

HOUSING ELEMENT

Goal 8.0. Facilitate an adequate supply of decent, safe, and sanitary housing in suitable neighborhoods, including housing for special needs populations; available in a range of housing types, architectural styles, tenure, and locations; affordable to very low, low, and moderate income persons; which promotes energy efficient design and construction principles, uses/renewable energy resources and are consistent with federal, state, and county housing and housing-related laws and regulations.

Objective 8.1. Broward County shall, in cooperation with the private sector, assist in the creation of affordable housing units, for very low, low, and moderate income households.

Policy 8.1.1. Broward County shall assist in the creation of housing, including affordable housing, by continuing to designate sufficient residential acreage on the Future Unincorporated Area Land Use Element Map Series to satisfy the existing and future populations, including special needs populations, expected to reside in the Unincorporated Area.

Policy 8.1.2. In the incorporated Area, Broward County shall in cooperation with the private sector, assist in the creation of 120 housing units, affordable for very low, low, and moderate income households, by the year 2010. The construction of the 120 housing units will be:

1. single-family construction
2. multi-family construction
3. group and foster home construction
4. elderly housing construction

Policy 8.1.3. In the Unincorporated Area, Broward County shall, in the cooperation with the private sector, assist in the preservation of 100 existing affordable housing units annually through the year 2010.

Policy 8.1.4. Broward County shall, in cooperation with the private sector, non-profit organizations, and municipalities increase the supply of affordable housing, with emphasis on housing for very low, low and moderate income households through two incentives:

1. increase the supply of new affordable housing with:
 - (a) a regional housing trust fund;

HOUSING ELEMENT

- (b) community land trust funds;
 - (c) linkage programs and fees generated;
 - (d) density bonuses;
 - (e) gap financing and collaboration on Low Income Housing Tax Credit developments;
 - (f) funding for infrastructure improvements;
 - (g) mixed use future land use designation(s) and zoning district(s);
 - (h) inclusionary housing program requiring an affordable housing component.
2. increase the incomes of households with very low, low and moderate incomes with:
- (a) low income tax credits;
 - (b) “Live where you work” programs;
 - (c) job training programs;
 - (d) job creating programs;
 - (e) other income based solutions

Policy 8.1.5. Broward County shall continue to facilitate the creation of housing by periodically reviewing and, if necessary, amending its code, ordinances, regulations, and permitting process for the purposes of minimizing costs and delay.

Policy 8.1.6. Broward County shall continue to maintain land development regulations which reduce the cost of new housing units affordable to very low, low, and moderate income households through:

- 1. a waiver of impact fees, dedication of land, money in lieu of dedication, and application fees;
- 3. alternatives in lieu of installing and completing all required improvements and exemption from the requirements to provide security;

HOUSING ELEMENT

3. filing of an application for final plat approval without preliminary plat review; and
4. addition of reserve units up to 2 percent of the total number of dwelling units within a flexibility zone without the need for a comprehensive plan amendment;
5. density bonuses.

Policy 8.1.7. Broward County shall investigate the feasibility of updating land development regulations to encourage the construction of moderate income housing.

Policy 8.1.8. Broward County shall investigate ways to increase affordable housing in redevelopment projects by the year 2008.

Policy 8.1.9. Broward County shall continue to preserve its existing affordable housing stock with access to transportation and employment opportunities through housing programs addressing:

1. single-family rehabilitation;
2. multi-family rehabilitation;
3. group and foster home rehabilitation; and
4. elderly housing rehabilitation.

Policy 8.1.10. Broward County shall monitor housing regulatory and permitting processes as they relate to housing program activities in their unincorporated target areas and make recommendations for improvements or streamlining.

Policy 8.1.11. Broward County shall, in cooperation with municipalities, update and supplement at least annually professionally acceptable data and information to document the existing and projected need for affordable housing in Broward County at the municipal and/or sub-county level.

Policy 8.1.12. Where appropriate, Broward County shall find as consistent with Broward County Comprehensive Plan Volume 2, grant applications submitted by non-profit community development corporations and non-profit intermediary institutions, that would provide for:

HOUSING ELEMENT

1. demolition of housing that poses a serious threat to the health of an occupant;
2. new housing construction;
3. rehabilitation of existing housing;
4. renter-occupied housing subsidies; and
5. technical assistance to help organizations improve their skills, to help organizations learn the basics of community development, and channeling funding to community development groups to help them undertake housing projects.

Policy 8.1.13. Broward County shall promote the construction of new affordable housing units through its Redevelopment Capital Program.

Policy 8.1.14. Broward County shall promote affordable housing through relevant mixed use projects being undertaken throughout the county.

Policy 8.1.15. Broward County shall maintain existing affordable housing units within its redevelopment projects, wherever feasible and appropriate, as an alternative to household displacement and provide for permanent relocation housing assistance.

Policy 8.1.16. Broward County shall educate its existing and potential residents, workers and employers about the benefits of affordable housing including programs offered by the federal, state and local governments.

Objective 8.2. Broward County shall continue its efforts to eliminate substandard housing conditions, to improve the structural and aesthetic quality of its existing housing stock, and improve its neighborhoods.

Policy 8.2.1. Broward County shall eliminate substandard housing through the implementation of programs or regulations addressing:

1. the demolition of unsafe and uninhabitable housing;
2. the rehabilitation of substandard housing;
3. the maintenance or preservation of standard housing stock; and

HOUSING ELEMENT

4. the enforcement of the building and housing code.

Policy 8.2.2. As a guide in determining whether a substandard housing unit should be rehabilitated or demolished, the requirements in the appropriate code (e.g., fire or housing) shall be followed.

Policy 8.2.3. Broward County shall continue to improve the structural and aesthetic qualities of its housing stock through implementation of programs or regulations addressing:

1. enforcement of the building and housing code;
2. the provision of landscaping and open space;
3. funding for structural and aesthetic improvements.

Policy 8.2.4. Broward County shall continue to improve the quality of its neighborhoods through implementation of programs or regulations addressing:

1. the provision of infrastructure, including potable water, sanitary sewer and drainage;
2. street addressing;
3. street amenities, such as landscaping, sidewalks, signage and street lighting;
4. technical assistance in establishing neighborhood associations;
5. the provision of local parks;
6. the facilitation of neighborhood requests for maintenance and code enforcement; and
7. crime prevention and safety.

Policy 8.2.5. Broward County shall protect the quality of its neighborhoods by discouraging land uses, including transportation uses, incompatible with the neighborhood's character.

Policy 8.2.6. Broward County shall utilize the Neighborhood Preservation Enhancement Program as a means for measuring the quality of life within

HOUSING ELEMENT

Unincorporated Area neighborhoods.

Policy 8.2.7. Broward County shall investigate the feasibility of establishing form districts as a means for protecting and improving the quality of life within neighborhoods.

Objective 8.3. Broward County shall provide adequate sites and distribution of housing for very low, low and moderate income housing households, and adequate sites for mobile and manufactured homes.

Policy 8.3.1. Broward County shall continue to maintain a sufficient quantity and distribution of residential acreage, in appropriate densities and location on the Future Unincorporated Area Land Use Element Map Series.

Policy 8.3.2. Broward County shall continue to maintain land development regulations allowing mobile homes and manufactured homes in residential areas.

Policy 8.3.3. Broward County shall avoid the concentration of very low, low, and moderate income housing in single neighborhoods by distributing publicly assisted housing equitably throughout the County.

Policy 8.3.4. Broward County shall attempt to guide very low, low, and moderate income housing to sites within proximity of mass transit, employment centers, supporting infrastructure and social services.

Policy 8.3.5. Broward County shall continue to provide for the use of reserve units as an incentive to developers of very low, low and moderate income housing units through the rezoning process.

Policy 8.3.6. To facilitate the evacuation of mobile homes during a major storm event, Broward County shall encourage mobile homes to be located within mobile home parks and such mobile home parks should have adequate emergency shelters to house the mobile home park residents.

Policy 8.3.7. Broward County shall identify all surplus County-owned land and foreclosed properties to facilitate the construction of affordable housing.

Policy 8.3.8. Broward County shall develop and implement a pilot program within the Unincorporated Area which provides affordable housing units on surplus County-owned land.

Objective 8.4. Broward County shall provide adequate sites in residential areas or areas of

HOUSING ELEMENT

residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services, and for special needs populations.

Policy 8.4.1. Broward County shall continue to provide for adult congregate living facilities (ACLF), group homes and foster care facilities in all residential categories of the Future Unincorporated Area Land Use Element.

Policy 8.4.2. Broward County shall continue to provide for the use of reserve units or flexibility units as an incentive to developers of special residential facilities through the rezoning process.

Policy 8.4.3. Broward County shall encourage special residential facilities to be located in areas where supporting infrastructure and public services needed to support and encourage independent living are available.

Policy 8.4.4. Broward County shall maintain the existing number of emergency shelter beds and shall increase its numbers by constructing at least one homeless assistance center with 150 beds.

Policy 8.4.5. Broward County shall increase the number of permanent affordable and supported housing units targeted to or accessible by the homeless.

Policy 8.4.6. Broward County shall develop a consolidated funding plan to implement the Broward County Homeless Initiative.

Policy 8.4.7. Broward County shall make Community Development Block Grant (CDBG) and State Housing Initiative Partnership (SHIP) funds available for homeless housing as the amount raised from public sources.

Policy 8.4.8. Broward County shall seek alternative and innovative public and private funding sources to support homeless services and housing.

Policy 8.4.9. Broward County shall encourage the development of shelters and housing for the special needs population, including but not limited to, temporary shelters for battered and abused women, and housing for the elderly and farm workers. Such shelters and housing shall be located within proximity to supporting infrastructure and public facilities and services.

Objective 8.5. Broward County shall assist in providing for the conservation and rehabilitation of the housing stock, for the demolition of unsafe or uninhabitable housing, and for the identification of historically significant housing.

HOUSING ELEMENT

Policy 8.5.1. Broward County shall assist in providing for the conservation and rehabilitation of the housing stock through implementation of Housing Element Policies 8.1.8 and 8.2.1.

Policy 8.5.2. Broward County shall identify historically significant housing in the Unincorporated Area during the preparation of any neighborhood studies.

Policy 8.5.3. Broward County shall provide information to owners of historically significant structures regarding eligibility for inclusion on the Florida Master Site File, National Register of Historic Places.

Policy 8.5.4. Broward County shall continue to seek verification through the State Historic Preservation Officer (SHPO) of historical significant housing prior to undertaking demolition under the Residential Redevelopment Program.

Policy 8.5.5. The improvement of historically significant housing shall be in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Objective 8.6. Broward County shall continue to provide relocation assistance to persons and households displaced and relocated through federal, state and local government funded projects and shall encourage the private and non-profit sectors to provide relocation assistance to persons and households displaced by private and nonprofit projects.

Policy 8.6.1. Broward County shall continue to provide the following relocation assistance for persons displaced through the implementation of county projects:

1. counseling;
2. just compensation for the acquired unit; and
3. temporary and permanent relocation housing.

Policy 8.6.2. Broward County shall encourage relocation housing to be located in proximity to mass transit and employment centers and the displaced area.

Policy 8.6.3. Broward County shall encourage the public, private and non-profit sectors to provide relocation housing assistance to those persons and households displaced by the private and non-profit sectors.

Objective 8.7. Broward County shall encourage energy efficient design and construction in the creation of housing, including the use of renewable energy resources which may be redevelopment projects or on lands owned by the County or within the Unincorporated Area.

HOUSING ELEMENT

Policy 8.7.1. Broward County shall promote housing projects throughout the County in coordination with other local municipalities and/or governmental agencies which use energy conservation principles.

Policy 8.7.2. Broward County shall promote new housing projects which contain compact building design principles, mixed use, medium to high densities, promote pedestrian activity and support multi-modal transportation options.

Policy 8.7.3. Broward County shall encourage the use of urban design principles according to the Broward County Urban Design Element in housing projects.

Policy 8.7.4. Broward County shall promote housing projects throughout the County which use renewable energy resources in construction, reduce public infrastructure costs and reduce of impacts on natural resources.

Policy 8.7.5. Broward County shall encourage developers to comply with green certification standards found within Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) or other acceptable environmental, and commercial building standards, which generally include the following:

1. Community/Neighborhood -use of compact building design; energy efficient street lighting; energy efficient automobiles/transit.
2. Lot Choice - priority use of small properties in urban areas; use of "brownfield" lands that can be cleaned; use of lands close to sewer and power lines mass transit or green space.
3. Site Choice - re-create or preserve wildlife habitat or shelter, replant or donate vegetation, use cleared material for mulch or landscaping or stabilizing soil and reuse topsoil.
4. Water Efficiency/Conservation - use of very efficient clothes washers, low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns.
5. Energy Efficiency/Conservation - use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air-conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well-pumping; use of alternate electrical grids. and/or use of wind/solar/natural gas energy.
6. Materials - use of building materials with recycled content; eco.-friendly insulation; lumber from sustainable sources; or locally produced materials.
7. Health - use of a detached garage; carbon monoxide alarm; central

HOUSING ELEMENT

dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat whole house filtration.

Policy 8.7.6. Broward County will encourage an Energy Conservation Educational Program in coordination with other County agencies, local governments, and stakeholders to promote the benefits of “Green Living”.

Objective 8.8. All public, private and nonprofit housing implementation activities shall be consistent with the Goal, Objectives and Policies of the Housing Element.

Policy 8.8.1. Broward County shall, where feasible, implement housing initiatives through:

1. interlocal agreements with local governments;
2. partnerships with the private and non-profit sectors; and
3. funding for acquisition, construction, rehabilitation and demolition of housing.

Policy 8.8.2. The private and non-profit sectors, when undertaking housing implementation activities, shall:

1. disseminate information on the availability of housing;
2. provide a range of housing types, architectural styles, and tenure throughout the Unincorporated Area, a portion of which should be affordable to the very low, low, and moderate income households;
3. avoid undue concentration of affordable housing;
4. avoid discrimination in the provision of housing or housing-related services;
5. encourage partnerships with the County and public sector for the provision of affordable housing; and
6. comply with all applicable codes, and regulations.

Post Adoption Revisions

HOUSING ELEMENT

1. This Component was amended in Cycle 01-1 through Ordinance No.2001-26, adopted on June 26, 2001.
2. This Element was amended in Cycle 2006-2 through Ordinance No. 2006-67 adopted on December 12, 2006.
3. This Element was amended in Cycle 2009-1 through Ordinance No. 2009-59 adopted on September 22, 2009.

HOUSING ELEMENT

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