

Reducing Regulatory Barriers to Affordable Housing in Broward County

Facilitating the Development of Affordable Housing in Broward County

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**Urban Land
Institute**

Southeast Florida/Caribbean

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About This Report

This report originated through the *White House Council on Eliminating Regulatory Barriers to Affordable Housing's* efforts to work with federal, state, local, and tribal stakeholders to identify and address the laws, regulations, land use requirements, and practices that increase the cost of the development of affordable housing nationwide.

The HUD-led council engaged the ULI Southeast Florida/Caribbean to convene a roundtable discussion of stakeholder experts to review common tenets found in zoning land use regulations across Broward's municipalities. The recommendations and feedback gathered for this report will be submitted to the *White House Council on Eliminating Regulatory Barriers to Affordable Housing*.

ULI would like to give a special thanks to the roundtable sponsor Gunster, as well as the participants, and facilitator without whom the report would not have been possible. We thank all participants for their valued contributions and appreciate the perspectives, experiences, and insight provided.

Note that the recommendations presented in this report reflect the consensus of the overall focus group, and may not reflect the opinions of individual members.

Focus Group Facilitator

Jim Carras
Harvard University | John F. Kennedy School of Government

HUD Representatives

Seth Appleton
HUD Assistant Secretary of Policy Development & Research

Alfonso Costa Jr.
HUD Deputy Chief of Staff

Denise Cleveland-Leggett
HUD Region IV Administrator

Focus Group

Leslie A Del Monte
City of Hollywood

Daniel Bidot
Lars Buro NY, Boca Raton

Barbara Blake Boy
Broward County Government

Kareen Boutros
Broward Workshop / Regional Business Alliance

Ana Bozovic
Analytics Miami

Uwe Cerron
Selenis Construction

Korina Cornish
Champion the City

Frank Cubas
The Richman Group

Christy Dominguez
City of Hallandale Beach

Sandra Einhorn
The Coordinating Council of Broward

Andrew Frey
Fortis Design+Build

Vicky Gatanis
South Florida Regional Transportation Authority

Stephen Graham
City of Deerfield Beach

Anthony Grisby
City of Hollywood

Cora Hawkins
Gates Construction

Daniel Holmes
City of Lauderdale Lakes

Esteban Koffsmon
Chateau Group

Jeffrey Kune
ACP Ventures LLC.

Tracy Lautenschlager
Greenberg Traurig

Lindsay Lecour
Atlantic | Pacific Communities

Vanessa Leroy
City of Hallandale Beach

Shannon Ley
City of Sunrise

Michael Marshall
Gunster

Chadwick Maxey
Nova Southeastern University

Jeffrey McDonough
Stiles

Marty McGrogan
Walker Dunlop

Clifford Moore
Journey C&D Group Inc.

Steve Morales
PLUS Architecture.Planning.Design

Giovanni Moss
Pompano Beach

Donna Musial
Musial Associates, LLC

Vickki Placide-Pickard
City of Deerfield Beach CRA

Nikki Rao
Pirtle Construction Company

Ranata Reeder
South Florida Community Development Coalition

John Renne
FAU Department of Urban & Regional Planning

Nancy Robin
Habitat for Humanity Broward

Adam Schnell
City of Fort Lauderdale

Jo Sesodia
Broward County Planning & Development

Eric Silva
City of Miramar

Clark Stephens
South Florida Community Land Trust

Deborah Stevens
City of Miramar

Stephanie Toothaker
Trip Scott

Thuy Turner
Kimley-Horn and Associates

Greg West
ZOM Living

Ele Zachariades
Dunkay Miskel and Backman LLP

Report Staff & Consultants

Eralda Agolli
ULI Southeast Florida / Caribbean

Mallory Barker
ULI Southeast Florida / Caribbean

Julie Medley
ULI Southeast Florida / Caribbean

Christopher Ptomey
Terwilliger Center for Housing

Stephanie Rosendorf-Diaz
Principal Author

Contact

ULI Southeast Florida/Caribbean
(+1) 954-916-7329
sefloridacaribbean@uli.org
www.seflorida.uli.org

About the Urban Land Institute

THE URBAN LAND INSTITUTE is a global nonprofit land use and real estate development organization dedicated to providing leadership in the responsible use of land and in creating a sustainable and thriving future for communities worldwide.

The extraordinary impact that ULI makes on land use decision making is based on its members' sharing expertise on a variety of factors affecting the built environment, including urbanization, demographic and population changes, new economic drivers, technology advancements, and environmental concerns.

Locally, the ULI Southeast Florida/Caribbean District Council includes more than 1000 members spread along the east coast of Florida from Indian River County through the Florida Keys and from throughout the Caribbean region.

More information is available at uli.org. Follow ULI on Twitter, Facebook, LinkedIn, and Instagram.





Executive Summary

THE SOUTH FLORIDA METROPOLITAN AREA CARRIES THE DISTINCTION of having the highest percentage of cost-burdened and severely cost-burdened renter households in the entire United States, and an ever-growing segment of Broward County’s population is being priced out of the housing market.¹ Though many options for promoting the development of affordable housing exist, the land use and zoning codes of many municipalities in South Florida have served to hinder rather than promote the expansion of affordable housing.

LOCAL STAKEHOLDER EXPERTS convened by ULI Southeast Florida / Caribbean identified many local regulatory barriers to developing affordable housing, and recommended solutions to decrease barriers and encourage the development of more affordable housing units in the county.

Their primary recommendations focused on limiting unnecessarily onerous processes, introducing flexibility and prioritization for affordable housing in land use and zoning regulations, and increasing local coordination.

¹ Joint Center for Housing Studies (2019). State of the Nation’s Housing 2019. <https://www.jchs.harvard.edu/state-nations-housing-2019>

Report Purpose:

1. Identify existing regulatory barriers that restrict the creation of affordable housing.
2. Identify existing best practices that aid in affordable housing development.
3. Recommend policies that can facilitate and spur the development of affordable housing units.

Summary of Major Local Recommendations

EXPEDITED REVIEW FOR PROJECTS CONTAINING AFFORDABLE HOUSING

In the effort to facilitate affordable housing development, municipal and county land use reform should include: (i) increased entitlements for developers; (ii) greater resources devoted to reviewing affordable housing projects; (iii) and overall standardization of zoning and land use rules across Broward’s 31 municipalities.

CONSISTENCY IN PLANNING, ZONING, & PERMITTING PROCEDURES

Broward’s municipalities each have their own unique regulatory processes for planning, land use, and zoning, and this fragmentation creates inefficiencies and additional costs for developers who have properties in multiple cities. By ensuring that zoning procedures and permitting processes are as consistent as practicable, both costs and uncertainty can be reduced.

PRESERVATION OF EXISTING AFFORDABLE HOUSING

Each municipality should create an inventory of vacant land, with the top priority of building affordable housing on vacant land. In addition, local governments must take stock of ongoing restrictive covenants that were only in place for 15 years and ensure that any new restrictive covenants have affordability requirements for at least 30 years.

ELIMINATION OF CERTAIN SIZE AND USE RESTRICTIONS

Mixed Use Development – Cities should review their current master plans and proactively allow for affordable housing to be mixed with retail property.

Increased Density – Single family zoning has exacerbated the housing crisis by contributing to scarcity and increased costs. Municipalities should amend their land use codes through allowing increased “gentle density” where compatible and appropriate for the surrounding areas.

Reduced Lot Size Minimums – There should be less parking requirements around source stations, and there shouldn’t be these onerous environmental requirements for smaller projects.

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development refers to development of dense, mixed-use housing in walkable, pedestrian-friendly areas close to public transit stations. In November 2018, Broward County voters approved a one-cent surtax sales tax to be used for improving the county’s transportation system. With growing recognition of the need to eliminate the overwhelming sprawl that exists in most metropolitan areas, Broward County should aggressively pursue increased density along transit corridors using transit-oriented development (“TOD). To that end, County planning staff should develop additional incentives for cities to fast-track projects involving transit-oriented development.

CITY COUNTY COORDINATION

Meaningful reform will require Broward County and its municipal partners to collaborate and share a willingness to learn best practices from each other. Workshop participants agreed that a critical part of understanding the best methods for reducing regulatory barriers comes through knowledge of the specific gaps for each level of income, known as AMI levels. Thus, municipalities and Broward County should increase coordination and collaborate to ensure a focus on filling the gaps and changing outcomes for those populations most in need.

MUNICIPAL HOUSING TRUST FUNDS

Municipalities seeking to increase revenue streams for affordable housing should establish their own municipal housing trust funds similar to that of Broward County’s local version of the statewide Sadowski Trust Fund. The revenue from these funds should be allocated towards the production of new units for households in the AMI levels with the greatest need.



Introduction

SINCE THE END OF THE GREAT RECESSION, new residential construction in the United States has struggled to keep pace with household growth.² Meanwhile, wages have risen at a slower pace than home prices in a large majority of housing markets across the country.³ While South Florida has the distinction of being at the top of the list, the affordable housing crisis transcends local and state boundaries. In fact, between 2001 and 2017, the number of severely cost-burdened renters rose by almost 45 percent. Nowhere is this housing crisis more apparent than in Broward County, Florida, a region of 1.9 million residents that is expected to grow to over two million people by 2030.⁴

ACCORDING TO ITS MOST RECENT comprehensive affordable housing needs assessment, an estimated 147,313 Broward renters spend more than one-third of their income on housing, with an additional 77,000 spending more than half of their earnings on housing alone.⁵ In fact, the South Florida metropolitan area continues to be one of the most cost-burdened regions in the entire country, given the disparity between low wages and high costs of living.⁶

² Harvard Joint Center for Housing. The State of the Nation's Housing (2019). Retrieved from https://www.jchs.harvard.edu/sites/default/files/Harvard_JCHS_State_of_the_Nations_Housing_2019.pdf.
³ United Way of Florida. (2018). ALICE: A Study of Financial Hardship in Florida. Retrieved from https://www.uwof.org/sites/uwof.org/files/2018%20FL%20ALICE%20REPORT%20AND%20CO%20PAGES_0.pdf.
⁴ Broward County Planning and Development Management Division. (2017). Broward County and Municipal Population Forecast and Allocation Model (PFAM) 2017. Retrieved from <https://www.broward.org/Planning/Demographics/Documents/2017PFAMReportA.pdf>.
⁵ FIU Metropolitan Center. (2019). Broward County Affordable Housing Needs Assessment. Retrieved from <https://metropolitan.fiu.edu/research/services/economic-and-housing-market-analysis/affordable-housing-needs-2018.pdf>.
⁶ Ibid.

USING THEIR RESPECTIVE ZONING CODES, Broward's municipalities have the ability to generate more affordable housing to address these challenges. However, the stringent zoning and land use regulations of many jurisdictions inhibit, rather than encourage, affordable housing production, keeping housing costs out of reach for a majority of families. In fact, in 26 of 31 Broward municipalities, the percentage of cost-burdened renter households is greater than 50 percent.⁷

Meanwhile, as the number of cost-burdened families across the country continues to rise, the federal government has recognized the need to collaborate with state and local government partners in order to assess regional and local barriers that seem to inhibit, rather than encourage, an expanded affordable housing supply.

In the Summer of 2019, President Trump established the White House Council on Eliminating Regulatory to Affordable Housing, led by the U.S. Department of Housing & Urban Development (HUD), with Secretary Dr. Ben Carson as the Chair.⁸

The Council is charged with working with federal, state, local, and tribal stakeholders to identify and address the laws, regulations, land use requirements, and practices that increase the costs of affordable housing development and contribute to the ongoing gap between supply and demand of housing units considered affordable for low- and middle-income Americans.

To do so, the Council solicits feedback from state, local, and tribal government officials, along with relevant private sector stakeholders, in order to identify, assess, and reduce regulatory barriers to affordable housing.

With these goals in mind, the ULI Southeast Florida/ Caribbean district council was recruited to convene a roundtable of Broward County's affordable housing stakeholder experts—including developers, attorneys, planners, and housing advocates—to meet with senior HUD staff in order to review common tenets found in local land use and zoning codes throughout Broward County.

⁷ Ibid., 53
⁸ Executive Order 13878 of June 25, 2019. "Establishing a White House Council on Eliminating Regulatory Barriers to Affordable Housing," 84 FR 30853. June 28, 2019. www.federalregister.gov/d/2019-14016.

Roundtable Tasks:

- The Roundtable was tasked with:
1. Identifying existing regulatory barriers that restrict the production of affordable housing
 2. Identifying existing best practices that aid in affordable housing development
 3. Recommending policies that can facilitate and spur the development of more affordable housing units.



Above: the Oakland Preserve affordable housing development



I. Identification of Regulatory Barriers

REGULATORY BARRIERS AT THE STATE, LOCAL, AND MUNICIPAL LEVEL greatly impact the cost to develop affordable housing in the South Florida region. Focus Group participants identified several key barriers at state, county, and municipal levels limiting the ability to develop affordable housing in Broward County.

At the Local Level:

OUTDATED ZONING CODES

Broward County’s initial land use plan was established during the 1970s and 80s based on low- density, suburban development with roads and highways built to accommodate heavy use of automobiles.⁹ In 2014, the County began the process of updating and rebranding its land use plan, culminating in the September 2017 adoption of “BrowardNEXT.”¹⁰ Since then, the County has incorporated additional elements into the plan, including a housing element listing specific focus areas and goals for expanding affordable housing supply.

⁹ Broward County Planning Council. (2017). BrowardNEXT Broward County Land Use Plan. Retrieved from <https://www.broward.org/PlanningCouncil/Documents/LandUsePlan/BrowardNext%20Broward%20County%20Land%20Use%20Plan.pdf>.

¹⁰ Ibid.

However, given that Broward is divided up into 31 incorporated municipalities, each of those cities has their own planning, zoning, and land use regulations, which are often more restrictive than those of the county. In fact, evidence shows that a major driver of high housing costs is compliance with overly strict construction and development requirements and regulations. Strict land use and zoning codes keep development costs artificially high, and for multifamily properties, this percentage can be up to 30% or even 45%.¹¹

Although problems often arise from restrictive zoning codes that limit density, on the other side of the spectrum lies extremely permissive zoning codes. For instance, if a municipal zoning code already permits high density buildings, cities do not have the option of using density bonuses and other similar incentives to leverage affordable housing agreements from developers.

As will be further discussed in this report, transit-oriented development (commonly known as “TOD”) is an approach to urban planning that prioritizes the preservation and creation of housing, schools, jobs, and other services around rapid bus and rail transit.¹² Unfortunately, although certain infrastructure, such as the TriRail, was built 30 years ago for the purposes of encouraging transit-oriented development and use of public transportation, the proliferation of urban sprawl led to the present reality where Broward County’s transit infrastructure is in need of enormous, transformative change.

DISJOINTED AND UNPREDICTABLE DEVELOPMENT APPROVAL PROCESS:

Roundtable participants from the development community agreed that local permitting and development approval processes are extremely disjointed. Reportedly, under current regulations, it can take up to an entire year just to get a proposed development through the planning and permitting process.

¹¹ Emrath, P. & Walter, C. (2019). National Association of Home Builders & National Multifamily Housing Council. Regulation: Over 30 Percent of the Cost of a Multifamily Development. Retrieved at <https://www.nmhc.org/contentassets/60365effa073432a8a168619e0f30895/nmhc-nahb-cost-of-regulations.pdf>.

¹² Carras, J. (2018). Housing Broward: An Inclusive Plan. The Coordinating Council of Broward. Retrieved from https://ccbroward.org/uploads/1/0/1/6/101698394/housing_broward_an_inclusive_plan_2.pdf.

Although certain municipalities have attempted to expedite the permitting process for affordable housing projects on an informal basis, staff run into constant challenges due to the limited resources and limited planning and zoning staff. Developers emphasized that unless—and until— local governments form a coherent and consistent regulatory process for permitting and development approval, it will prove difficult to meaningfully contribute to an expanded affordable housing supply in Broward County.

NIMBYISM AND THE STIGMA OF AFFORDABLE HOUSING:

The NIMBY (“not in my backyard”) philosophy refers to resident opposition and hostility toward new development, particularly when that proposed development contains affordable housing. While often at least partially driven by the stigma of apartment living or multifamily housing, the explanation for opposition is most often expressed to local governing bodies in the form of fears over increased traffic, decreased property values, and neighborhood architectural incompatibility.

While housing advocates and other community stakeholders have made efforts to educate communities and alleviate their misplaced fears of multifamily housing, developers frequently lack the level of expertise in community outreach necessary for overcoming these barriers.

As such, although opportunities are ripe for converting various retail and commercial spaces in Broward County to mixed use or residential properties, the NIMBY (“Not in My Backyard”) philosophy shows little sign of waning, with local elected officials and administrators having little to no control over this anti-development sentiment.

Many older retail centers sitting on very large tracts of land have the potential for infill and redevelopment, but developers run into large regulatory hurdles and NIMBY sentiment, both of which do not bode well for the chances of contributing to the expansion of affordable housing stock.

At the State Level:

SWEEPING OF THE SADOWSKI AFFORDABLE HOUSING TRUST FUND

In 1992, the Florida Legislature established the William E. Sadowski Affordable Housing Trust Fund, which increased the documentary stamp tax on all real estate transactions and dedicated the additional revenue to affordable housing programs throughout the state.¹³

70% of funds generated are allocated to the State Housing Initiatives Partnership (SHIP) program, which provides funds to local governments to help produce and preserve affordable homeownership and multifamily housing.¹⁴ The remaining 30% of funds are dedicated to Florida Housing Finance Corporation programs, such as the State Apartment Incentive Loan (SAIL) program.¹⁵ SAIL funding is then provided to individuals, public agencies, nonprofit, or for-profit organizations that are proposing new construction or significant rehabilitation of multifamily units for very low-income individuals and families.

In the previous fiscal year (FY2019-20), had the legislature not swept Sadowski Trust Fund monies, Broward County would have received \$22,790,234.¹⁶ Instead, due to the sweeps, that amount was \$2,576,919, a mere 11% of the original total.¹⁷ Over the past few legislative sessions, lawmakers from both sides of the aisle have introduced legislation to prohibit further sweeps of the Sadowski trust fund, unfortunately to no avail.

Notably, during the 2019 legislative session, Florida Governor Ron DeSantis requested that all Sadowski funds be used for the purposes in which they were intended. Nevertheless, the majority leadership in the Florida House of Representatives swept \$125 million dollars of the trust fund monies to use for other purposes.¹⁸

Governor DeSantis has proposed \$387 million dollars for affordable housing programs in the FY 2020-21 budget, continuing his commitment to no proposed raiding of the Sadowski Trust Fund. It remains to be seen whether the years-long tradition of Sadowski sweeps will continue during the upcoming 2020 legislative session and beyond.

¹³ Section 420.0005, Florida Statutes (1992).
¹⁴ Sadowski Coalition (n.d.). Retrieved from <https://www.sadowskicoalition.org/>.
¹⁵ Ibid.
¹⁶ Ibid.
¹⁷ Ibid.
¹⁸ Florida Policy Institute. (2019). Fiscal Year 2019-2020 Budget: Summary by Issue Area. Retrieved from https://uploads-ssl.webflow.com/5cd5801dfdf7e5927800fb7f/5d5643cda002cc1190af2d1f_RP_FY2019-20_GAA_NEW.pdf.



SARATOGA CROSSINGS is a recently-completed 172-unit affordable housing community in Dania Beach, Florida



2. Identification of Best Practices

WHEN ASSESSING BEST PRACTICES FOR REDUCING REGULATORY BARRIERS, workshop participants discussed a variety of concepts that had been previously recommended in the Coordinating Council of Broward (CCB) 2018 “Housing Broward: An Inclusive Plan” report, which produced comprehensive recommendations for increasing Broward County’s affordable housing supply. The roundtable’s primary recommendations are discussed below.

Streamlining the Development Approval Process:

The Broward Planning Council and County planning staff continue working to identify effective methods for streamlining the development of affordable housing and establishing more concise timelines for developers. To that end, the Planning Council is in the process of amending BrowardNext—for eventual approval by the Broward County Commission—to provide more robust incentives to developers and municipalities for expanding their affordable housing supply.

Several municipalities have already begun to undertake their own land use and zoning reforms through various mechanisms, such as creating two separate mixed-use categories and setting a point person on city staff to monitor all affordable housing permits to ensure efficiency, to the extent possible. Unfortunately, in many of the existing mixed-use projects, there are multiple developers and multiple sources of capital, leading to obstacles in coordination.

¹⁹ City of Hollywood Staff. (2019, December 5). Reducing Regulatory Barriers to Affordable Housing [Roundtable Workshop Discussion]. Urban Land Institute Southeast Florida-Caribbean, Fort Lauderdale, FL, United States.
²⁰ Broward Planning Council & Broward County Board of County Commissioners, Broward County Board of County Commissioners Proposed Land Use Plan Amendments (re: Affordable Housing Policies, Retrieved from <https://www.broward.org/BrowardHousingCouncil/Pages/default.aspx>.

Reforming Land Use and Zoning Regulations

Meaningful expansion of affordable housing supply in Broward will require municipalities to reform their zoning codes to permit higher density residential development in their downtown urban core and city centers. The City of Hollywood, for example, has adopted new regulations for its RAC downtown area, such as reduced parking requirements, lower minimum unit sizes, increased density, and addition of areas zoned for mixed use development.¹⁹

CURRENT BROWARD COUNTY PROPOSALS

On November 5, 2019, the Broward County Commission approved several motions to initiate the following amendments to Broward’s Land Use Plan policies and transmit them to the Broward County Planning Council for consideration:

- PCT 20-3 Bonus Density Text Amendment proposes to amend Policy 2.16.3 to increase the “market rate” formula for affordable housing units restricted for a period of 30 years.²⁰
- PCT 20-4 Commerce and AC Text Amendment proposes to allow additional permitted residential density on parcels designated “Commerce” or “Activity Center” on the Broward County Land Use Plan and adjacent to a roadway classified as a State road or County arterial, subject to inclusion of an affordable housing component.
- PCT 20-5 2.16.2 Text Amendment proposes to amend Policy 2.16.2 to require that local governments address affordable housing supply and programs in the “moderate,” “low” and “very- low” income categories and requires local governments to use the “Broward County Affordable Housing Needs Assessment” to estimate the supply of affordable housing.
- PCT 20-6 Inclusionary Text proposes to add Policy 2.16.5 to require municipalities to adopt an inclusionary housing ordinance within its zoning or land development code no later than 24 months after the effective date of the text amendment for development resulting in a net increase of 10 or more dwelling units with exemptions for census tracts which have a median assessed value for residential properties at or below 80% of the Broward County median value.

²¹ City of Hollywood Economic Development Team & City of Hollywood Community Redevelopment Agency. (2019). City of Hollywood. Retrieved from <http://www.choosehollywoodfl.com/DocumentCenter/View/29/Economic-Development-Activity-Report-PDF>.
²² Carras, J. (2018). Housing Broward: An Inclusive Plan. The Coordinating Council of Broward. Retrieved from https://ccbroward.org/uploads/1/0/1/6/101698394/housing_broward_an_inclusive_plan_2.pdf.

Broward County staff is also looking at how they can help expand affordable housing production in municipalities, and particularly for those cities in need of affordable housing for families making 50% AMI. Over approximately the past year, the Broward Planning Council has focused on promoting incentives for affordable housing through providing bonus densities, allowing accessory dwelling units (ADU) and creating other tools for community use. In addition, the county currently provides impact fee waivers on affordable housing developments for low and very low-income categories.

Public-Private Partnerships

Public-private partnerships can provide the necessary capital to leverage buy-in from local governments. One local example is the City of Hollywood’s Pinnacle at Peacefield, a 120-unit affordable rental housing development for seniors. The development is still under construction, with residents expected to move in during the Spring of 2020.²¹

Best Practice: Adding Flexibility in Minneapolis, Minnesota

In December 2018, the City of Minneapolis eliminated single-family zoning, abolished minimum parking requirements, and permitted high-density buildings along transit corridors. The zoning changes allowed for more flexible use of property, such as the addition of accessory dwelling units (ADU). Further, vacant lots and city-owned lots may now be used for duplexes or triplexes.

An important message to emphasize is that of “gentle density.” In other words, these zoning reforms do not eliminate all restrictions or completely overhaul the land use and zoning code. For example, property owners still must maintain setbacks and height limits consistent with single family uses. The impacts and changes associated with the amended code are manageable, closely regulated, and conform with the neighborhood character.



3. Policies to Facilitate Affordable Housing

AT THE FEDERAL LEVEL, HUD has released a Request for Information seeking feedback on federal, state, and local regulations that contribute to shortages in affordable housing supply, along with recommendations on methods for reducing these regulatory barriers, consistent with the objectives set forth in the Executive Order establishing the White House Council on Eliminating Regulatory Barriers to Affordable Housing. HUD will ultimately work on a report for official submission to the White House that will guide their efforts toward accomplishing these objectives. Among the changes in the proposed rule are those that would encourage cities to remove regulations that stand in the way of affordable housing.

At the State Level:

ADVOCATE FOR A LEGAL PROHIBITION ON THE APPROPRIATION OF SADOWSKI FUNDS FOR PURPOSES OTHER THAN AFFORDABLE HOUSING

Despite robust bipartisan support in Tallahassee and across the state for prohibiting further sweeps of the Sadowski trust fund, leaders in the Florida House have expressed a willingness to continue raiding the trust fund and allocating much of its revenue for purposes other than affordable housing.²³

Nevertheless, Senate Bill 306, introduced by Republican Senator Bill Mayfield would exempt the Sadowski Trust Fund (State Housing Trust Fund and the Local Government Housing Trust Fund) from a provision in the General Appropriations Act authorizing the Legislature to transfer unappropriated cash balances from specified trust funds to the Budget Stabilization Fund and the General Revenue Fund.²⁴

²³ Sadowski Coalition (n.d.). Retrieved from <https://www.sadowskicoalition.org/news/>.
²⁴ SB 306, 2020, 2020 Reg. Sess. (Fla. 2020).

SUPPORT SENATE BIBLL (SB) 998 - HOUSING

SB 998 would authorize local boards of county commissioners to approve the development of affordable housing on any parcel currently zoned for residential, commercial, or industrial use; and would require counties, municipalities, and special districts to include certain data relating to impact fees in their annual financial reports.²⁵

SUPPORT SENATE BILL (SB) 856 - AFFORDABLE HOUSING TAX REDUCTION

SB 856 would provide a reduction in certain property taxes to taxpayers building or renovating certain affordable, elderly, or workforce housing projects; specifying the calculation of property assessments over the reduction term; authorizing certain counties to limit the total number of qualifying projects subject to certain requirements; and specifying a taxpayer's liability for back taxes, penalties, interest, and remedies under certain circumstances.²⁶

At the Local Level

EXPEDITED PERMIT REVIEW FOR PROJECTS CONTAINING AFFORDABLE HOUSING

In the effort to facilitate affordable housing development, municipal and county land use reform should include increased entitlements for developers, greater resources devoted to reviewing affordable housing projects, and overall standardization of zoning and land use rules across Broward's 31 municipalities.

CONSISTENCY WITH PLANNING, ZONING, & PERMITTING PROCEDURES

Broward's municipalities each have their own unique regulatory processes for planning, land use, and zoning, and this fragmentation creates inefficiencies and additional costs for developers who have properties in multiple cities. By ensuring that zoning procedures and permitting processes are as consistent as practicable, both costs and uncertainty can be reduced.

PRESERVATION OF EXISTING AFFORDABLE HOUSING

Each municipality should create an inventory of vacant land, with the top priority of building affordable housing on vacant land. In addition, local governments must take stock

²⁵ SB 998, 2020, 2020 Reg. Sess. (Fla. 2020).
²⁶ SB 856, 2020, 2020 Reg. Sess. (Fla. 2020).

of ongoing restrictive covenants that were only in place for 15 years and ensure that any new restrictive covenants have affordability requirements for at least 30 years.

ELIMINATION OF CERTAIN SIZE AND USE RESTRICTIONS

Mixed Use Development - Cities should review their current master plans and proactively allow for affordable housing to be put with retail.

Increased Density - The widespread prohibition on multifamily residences in over 70 percent of most cities' land area has created artificial scarcity that makes real estate in the few existing walkable, transit-served areas incredibly expensive.

Reduced Lot Size Minimums - There should also be less parking requirements around transit stations, and there shouldn't be these onerous environmental requirements for smaller projects.

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development (TOD) refers to development of dense, mixed-use housing in walkable, pedestrian-friendly areas close to public transit stations. In November 2018, Broward County approved a one-cent surtax sales tax to be used for improving the county's transportation system. Broward should aggressively pursue increased density along transit corridors using transit-oriented development by developing additional incentives for cities to fast-track projects involving transit-oriented development.

CITY-COUNTY COORDINATION ON AMI LEVEL GAPS

Meaningful reform will require Broward County and its municipal partners to collaborate and share a willingness to learn best practices from each other. Workshop participants agreed that a critical part of understanding the best methods for reducing regulatory barriers comes through knowledge of the specific gaps for each level of income, known as AMI levels. Thus, municipalities and Broward County should increase coordination and collaborate to ensure a focus on filling the gaps and changing outcomes for those populations most in need.

MUNICIPAL HOUSING TRUST FUNDS

Similar to Broward County, individual municipalities in the region should create their own housing trust funds with ongoing revenue streams and prioritization of new units for households in the AMI levels with the greatest need.

Conclusions

AS THE MAJORITY OF BROWARD households remain cost burdened through increased housing costs and stagnated wages, there exists a growing mandate for policies and practices to expand the local supply of affordable housing.

To that end, participants agreed that in order to make a dent in the county's affordable housing deficit it is incumbent upon us to work toward reducing regulatory burdens which stifle affordable housing development.

Recommendations for achieving these outcomes is threefold: streamlining development approval processes; reforming land use and zoning regulations; and improving city-county coordination, particularly as it pertains to municipal funding for affordable housing, preservation of existing affordable housing stock, and ongoing tracking of availability of public land for affordable housing.



NORTHWEST GARDENS V is the fifth phase of the City of Fort Lauderdale's 200-unit affordable housing redevelopment project.

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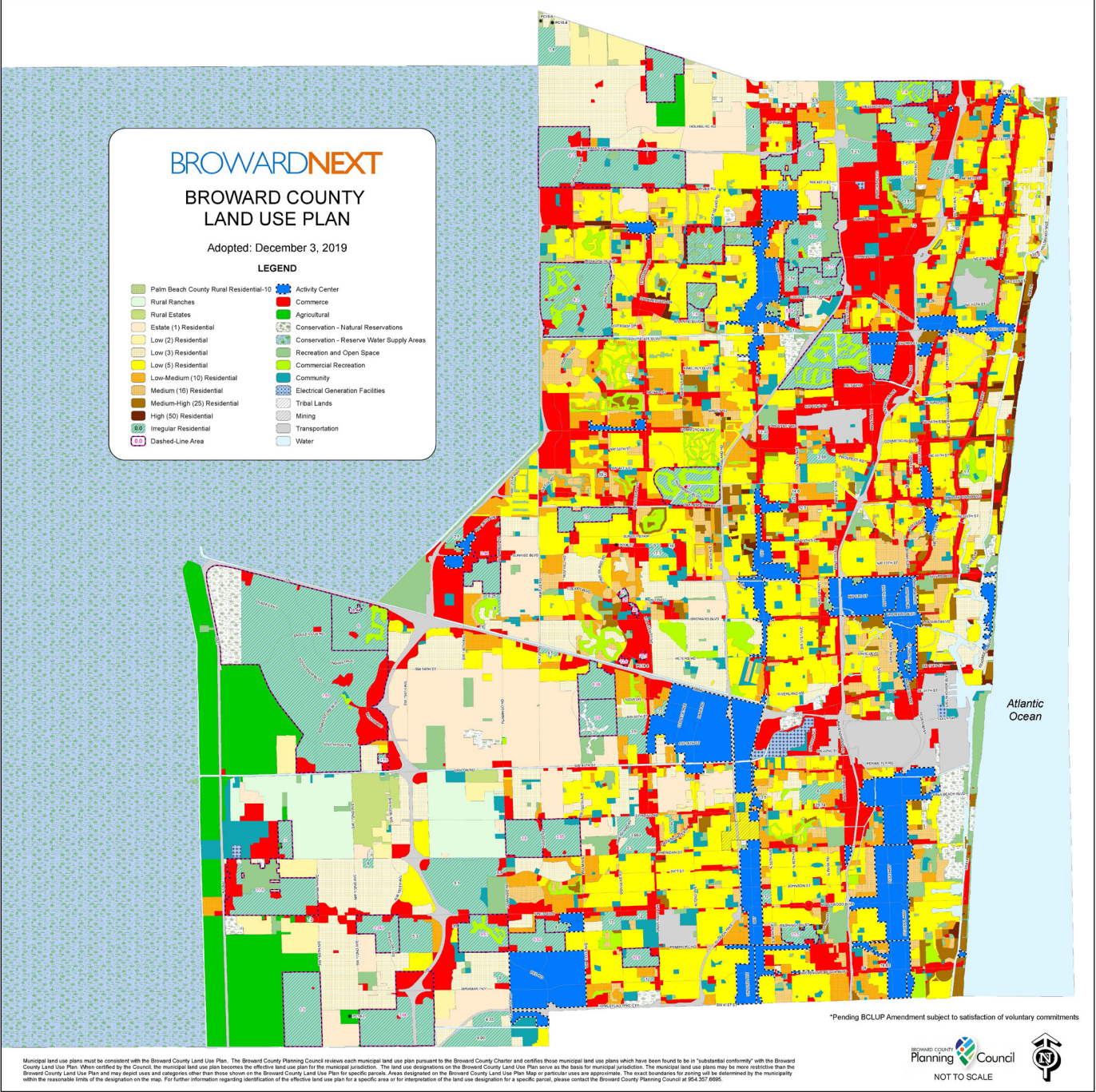
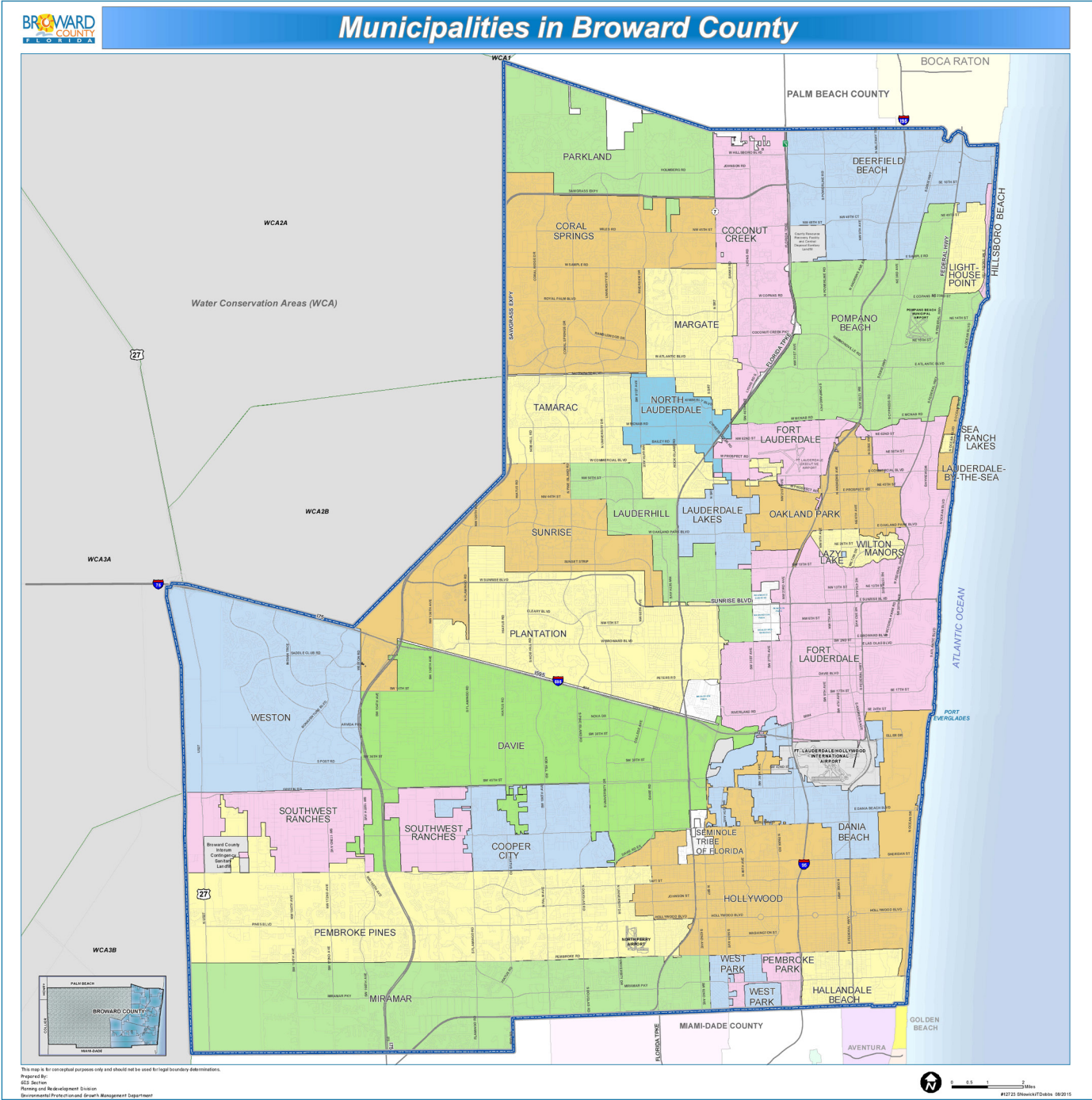
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Appendix A - Broward County Municipalities

Appendix B - Broward County Current Land Use Plan





Urban Land Institute
Southeast Florida / Caribbean
500 West Cypress Creek, Suite 120
Fort Lauderdale, FL 33309
sefflorida.uli.org

