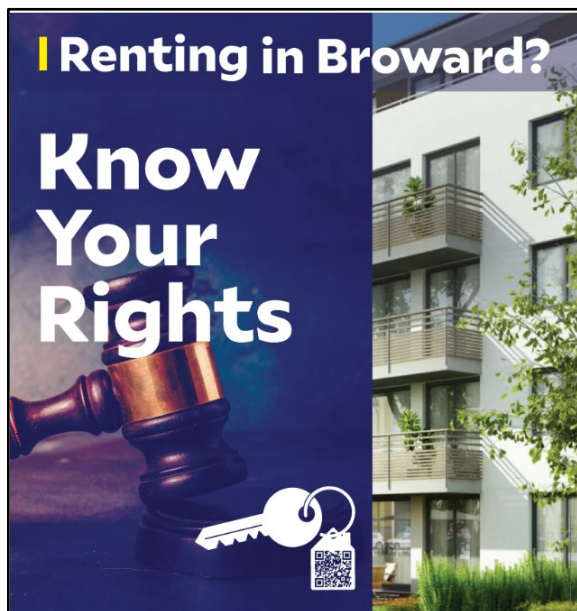
St. Joseph Manor 2 | Pompano Beach. A proposed residential midrise housing development with 150 units of affordable, age restricted units. The property, owned by the St. Joseph Haitian Catholic Mission and the project received about \$8.2M Broward County gap financing.

Enhance Housing Stability

New Broward County Landlord-Tenant Regulations

In response to increasing rents in South Florida, the Board of County Commissioners enacted ordinances to put protections in place for renters. On April 26, 2022, the Board enacted Ordinance 2022-21 regarding residential tenancies which requires landlords to give at least 60 days' notice prior to termination of leases for tenants facing rent increases of more than 5%. On June 14, 2022, the Board enacted Ordinance 2022-31 addressing notification of late fees and requiring landlords and other lessors of residential rental property in Broward County to issue a Tenant's Bill of Rights to persons applying for a rental unit and/or any tenant prior to occupying a unit.

Both Ordinances may be enforced by code enforcement officers, including municipal code enforcement officers, and any law enforcement agency having jurisdiction of the area where the residential rental unit is located. Broward County will enforce these Ordinances in the Broward Municipal Services District (BMSD).



The **Urban Planning Division (UPD)** held two virtual workshops – on July 20 and August 10, 2022 – to educate landlords and municipalities about the new regulations and respond to questions. As part of the educational process, **UPD staff** also distributed "Know Your Rights" posters to various Broward County agencies and service providers.

The new regulations apply countywide to new residential leases and renewals, except for ALFs and military servicemembers, in accordance with Ordinance 2022-40.

A new Renters website provides information about these Ordinances, along with the "Tenant's Bill of Rights" form and other useful resources.



More Federal Grant Funding Received to Help Renters

The Coronavirus Aid, Relief and Economic Security (CARES) Act was enacted in 2020 as a response to economic impacts from the COVID-19 pandemic. The State of Florida received and allocated emergency funding to local governments who provided residents with rental and mortgage assistance and operating assistance for special needs/homeless housing.

In 2022, Broward County received an additional \$40M in federal funding for its Emergency Rental Assistance Program (ERAP). Combined with last year's allocation of \$53M, Broward County received a total of \$93M in grant funding. ERAP assistance provided 100 percent of past due rent and utility payments to qualified applicants as far back as 18 months. As a result of significant rent increases occurring in Broward County, a new rent increase assistance program within ERAP was implemented in 2022. This program pays the full rent for three months for households experiencing a hardship due to a rent increase.

The Broward County Family Success Division, in partnership with the Housing Finance Administration of Broward County, processed ERAP applications and allocated funds received through CARES Act grant money. Qualified applicants were Broward County renters in non-entitlement cities with a household income at or below 80 percent of the Area Media Income (AMI) who were financially impacted by COVID-19 and demonstrated a risk of experiencing homelessness or housing instability, including potential eviction.

The table below shows the number of households assisted and the amount allocated for eligible funding activities in 2022:

| Program | Households Assisted | Past Due Rent (Including fees) | Utilities Paid | Rent Increase Assistance | Relocation |
|-------------|---------------------|--------------------------------|----------------|--------------------------|----------------|
| ERAP | 4,386 | \$39,363,580.52 | \$693,433.02 | \$481,490.12 | \$1,999,557.84 |
| ESG-COVID | 179 | \$912,811.32 | N/A | N/A | N/A |
| ESG Regular | 43 | \$98,825.00 | N/A | N/A | N/A |

Note: Utilities, rent increase and relocation are not allowable expenses in some of these programs.

Source: Broward County Family Success Division








Mortgage Credit Certificate Program



The Broward County Housing Finance Authority (BCHFA) administers the Mortgage Credit Certificate Program, which reduces home loan financing costs for qualified homeowners. Qualified owners or buyers owing federal income taxes are entitled to a dollar-for-dollar reduction of their tax bills, up to \$2,000 annually. The homeowner is eligible for the tax credit each year they continue residency in the home financed under the program. A total of 28 mortgage credit certificates were issued by the BCHFA in 2022, compared to 24 certificates in 2021. Although this is an increase of 17%, the number of certificates issued remains low due to continued rises in housing costs.

Sustainable Home Ownership

The Broward County Housing Authority (BCHA) serves over 7,600 Broward County families with housing assistance through properties owned and managed by the agency and through rental subsidies paid on behalf of families renting in the private market. The BCHA Housing Counseling Program is a HUD certified, comprehensive counseling program providing the services below:

-  Pre-Purchase and First Time Homebuyer
-  Post Purchase
-  Mortgage Delinquency
-  Foreclosure Prevention and Intervention
-  Credit Budgeting and Financing Literacy



Advocate for Legislative Change

Sadowski Housing Trust Funds







The BHC's annual work program supports legislation that creates and/or retains funding for affordable housing initiatives such as the State Housing Initiatives Partnership (SHIP) and prevents future sweeps from the Sadowski Housing Trust Funds.




The State's final FY22-23 Budget allocated \$337.7M to the Sadowski Trust Funds which represents a 61% increase from the previous budget year. This increase follows the enactment of SB 2512 (2021) which states that funds "may not be transferred to the General Revenue Fund in the General Appropriations Act" FS 201-15(5), preventing future sweeps from the Trust Funds.

County Commission Adopted Legislative Priorities

The Broward County 2022 State Legislative and Executive Program (Program), adopted by the Board of County Commissioners on August 24, 2021, served as the Board's guiding policy platform during the 2022 state legislative session, which convened in Tallahassee on January 11, 2022. Affordable Housing was identified as the Program's top priority and includes the following related policy and appropriations items:

-  SUPPORT full use of the dedicated revenues provided by the Sadowski Affordable Housing Act for Florida's housing programs and projects.
-  SUPPORT modifying the current requirements of SHIP funding distribution to allow 50 percent of SHIP funding for home ownership with the remaining 50 percent for multifamily rental housing to allow for a more equitable distribution of SHIP funds.
-  SUPPORT an affordable housing constitutional amendment dedicating doc stamp revenues to the State and Local Government Housing Trust Funds and enabling local governments the flexibility to distribute revenues to balance funding for home purchase with rental demand.
-  SUPPORT funding for all housing projects dedicated to serving income eligible seniors with more and more seniors "aging-in-place" or relocating to South Florida.



-  SUPPORT a local bill creating a new Affordable Housing Discretionary Surtax (additional \$0.45) to provide gap funding not available from the state due to annual “raids” of the Sadowski Affordable Housing Trust Fund.
-  SUPPORT amending s. 163.318, F.S. (Concurrency) to include “affordable housing unit construction” in the definition of “capital facility” under state law.
-  SUPPORT \$3 million for local coalition funding for Florida’s coordinating agency for the 28 local homeless coalitions, which includes Broward County, and full funding of the Challenge Grant Program at \$5M.

The Intergovernmental Affairs/Boards Section staff worked with the County’s state legislative delegation, contract lobby teams, and the Florida Association of Counties to file legislation and appropriations on behalf of the County to advance the adopted priorities.

Broward Days 2022 Returns as Live Event

On January 18-19, 2022, Broward Days returned to Tallahassee as a live forum, following a one-day online format in 2021. The BHC membership continued to provide affordable housing advocacy and support for Broward Days, an annual consortium of State and local elected officials, business and community leaders and not-for-profit organizations advocating for the needs and concerns of Broward County. The County sponsored the Welcoming Remarks during the Welcome Dinner/Reception on January 18.







Streamline Process

Expedited Review for Affordable Projects






On November 15, 2022, the County Commission adopted Resolution 2022-533 amending Chapter 27 of the Administrative Code to provide for expedited review of affordable housing development applications. This requires a streamlined process by all review agencies for affordable housing development applications. To qualify for expedited review, at least 10% of the total dwelling units within a project be certified as affordable by the Broward County Housing Finance Division. In addition, the developer/owner must enter into an agreement with Broward County restricting said units to affordable housing for at least 30 years.

Affordable Housing Incentives

The Broward County Affordable Housing Advisory Committee (AHAC) was established on June 10, 2008, in accordance with HB 137 (2007) as a SHIP funding requirement. The AHAC is responsible for preparation of an annual report that evaluates affordable housing incentive strategies implemented by the County. Incentive strategies in the 2022 AHAC Report include new Strategy No. 22-01 which supports legislative advances that support funding to owner-occupied homestead single family and multi-unit property owners' homes with assistance to pay insurance premiums and/or homeowner's assessments fees as a grant. Existing incentives were also updated in the 2022 report:

-  Dedicate one half of all expiring CRA TIFs to the Affordable Housing Trust Fund [Board allocated \$9M during its FY 2022/2023 budget hearing].
-  Support legislation that positively supports the funding to preserve incentives/initiatives for affordable housing such as tax exempt multifamily housing bonds programs and others.
-  Continue supporting legislative request changing the formula for the calculation of the distribution of annual SHIP funds which would result in higher percentage of document stamp funds to be returned to Broward County.
-  Support legislative request to change the homeownership set-aside requirement of 65% to a 50/50 set aside split between homeownership and multifamily rental activities and allow for the flexibility of Counties to determine their actual need [i.e., urban Counties' needs as opposed to rural Counties' needs].



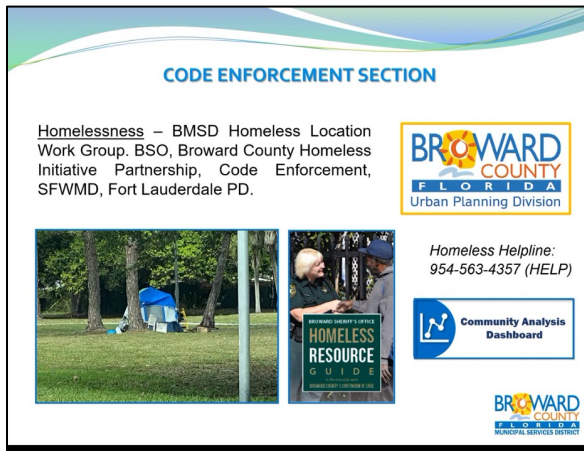
-  Continued support of legislation that fully appropriates the Sadowski Affordable Housing Trust Fund. In FY 2022/23, Broward County received \$3.3M.
-  Advocate for Florida Housing Finance Corporation (FHFC) to revise its RFA process to approve pending multifamily projects in a quicker manner.
-  Support legislative revisions increasing current mandated 20% set-aside of SHIP funds for persons with special needs to a minimum of 30%. This was funded by the County in FY 2022/23 in amount of \$992,410. Revise the foreclosure prevention assistance to include payment of homeowners insurance premium with emphasis on homeowners participating in the County's home repair programs.
-  Continue evaluating incentive to support affordable housing funding of multifamily rental new construction programs to ensure there are additional units set aside for households with disabled persons in addition to adhering to existing ADA requirements.
-  Support FHFC use of SAIL and LIHTC funds to persons with disabling conditions and inform not for profits of available funding through SAIL and LIHTC RFAs for disabled person while providing technical support.



Address Homelessness

Homeless Location Work Group

Established in early 2022, the Broward Municipal Services District (BMSD) Homeless Location Work Group is a collaboration between **Broward County Urban Planning Division – Code Enforcement Section**, Homeless Initiative Partnership (HIP), South Florida Water Management District (SFWMD), Broward Sheriff’s Office (BSO), and the Fort Lauderdale Police Department. The goal of work group is prevention, outreach, emergency shelter, transitional/permanent affordable housing, and support services.



Point-in-Time (PIT) Count 2022

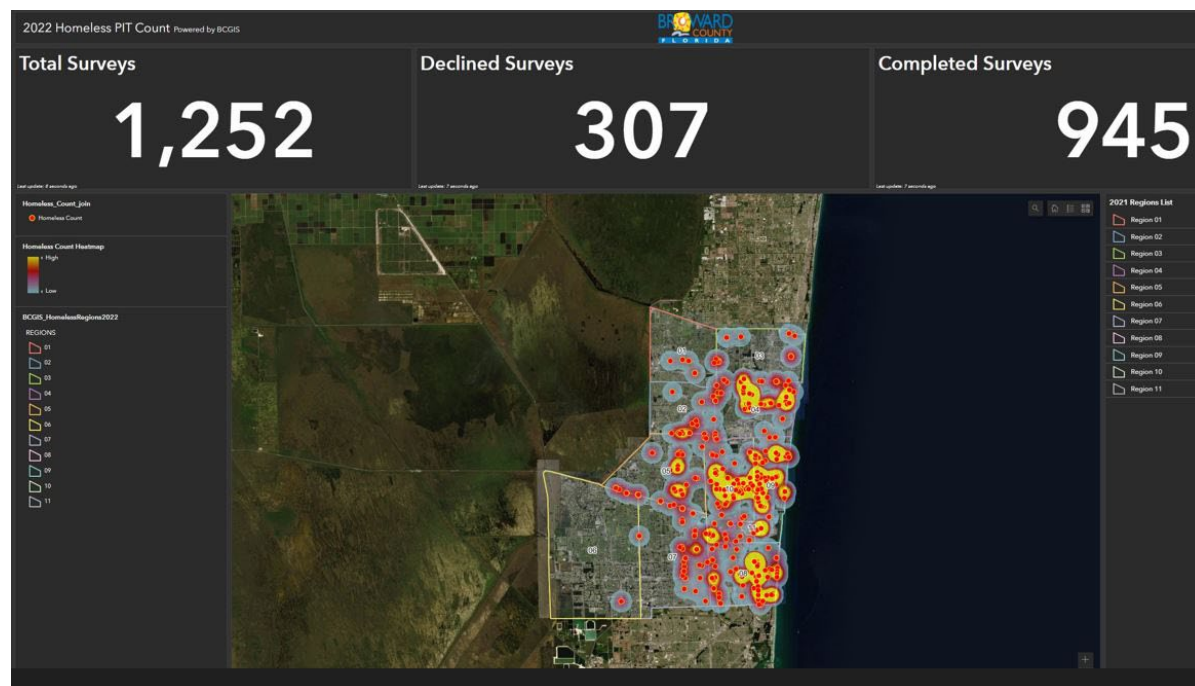
The Point-In-Time Homeless Count (PIT Count) is an annual census of all sheltered and unsheltered homeless individuals in Broward County. The PIT Count is required by the Department of Housing and Urban Development (HUD) and determines federal funding for homeless services and programs. The 2022 Point-In-Time Homeless Count took place January 23-29, 2022. During this time, the Homeless Taskforce Outreach Team and trained surveyors scoured the streets of Broward County, engaging with persons experiencing homelessness and gathering critical data that will help planners understand the needs of the homeless community and devise targeted strategies for combating homelessness.

The results of the 2022 PIT count revealed that there were 2,054 persons experiencing homelessness in Broward County. Of this number 1,228 were experiencing unsheltered homelessness. Between 2021-2022 PIT, the number of unsheltered homeless persons



declined by about 31%. The 2022 number is also slightly less – about 9% -- than the number of unsheltered homeless in pre-pandemic 2019.

The PIT County Dashboard, designed by the Urban Planning Division’s GIS Section staff, provides an interactive map showing how the County’s PIT results have varied over the last five years.



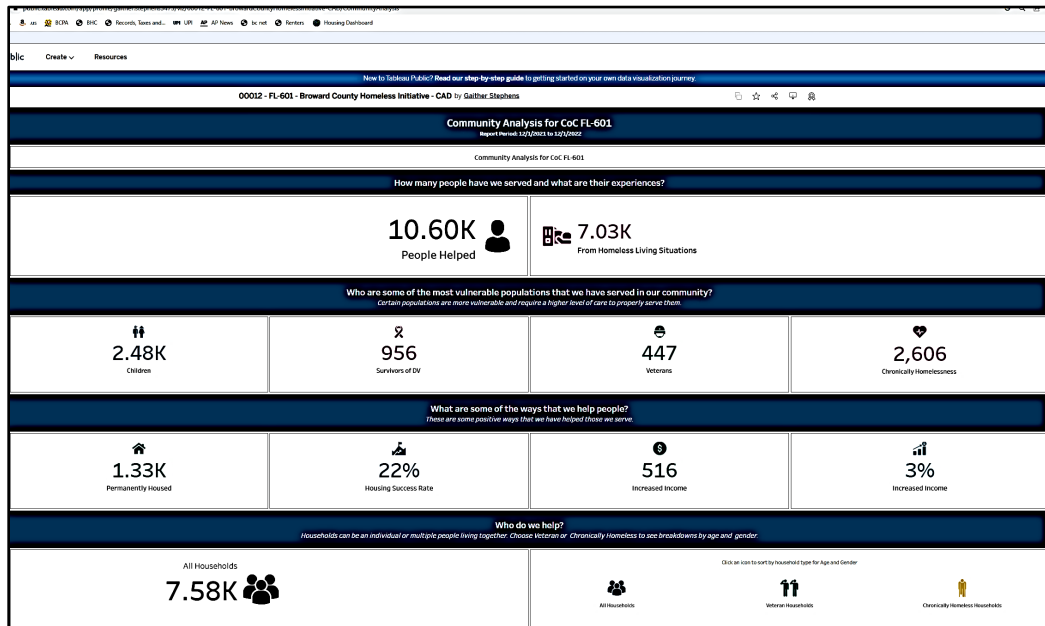
Homeless Management Information Systems (HMIS)

The Homeless Management Information System (HMIS) is a web-based software application used to collect demographic information and service outcome information on people experiencing homelessness served in Broward County’s Homeless Continuum of Care (HCoC). HMIS enables homeless service providers to collect uniform client information over time. This system is part of an essential effort to streamline Client services, inform public policy decision-makers, improve coordination of services among providers of housing and services to homeless clients, inform advocacy efforts, and assist the HCoC in establishing policies that result in targeted services to reduce the time persons experience homelessness. Analysis of information gathered through HMIS is used to calculate the size, characteristics, and needs of homeless populations. The data collected is necessary to service and systems planning, and advocacy.



Community Dashboards Provide Homelessness Data

The Broward County Homeless Continuum of Care (HCoC), with technical assistance from the Urban Planning Division/GIS Section staff, developed two new interactive dashboards providing real-time data about the state of homelessness in Broward County and the work program of the HCoC. The Community Analysis and Community Snapshot Dashboards include HMIS data points showing total number of clients served in a given time period, demographic information of clients served including gender, age, and ethnic data, and data quality indicators.



Project Home Again



On September 15, 2022, Broward County unveiled Project HomeAgain, a Landlord Recruitment Initiative with Starmark whose goal is to reduce homelessness. Landlords with vacant units are encouraged to lease to veterans, families and others in need while guaranteeing landlords timely rent payments plus security. Landlords may list available vacant units at no cost on the RentalNet MLS.



Broward County Housing Authority



The Broward County Housing Authority (BCHA) addresses countywide homelessness utilizing funds made available through the Department of Housing and Urban Development (HUD) and collaboration with the Broward County Homeless Continuum of Care (CofC).

Programs include:

- Shelter Plus Care Permanent Supportive Housing;
- Veterans Affairs Supportive Housing (VASH), which provides assistance for a maximum of 317 homeless veterans and their families. It combines Housing Choice Voucher (HCV) assistance with services through the Miami Veteran's Affairs Medical Center (VAMC) who refer the eligible veteran to BCHA.
- Foster Youth to Independence Initiative (FYI) provides HCV assistance to youth ages 18-24 who have left or will be leaving foster care within 90 days and are homeless or at risk of becoming homeless at age 16 or older. Referrals are provided from ChildNet and eligible youth may receive up to 36 months of rental and supportive services.
- Emergency Housing Vouchers (EHVs).

BCHA also provides permanent supportive housing to over 470 disabled families experiencing homelessness with a major focus on chronic homelessness. Applicants and participants are linked with partnering agencies such as Henderson Behavioral Health, Archways, and Broward County Housing Options Solutions and Supports Division (HOSS-D) providing supportive services and linkages to other support. The CofC supplies referrals through the Coordinated Entry process for this program.

Broward Partnership



Broward Partnership is the largest comprehensive homeless services provider in Broward County and focuses on rapidly transitioning clients to stable housing situations through emergency sheltering, rapid re-housing, and permanent supportive housing. The Broward Partnership operates the Central Homeless Assistance Center (CHAC) in Fort Lauderdale and the North Homeless Assistance Center (NHAC) in Pompano Beach providing outreach, 500 beds of emergency shelter, and over 100 units of scattered site permanent housing countywide. In FY 2022, the Broward Partnership served a total of 1,304 persons and 91% of homeless households remained successfully housed in permanent supportive housing.



A full complement of stabilization services includes case management, nutritious meals, childcare, medical and dental care, mental health and substance abuse treatment, counseling and/or education, housing navigation, vocational training, and employment services needed to establish self-sufficiency and housing stability.

In 2022, Broward Partnership and development partner, Green Mills Group, celebrated the completion of Seven on Seventh, a 72-unit affordable rental housing/mixed use development in downtown Ft. Lauderdale. (See Page 37, Cover Image.)

Broward Housing Solutions



Broward Housing Solutions (BHS) provides permanent, supportive, and affordable housing to meet the needs of lower income or homeless people with mental illness.

Using the scattered-site model, BHS houses 400 residents within its affordable rental units and via third-party landlords. Owned and operated properties are located in Fort Lauderdale, Coral Springs, Pompano Beach, North Lauderdale, Oakland Park, and Hollywood. BHS' affordable housing programs include Home for the Brave (homeless veterans), Youth Solutions (18–23-year-old) aging out of foster care, Senior Solutions (age 55+), Samaritan (unaccompanied homeless adults) and Homeownership Solutions (lease-to buy).

In June 2021, The Jim Moran Foundation (TJMF) and BHC collaborated, identifying the need for affordable housing to address Broward County's most fragile populations, homeless or low-income Seniors, aged 55 and older, who also have behavioral disorders. Funding provided by TJMF will aid BHS in acquiring, rehabilitating, and developing affordable housing units for its Senior Solutions affordable housing program.



Support Countywide Financing

Affordable Housing Trust Fund Provides Gap Financing

The Broward County Affordable Housing Trust Fund (AHTF) is administered by Broward County's Housing Finance 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 2018-2022, the County awarded approximately \$97.6M in gap financing for 29 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 \$647.5M in affordable housing financing. This is expected to generate a total of 605 affordable multifamily units.

| Units | County Gap Financing | Housing Finance Authority | SAIL | 9% tax credits |
|-------------------|----------------------|---------------------------|-------------|----------------|
| 4,605 | \$97.6M | \$463.2M | \$48.9M | \$37.8M* |
| 45 Total Projects | ** | 19 Projects | 11 Projects | 15 Projects |

*9% Annual Tax Credits for ten years

**97.6M

Source: Broward County Housing Finance Division

On February 11, 2022, the Broward County Housing Finance Division (HFD) issued a Request for Applications (RFA) soliciting projects to utilize \$5M in gap financing for New Construction or Acquisition/Rehabilitation of Affordable Housing Units for Non-profit Organizations (maximum of \$2.5M per project). Applications were due on March 4, 2022, and three (3) RFAs were received and recommended for funding. The three projects combined represented 60 dwelling units with a proposed total of about \$5.65M in gap financing.

On May 10, 2022, Broward County Board of County Commissioners approved a gap financing request from HFD which included an additional \$655,315 from the AHTF to meet the full funding request. However, of the three projects, one applicant declined their funding award due to the current environment for construction cost of materials to complete the project within scope and budget.



Broward County Affordable Rental Units FY22-23

| Project Name | Project Location | Funding Award | Number of Units |
|---|------------------|--------------------|-----------------|
| Village at Middle River - Habitat for Humanity of Broward | Fort Lauderdale | \$2,500,000 | 24 |
| Senior Solutions - Broward Housing Solutions | Fort Lauderdale | \$655,315 | 6 |
| Total | | \$3,155,315 | 30 |

Source: Broward County Housing Finance Division

Community Redevelopment Agencies (CRAs)

Broward County currently has 15 CRAs and makes tax increment financing (TIF) payments to 12 CRAs within 10 municipalities. The remaining four are non-TIF CRAs. Which include eligible projects resulting in redevelopment of designated areas exhibiting blighted conditions, high unemployment, and declining property values.

In FY 2013, the Board approved the Broward Redevelopment Program (BRP) for purposes of providing County funding for areas that meet the blighting conditions as described in Chapter 163, Part III, Florida Statutes. CRAs receiving County TIF are not eligible for BRP funds per the Broward County Administrative Code. All BRP funded projects are either within the boundaries of a community redevelopment area or areas designated in a County/municipal resolution or ordinance defining the area boundary and determining that the area meets the blighting conditions.

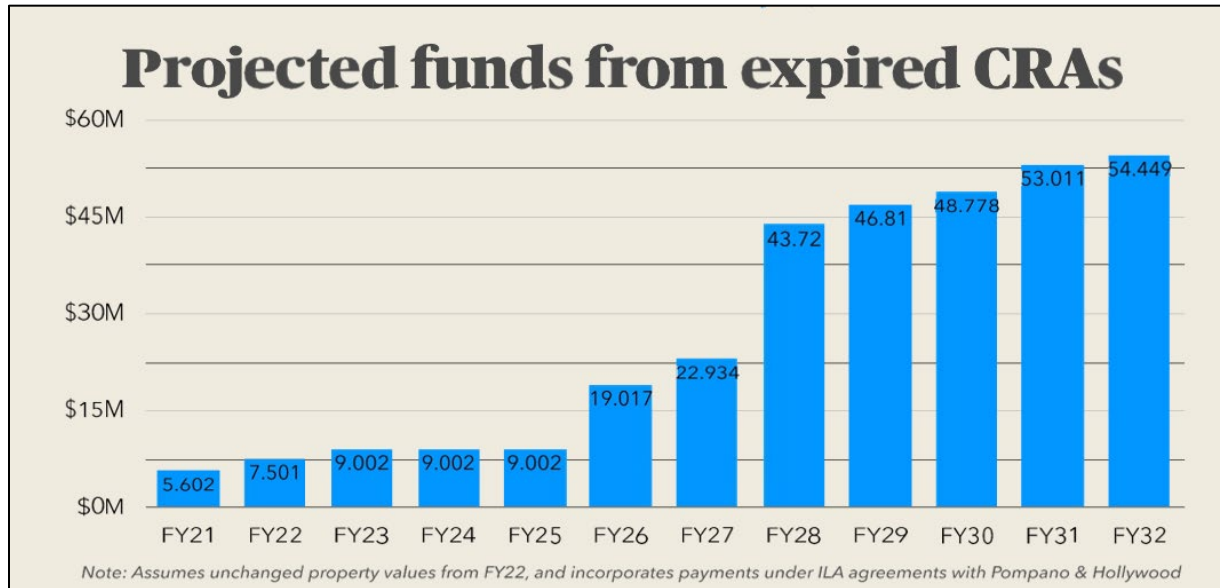
Broward County CRAs

| TIF CRAs | Non-TIF CRAs |
|---|-----------------|
| Coral Springs | Coconut Creek |
| Davie | Dania Beach |
| Deerfield Beach | Fort Lauderdale |
| Fort Lauderdale NW Progresso / Flagler Heights Area | Lauderhill |
| Hallandale Beach | Lauderhill |
| Hollywood – Beach District | Lauderhill |
| Hollywood Downtown District | Lauderhill |
| Lauderdale Lakes | Lauderhill |
| Margate | Lauderhill |
| Plantation | Lauderhill |
| East Pompano Beach | Lauderhill |

Source: Broward County Housing Finance Division



Since 2019, the annual allocation of Broward County’s share of all expiring TIF funds has been equally shared between affordable housing and economic development projects and programs. The graphic below shows the project funds from expired CRAs through FY 32.



Source: Broward County Housing Finance Division



Cover Photo: Seven on Seventh

Provided courtesy of the Broward Partnership

Seven on Seventh is an affordable housing initiative of Broward Partnership and development partner, Green Mills Group. The project is a 72-unit affordable rental housing/mixed use development in downtown Ft. Lauderdale, located adjacent to the existing CHAC. Seven on Seventh is funded by a \$25M low income tax credit subsidy from the Florida Housing Finance Corporation, along with financial contributions from private donors, and Broward County gap financing. Construction was nearly complete in late 2022 and tenants are expected to enter in spring 2023.



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Appendix A

Definitions: 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.

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.

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.

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]

