

BROWARD COUNTY 2004 EAR SUFFICIENCY REMEDIAL RESPONSES

3. community land trusts; and

...

- **How effective has the plan addressed the existing housing delivery system, including the private sector housing delivery process?**

The **Housing Element** has been effective in that it has always acknowledged the various players in the housing delivery system. In addition to government programs, EXISTING policies have addressed private sector roles and involvement as well as the participation of those in non-profit organizations. In addition to Policy 8.1.6, already discussed because of the incentives cited, some other critical policies designed to enhance the environment for private sector action, have included Policies 8.1.2 and 8.1.3, which call for partnerships and regulatory reform. These policies follow.

Policy 8.1.2. Broward County shall develop partnerships with the private sector and non-profit organizations to increase the supply of new housing, with emphasis on housing for very low, low, and moderate income households.

Policy 8.1.3. 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.

While recommended revisions for Policy 8.1.2 specifically add municipalities to the mix, the concept of partnership development remains intact. Other policies which refer to private sector efforts are 8.4.8 which addresses the need for private funding sources to support services and housing for the homeless, and 8.7.2 which seeks to set standards for private sector housing implementation activities relative to information dissemination, non-discrimination, and code compliance.

Going beyond the statements contained in plan policies, private sector participation in Broward's housing delivery system has been documented. As related in the comments of the current conditions column of our GOPs Evaluation Matrix, many areas of activity can be seen as indicative of the plan's effectiveness.

- **How effective has the plan addressed the utilization of affordable housing programs? How many affordable housing units has the public sector supplied? How many housing units has the private sector supplied? Where are they located?**

The **Housing Element** has been effective in addressing affordable housing program utilization. Program years 1996/1997 through

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2001/2002 saw the creation of an estimated 70,534 new units in the County and 2,382 new units in the unincorporated area. Of these, an estimated 6,312 new units were associated with programs designed to serve very low, low and moderate income households. Also, 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).

Most of the units produced and or rehabilitated to serve the very low, low and moderate income households were the result of the public/private partnerships fostered by the policy statements described above, except for those associated with housing authority activities, private sector entities utilized the various housing assistance programs available to them (e.g. financing, tax credits, vouchers etc.). Once again, the best available data on affordable housing project locations are the attached maps entitled "Broward County Affordable Housing Projects," for February 1999 and February 2003.

- **How effective has the plan addressed how housing units built and rehabilitated utilizing affordable programs are being maintained as affordable housing units? How many affordable housing units are no longer affordable housing units because they have become market rate units? Where are they located?**

The **Housing Element** has not addressed the long-term maintenance of unit affordability in specific terms. However, the same regulations that "facilitate" the creation of affordable housing (see Policy 8.1.3 discussed above) also provide safeguards for the maintenance of their "affordable" status. For example, when projects acquire certification of their affordability during the platting process, notes on the plat restricting the development accordingly are required for County approval. Additionally, several of the various funding programs used to build the units which actually implement plan policies, have built-in requirements for ensuring that the dwellings actually serve the intended populations for specified periods of time.

At this time, however, there has not been an analysis of how many housing units may have lost their "affordability" status. This could be addressed at the time the **Housing Element's** Support Document is revised when the EAR based amendments are processed for adoption.

- **How effective has the plan addressed services, financing, insurance costs and the regulations and administrative roles of government agencies related to affordable housing to increase its efficiency and the capacity of the housing delivery system?**

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EXISTING **Housing Element** policies have been effective in addressing many *service* items which have an impact on the efficiency and capacity of the housing delivery system. In addition to Policy 8.1.3 (detailed above) which prescribes periodic improvements to regulatory and permitting processes, key items here are the ones identifying programs/regulations particularly important to the provision of “decent homes and suitable living environments.” These are noted by the following:

Policy 8.2.4. 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; and,
3. funding for structural and aesthetic improvements.

Policy 8.2.5. 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; and,
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.

Issues such as *financing and insurance costs* were addressed through the down payment assistance efforts noted earlier which have been documented for Policy 8.1.8 under “other economic solutions” (See GOPs Evaluation Matrix comments [p.13 - 19]). They will continue to be addressed through the Major Issue Report’s recommended **Housing Element** policy changes which specify the need to target those households spending 50% or more of their incomes on housing (i.e. severely cost burdened). These can be found in the comments in our GOPs Evaluation Matrix, “Policies and Recommendations” section (pp. 55, 56, 61, 62).

- **How effective has the plan addressed the physical deterioration of housing, including the need to conserve housing, and the utilization of housing rehabilitation, demolition and relocation programs? How many housing units are considered substandard? How many**