




FEBRUARY 24-26, 2020 | MIAMI, FL

Housing Opportunity Conference





Concurrent Session Eight:

Policy Making Progress: SE Florida Counties Share Successes



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Housing Opportunity
Conference

2020

Policy Making Progress: SE Florida Counties Share Successes

2020



Iris Escarra

GreenbergTraurig LLP
Moderator



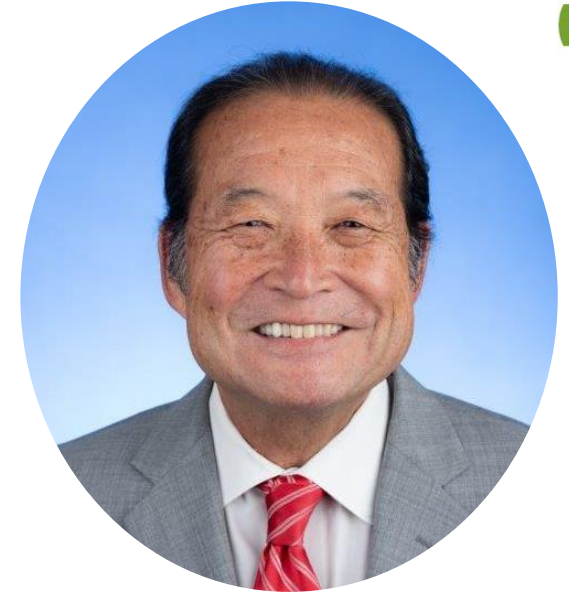
Suzanne Cabrera

Housing Leadership Council of Palm
Beach County



Sandra Veszi Einhorn

Coordinating Council of Broward



Michael Liu

Miami-Dade County



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ULI CONFERENCE

HOUSING OPPORTUNITY 2020

POLICY MAKING PROGRESS: ADDRESSING THE AFFORDABLE HOUSING CRISIS IN BROWARD COUNTY

Presented by:

Sandra Veszi Einhorn

Executive Director, Coordinating Council of Broward



BROWARD COUNTY OVERVIEW

- South Florida continues to be the most cost-burdened metro region in the nation
- Over half of Broward residents spend more than 30% of their monthly income on housing expenses. The majority (54 percent) of Broward County workers are employed in low wage service sector occupations with hourly wages that translate to workers earning 40-60 % of the county's median household income.
- More than 44% of Broward County residents represent ALICE (Asset Limited, Income Constrained, Employed) families that earn more than the poverty level but less than the basic cost of living in Broward.



AFFORDABLE HOUSING SUPPLY CONDITIONS

1

From 2012-2017, Renter-Occupied Units in Broward County have Increased by 16.6% (36,363 Units), while Owner-Occupied Units have Decreased by 5.9% (26,448 Units)

2

Broward County's \$350,000 Median Single-Family Sale Price is Affordable to Households Earning 210% and Above the County's Median Household Income (12.6% of Households)

3

The Average Monthly Rent for a Two-Bedroom Apartment in Broward County is \$1,902 vs \$1,038 Renter Median Household income Affordability Level



BROWARD COUNTY WORKING COLLABORATIVELY ON SOLUTIONS

- Creation of Housing Broward: An Inclusive Plan, Broward County's first and only comprehensive strategic plan to address the affordable housing crisis
- New affordable housing policies passed by Broward County and several Broward municipalities
- A significant increase in funding to address housing needs from \$259K in FY 2017 to over \$15 million in FY 2020
- Several Broward municipalities funding housing programs from local budgets including Hollywood, Fort Lauderdale and Pompano Beach
- Strengthening the Broward Days housing impact team to engage a broader base of community partners in housing advocacy updates and calls to action



BROWARD COUNTY WORKING COLLABORATIVELY ON SOLUTIONS

- Leading the advocacy effort to create the Broward County Affordable Housing Trust Fund by ballot referendum in November with 73% voting in favor
- Supporting the Inter Local Agreement with the City of Hollywood and Broward County which will invest over 100M in neighborhood revitalization activities in Hollywood
- Developing the Housing Is You.Me.Us marketing/PR campaign
- Creating a Steering Committee to explore a Housing Intermediary plan to support affordable housing activities in Broward
- Supporting nonprofit that are actively engaged in affordable housing activities including the South Florida CLT, The South Florida Regional Planning Council, The Pride Center at Equality Park and the Urban League of Broward County

URBAN LAND INSTITUTE

Housing Opportunity Conference

February 24-26, 2020

Michael Liu, Executive Director
Public Housing and Community Development Department

Key Affordable Housing Tools
in Miami-Dade County



Rental Assistance Demonstration Program (RAD)

Miami-Dade Housing and Community Development Department (PHCD)

- ❖ **March 22, 2019 - Portfolio conversion approved for 6,426 units**
- ❖ **Over 20 years, we estimate that Miami-Dade PHCD will get \$620 million more in subsidy versus staying with the Public Housing model**
- ❖ **Current zoning allows for an additional 6,000 to 12,000 affordable/workforce housing units**

Miami-Dade Documentary Stamp Surtax (Surtax) and State Apartment Incentive Loan (SAIL) Apartments

- ❖ **\$20 to \$40 million year**
- ❖ **Homeownership and Multifamily Rental**

Section 8 Housing Choice Vouchers (HCV) / Project Based Vouchers (PBV)

3,197 PBV's Allowed

- 830 PBV's Committed

2,347 PBV's Available

**The average monthly Housing
Assistance Payment (HAP) is \$1,004**

Non-traditional Partnerships

Miami-Dade County School Board > Brickell/Overtown

Miami-Dade County Library System > 79th Street Corridor

Churches > South Miami-Dade

Closing in on 10,000 – A Housing Summit October 2019

- ❖ Identified 14,025 new affordable/workforce housing units that will be in actual development (i.e., at a minimum, financial closing) by 11/30/2020**

Voluntary Workforce Housing (60% - 140% AMI)

- ❖ Ordinance that can provide for up to 25% increased density. Applicable to Unincorporated Miami-Dade County only.**



**Urban Land
Institute**

**Southeast Florida/
Caribbean**

Perspectives from Palm Beach County

SUZANNE CABRERA

PRESIDENT & CEO

FEBRUARY 25, 2020





Vision

Housing for all of Palm Beach County's residents that is financially feasible and sustainable.

Mission

The Housing Leadership Council of Palm Beach County is a coalition of Community Leaders working to sustain the economic viability of the County by supporting housing opportunities for all residents through education, advocacy, and facilitating partnerships.

Workforce Housing Program

Overview

- Inclusionary program: mandatory obligation for 10+ units in County Urban/Suburban Tier
- Optional density bonus in exchange for additional WH units
- Limited (minimize obligation) or Full Incentive (maximize density)
- Disposition: on-site, off-site, in lieu payment, restrict existing unit, donate land, or use exchange (off-site) builder
- Units priced for households with 60 to 140% of AMI (\$45,200 - \$105,500)
- For-sale units restricted 15 years, recurring; rentals restricted 30 years

Workforce Housing Program

Has it worked?

- To date there has been 1,796 unit obligation in 70 developments
 - 1,193 units are built or currently under development
 - 603 units are approved but not yet built
- Of the 1,796 units
 - 71% rental units (1,275)
 - 16% for-sale units (287)
 - 9 % paid in lieu fees (\$6M in fees paid)
 - 4% Have not made determination

<http://discover.pbcgov.org/pzb/planning/Projects-Programs/Housing-Programs.aspx>



Housing and Economic Sustainability

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Workforce Housing

The following information is provided as a service to prospective homebuyers or renters who are looking for workforce and affordable housing units in Palm Beach County. Please be advised that the Palm Beach County Department of Housing and Economic Sustainability has no interest or connection with the developments or units listed for sale or rent below. Please contact the development's sales staff listed to determine if WHP units are currently available and for more information on the housing units. [Map of Developments](#)

Workforce Housing - For Rent

- ➔ [Casa Brera Apartments](#) - 142 Workforce Housing apartments
- ➔ [Wellington Club Apartments](#) - 154 Workforce Housing apartments
- ➔ [Elysium at Osprey Oaks Apartments](#) - 37 Workforce Housing apartments
- ➔ [Atlantico at Tuscany, Delray Beach, FL](#) - Workforce Housing apartments
- ➔ [Blu Atlantic Apartment Homes, Delray Beach, FL](#) - 62 Workforce Housing apartments
- ➔ [Oasis Apartments, Delray Beach, FL](#) - Five Workforce Housing apartments
- ➔ [The Atlantic Delray Beach](#) - 63 Workforce Housing apartments.


Delray Beach Workforce Housing - <https://www.delraybeachfl.gov/home/showdocument?id=5818>

Jupiter Workforce/Affordable Housing - For Rent

[Barcelona Apartments](#)

Workforce Housing - For Sale

[Merry Place Estates, West Palm Beach, FL](#) - 34 Workforce Housing Townhouses and 2 Single Family Homes

 [Davis Landings West](#) - 3525 Davis Landings Circle, Lake Worth

 [Town Commons](#), 3 Workforce Housing Townhouses - 8569 Via Mar Rosso, Lake Worth



Board of County
Commissioners



Legend

- Affordable Housing - For Rent
- Workforce Housing - For Rent
- ◆ Affordable Housing - For Sale
- Workforce Housing - For Sale
- Major Roads

Affordable Housing - For Rent

1. Colonial Lakes
2. LaJoya Village
3. Amelia Circle
4. Calusa Estates
5. Henrietta Townhomes
6. Green Cay
7. Palm Grove
8. Covenant Villas
9. Mystic Woods
10. Indian Trace
11. Lakeside Commons
12. Marina Bay
13. Merry Place
14. Pinnacle Palms
15. Malibu Bay
16. Pine Run Villas
17. San Marco Villas
18. Boynton Bay
19. Villa Regina
20. Villas @ Cove Crossing
21. Portofino Apartments

Workforce Housing - For Rent

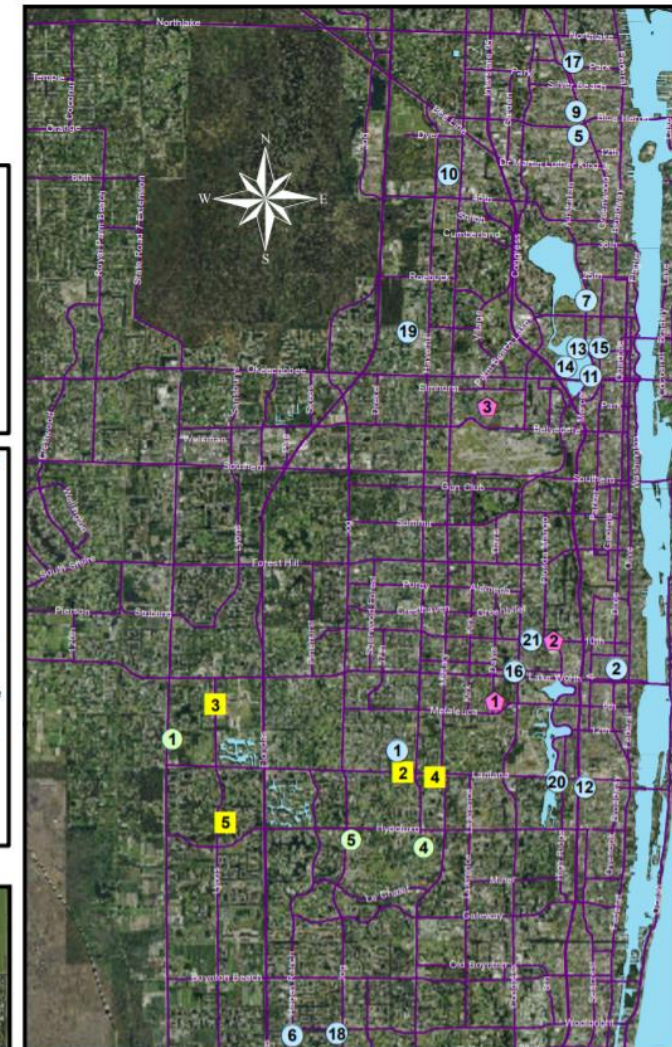
1. Wellington Club
2. Atlantic @ Tuscany
3. Blu Atlantic
4. Casa Brera
5. Elysium @ Osprey Oaks
6. Oasis
7. The Atlantic Delray

Affordable Housing - For Sale

1. Davis Landing West
2. Esperanza Condominiums
3. Neighborhood Renaissance

Workforce Housing - For Sale

1. Cambria Parc
2. Colony Reserve
3. Gulfstream Preserve
4. Sabal Grove
5. Town Commons



Other Strategies

- **Impact Fee Affordable Housing Assistance Program**
 - Pays impact fees for units targeted for 120%AMI and below
 - Funds come from the Impact Fee fund's "interest income"
 - Over \$5M available since 2016
- **Community Land Trust**
 - Over 350 units under management – rental and for-sale
- **Coordinated Support Effort for Projects (Fighting NIMBYs)**
 - Support (letters, speakers at meetings) for over 1,600 units
- **Advocacy for funding sources (SHIP, local trust fund, etc.)**



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