

BROWARD COUNTY 2004 EAR SUFFICIENCY REMEDIAL RESPONSES

affordable housing units have been demolished or rehabilitated? Where are they located? How many people have been relocated?

Under the below-listed objective, several EXISTING **Housing Element** policies deal effectively with housing and/or neighborhood deterioration. While two were discussed under question number 9 above, others appear below.

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 housing;
3. The maintenance or preservation of the housing stock; and
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 8.2.7. The PSD shall utilize the Neighborhood Preservation Enhancement Program as a means for measuring the quality of life within Unincorporated Area neighborhoods.

According to 2000 Census data, there were 2,617 “substandard” units in *Broward County* and 162 in the *Unincorporated Area*. As noted for a previous question, the County assisted in the *rehabilitation* or preservation of an estimated 1,036 affordable housing units (See GOPs Evaluation Matrix comments for Objective 8.1[p.1] and Policy 8.1.7 [pp. 10 - 13]). For those units beyond rehabilitation, our GOPs Evaluation Matrix comments indicated that the residential redevelopment program alone involved the *demolition* and subsequent rebuilding of 91 units (pp.22 – 23). *Relocation* assistance was also documented, and there were recipients of such assistance under the CDBG program (See Policy 8.6.1 pp. 48 - 49) on both a permanent (29 households) and temporary basis (5 households).

- **How effective has the plan addressed the need to coordinate the provision of affordable housing with the need to provide adequate schools by the Broward County School Board?**

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The plan addresses the coordination of land use planning in terms of unit densities and the provision of school facilities. Though it is not detailed specifically, the coordination of affordable housing and schools falls within that same analysis framework.

- **How effective has the plan addressed the housing needs of special needs population?**

Special needs populations have received particular attention throughout the **Housing Element** of the Comprehensive Plan. While several EXISTING policies have addressed elderly housing projects and group homes under both the new construction and rehabilitation policies, all of the policies under Objective 8.4 collectively serve several categories of special needs, such as the homeless, the abused, those recovering from substance abuse, those in need of congregate living facilities, the disabled, those in need of group homes or foster care, and farm workers. The policy directives have been clear and the accomplishments have been many, as noted in our GOPs Evaluation Matrix.

For example, in the realm of regulatory incentives, Section IV.B of the EXISTING **Broward County Land Use Plan** continues to identify adult congregate living facilities (ACLFs), group homes and foster care facilities as permitted uses in all residential categories; and continues to provide for the use of reserve units or flexibility units as an incentive for the development of special residential facilities. Additionally, **the Broward County Land Use Plan (BCLUP)** provides density standards intended to facilitate the location of special residential facilities throughout the County. In this regard, residential density for special residential facilities intended for eight (8) or more elderly residents or sixteen (16) or more non-elderly residents, is calculated as one (1) dwelling unit per every two (2) sleeping rooms, regardless of the number of kitchens or bathrooms. The BCLUP also provides for each municipality to allow 100 bonus sleeping rooms for special residential facilities, independent of the density limits indicated by the land use plan map.

Concerning meeting the needs of the homeless, review of County activities indicated that with the opening of the South County's Greater Hollywood Homeless Assistance Center in April, 1997 (90 beds), the Central County Homeless Assistance Center in February, 1999 (200 beds) and the North County Homeless Assistance Center in 2002 (200 beds) much has been achieved. The South County Center expanded its capacity by 30 beds in 2001, bringing the total number of beds in the Centers to 520 (See GOPs Evaluation Matrix comments for Policy 8.4.4 [p. 41]).

Regarding the development of shelters and housing for the special needs population, including but not limited to, temporary shelters for battered and abused women, CDBG program activities for the years 1996/97 through 2001/2002 included the following: Broward Outreach Center Acquired and

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converted structure to a 15 bed emergency shelter for women with children servicing 94 persons; 6 youths and 6 adults served at property acquired and rehabilitated for Achievement and Rehabilitation Center; funds were used to support a 28 unit emergency shelter-*Providence House*; funds were used to support the *House of Hope & Stepping Stone* emergency shelter facilities totaling 138 beds; Creative Housing Solutions for the Disabled provided peer counseling for 28 clients; and SOS provided housing for 50 abused children (See GOPs Evaluation Matrix comments for Policy 8.4.9 [pp. 43 - 45])

- **How effective has the plan addressed the coordination of affordable housing plans and implementation programs with other governmental agencies providing affordable housing assistance? How has the plan coordinated with other local governments in the county providing affordable housing?**

As noted in the answers to other questions, the emphasis on developing partnerships with private and non-profit organizations is critical for implementing successful affordable housing strategies and programs. While **EXISTING Housing Element** policies have been effective in making this clear, the policy changes and additions recommended by the EAR Major Issue report make an even stronger case for such coordination and specifically call for the inclusion of Municipal/County collaboration in the County's affordable housing "toolbox".

In addition to efforts to facilitate the provision of affordable housing units, another key item in the long-term strategy on the topic involves monitoring of the situation. This is addressed by the following policy (as recommended for revision in our GOPs Evaluation Matrix [pp. 57 - 58]).

Policy 8.1.10. The PSD, in cooperation with other appropriate County agencies, private sector entities, non-profit organizations, and municipalities shall develop a mechanism for monitoring the locations, unit numbers and percentages of new unit construction and existing unit rehabilitation that may be classified as affordable housing. Pursuant to this monitoring, ongoing programs should undergo performance evaluations and be examined for their adequacy, in terms of eligible activities and available funds.