

## BROWARD COUNTY 2004 EAR SUFFICIENCY REMEDIAL RESPONSES

The subject policies, which address ways to provide incentives for constructing the necessary infrastructure, are shown below:

**Policy 8.1.6.** Broward County shall develop, in cooperation with the private and non-profit sectors, incentives to encourage the construction of very low, low and moderate income housing. Incentives to be considered include:

2. funding or partial funding for infrastructure 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;

3. street amenities, such as landscaping, sidewalks, signage and street lighting;

5. the provision of local parks;

Once again, the **Housing Element's** effectiveness can be addressed by examining the Broward County "Affordable Housing Projects" and "Mobile Home Developments" maps. As noted earlier, affordable units are located in many areas of the county as are the infrastructure improvements. For the Unincorporated Area, there are affordable housing projects shown within the Central County and South County NIP program areas as indicated by the attached Comprehensive Neighborhood Improvement Program status document dated November 27, 2002.

- **What locational criteria, such as proximity to employment centers and transit, does the plan include? How effectively have the policies directed affordable housing to such locations?**

The **Housing Element's** EXISTING policies 8.3.4 and 8.6.2 already address the specific criteria of access to transportation facilities and places of employment:

**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.

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

In the future, another existing policy (8.1.7) will address these criteria once the modifications recommended by the Major Issue report on affordable housing are adopted. The proposed changes are shown below:

**Policy 8.1.7.** Broward County shall continue to preserve its existing affordable housing stock in a way that is mindful of maintaining household access to transportation and employment opportunities, through housing programs addressing:

1. single-family rehabilitation;
2. multi-family rehabilitation;
3. group and foster home rehabilitations;
4. elderly housing rehabilitation; and
5. housing code and building code enforcement.

It is also noted that **Broward County Land Use Plan** EXISTING Policy 1.03.02 encourages higher residential density development (25 dwelling units per acre and above) to be located with adequate access to mass transit.

Returning to the aforementioned maps (attached) as the best available location data for assessing whether the housing was directed to the desired locations, it is evident that throughout the county, many of the projects are located by major thoroughfares. In some instances these locations actually coincide with areas offering employment; but even when this is not the case, the ready access to transportation facilities (many of which provide both automobile and mass transit choices) addresses the issue of proximity to places of employment in a favorable manner.

- **How effective has the plan addressed affordable housing needs through policies related to strategies such as job training, inclusionary housing, mixed income, land trusts, etc.?**

The current **Housing Element** has been effective in its recognition of the need for addressing a household's ability to pay for adequate housing services through various types of income enhancement programs. Comments in our GOPs Evaluation Matrix for policy 8.1.8 (pp. 13 - 19) noted many accomplishments. For example, records show that for the evaluation period there were about 484 recipients of job training assistance, and that about 126 jobs were created. For other types of economic solutions which either provide cost savings or enable full time work options for those with child rearing responsibilities, records show that

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child care services were provided to about 702 children; down-payment assistance was given to about 97 heads of households, mortgage relief funds were provided to about 22 clients, and housing counseling was given to about 969 clients. The provisions of this EXISTING policy appear below:

**Policy 8.1.8.** Broward County shall encourage a portion of its affordable housing needs to be met through:

1. a job training program(s);
2. a job creation program(s); and
3. other economic solutions.

Recommended NEW and Revised **Housing Element** policies would "specify" potential County use of the mechanisms of inclusionary housing and land trusts. (Interestingly, it should be noted that set asides have been used successfully through the administration of prerequisites for certain funding programs. See Reference Key for the Maps of "Broward County Affordable Housing Projects," for February 1999 and February 2003.)

**Policy 8.?.?.** Broward County shall, in cooperation with municipalities, investigate the merits of having additional regulatory mechanisms to encourage the construction of very low, low and moderate income housing, with an emphasis on helping those spending 50% or more of their incomes on housing. The types of regulatory items to be considered include but need not be limited to:

1. A mixed use future land use designation and zoning district;
2. Implementation of some type of inclusionary housing program which could involve affordable housing set asides as part of development review and approval;
3. adoption of "linkage" programs whereby the approval of commercial or office development is associated with the provision of affordable housing units; and
4. promotion of transit oriented land use patterns.

**Policy 8.1.6.** Broward County shall develop, in cooperation with the private and non-profit sectors, and municipalities incentives to encourage the construction of very low, low and moderate income housing, with an emphasis on helping those spending 50% or more of their incomes on housing. Incentives to be considered

- ...
2. a regional housing trust fund;