



# Housing Coordination Plan

Infrastructure Hardening and Housing Coordination Committee

# Agenda

- Project Schedule & Status
- Stakeholder Engagement overview
- Recalibration discussion
- Next Steps

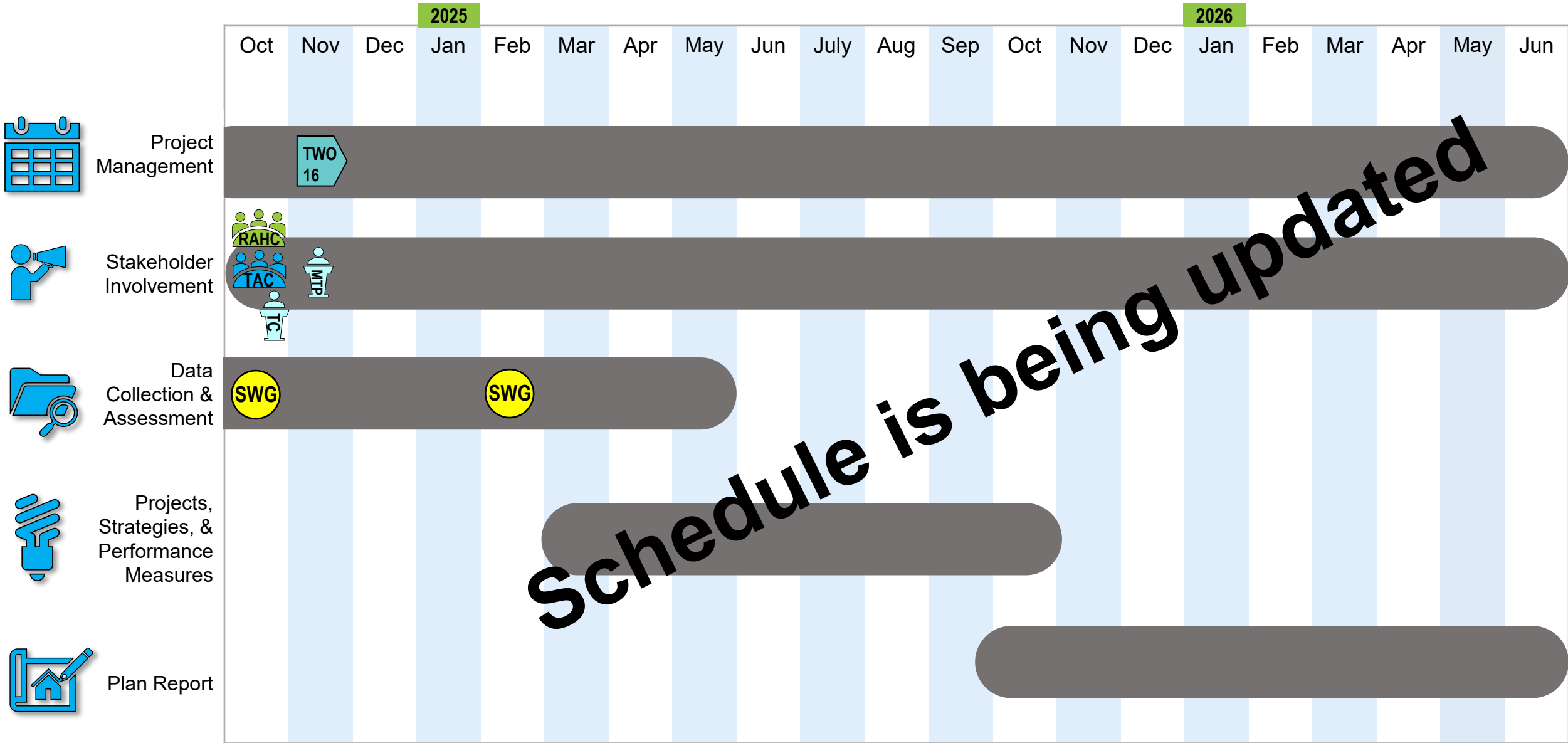
## Presentation Goal:

- ✓ Present overview of Data Collection
- ✓ Define parameters of Report Card
- ✓ Discuss schedule and next steps



# HCP: Schedule\*

\*Note: Until further notice, HCP is being prepared with in-house resources only



# HCP: Stakeholder Meetings

Stakeholder	Responsibilities
BMPO MTP Project Manager (01/13/2025)	Develop MTP, assigns Housing Route Marker
Broward County Housing Finance Division (01/27/2025)	Fund and finance affordable housing developments, including gap financing
Broward County Urban Division (01/27/2025)	County planning services for non-land use elements, except for unincorporated areas
Dania Beach Housing Authority (01/30/2025)	Fund, finance, and acquire sites for affordable housing, countywide jurisdiction
South Florida Regional Transportation Authority (02/06/2025)	Owns and operates commuter rail service with seven stations in Broward County, highest potential for premium transit-oriented development (TOD)
Miramar Department of Economic Development and Housing (02/06/2025)	Provide programs and services for low- to moderate-income families through small grants for first-time homebuying, utility connections, rental assistance, homeowner preservation, and minor home repairs

**Outreach revealed new stakeholders like Florida Housing Finance Corporation and developers: The Related Group and Green Mills Group.**

**There are 6 Housing Authorities in Broward County: Broward, Dania Beach, Deerfield Beach, Fort Lauderdale, Hollywood, Pompano Beach,**

# HCP: Stakeholder Meetings

## Observations from meetings:

1. Broward County's Affordable Housing Master Plan is driving the conversation, incorporating recommendations to densify as part of *BrowardNEXT* update – BCPC is currently preparing updates to BrowardNEXT to address density revisions.
2. Broward County supports affordable housing at any location
3. County financing applications provide a bonus point for proximity transit (1/2 mile); State applications also provide a bonus point for proximity to transit
4. Fort Lauderdale Brightline Station was a missed opportunity to build affordable units as part of the site (on top of garage / this was done at West Palm station)
5. Parking costs present the biggest challenge to development. It is possible some developments do not need standard parking (senior housing, lowest income levels)
6. A countywide interlocal agreement enables the six housing authorities to operate beyond city boundaries (6 Housing Authorities in Broward County: Broward, Dania Beach, Deerfield Beach, Fort Lauderdale, Hollywood, Pompano Beach)
7. Innovative approaches by local housing authorities to take ownership of the land to reduce development costs
8. Land values continues to rise in Broward County; it takes 2-3 acres to develop a site for affordable housing

# HCP: Stakeholder Meetings

## BMPO's Assets:



- BMPO has **funding!**
- BMPO has **technical expertise!**
- BMPO has **partnerships!**
- BMPO has **data!**

## Potential Opportunities?

- Funding:** Could BMPO provide support for affordable housing through FTA-funded TOD?
- Technical Expertise:** Could minor infrastructure/ROW improvements be bundled into MPO-planned projects to improve parcel conditions?
- Technical Expertise:** Could the BMPO provide technical assistance in transportation planning and grant writing services to assist housing authorities and affordable housing sites?
- Partnerships:** Could BMPO help bring housing authorities, FDOT, and municipalities together to workshop and understand ROW
- Partnerships:** How could Broward County Transit adjust routes to better serve affordable housing developments?
- Data:** Could BMPO help with packaging/marketing potential development sites by highlighting planned projects?

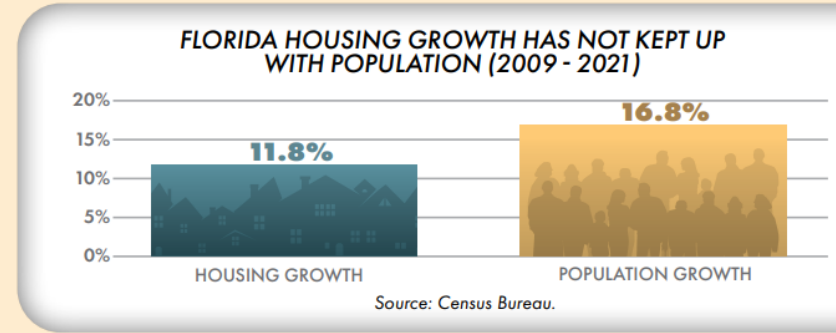
# HCP: Current Status - Realignment of HCP

- Internal discussions to ensure the HCP is consistent with the directives of the new administration and the Federal Highway Administration's stated goals.
- Internal discussions to ensure the HCP is consistent with the FDOT Subject Brief: Housing and Transportation (January 2023).
  - Availability, Affordability, and Accessibility
- Ensure the HCP is focusing on the MPO Mission: **Plan, prioritize, and fund transportation options**

## AVAILABILITY

Housing has not kept up with demand, which is especially true for lower-income households.

Coordination between transportation and housing can enhance both housing development and transportation options.



## AFFORDABILITY

The rising cost of housing makes living in Florida less affordable, with a near-doubling of housing costs of the past decade.

Neighborhoods with many travel options can help bring down the total cost of Housing and Transportation.

25% OF FLORIDIANS STRUGGLE TO PAY FOR HOUSING



Source: Shimberg Center for Housing Studies, 2020.

FLORIDA HAD 5 OUT OF THE TOP 10 REGIONS FOR HIGHEST ANNUAL RENT INCREASES IN THE U.S. IN 2022

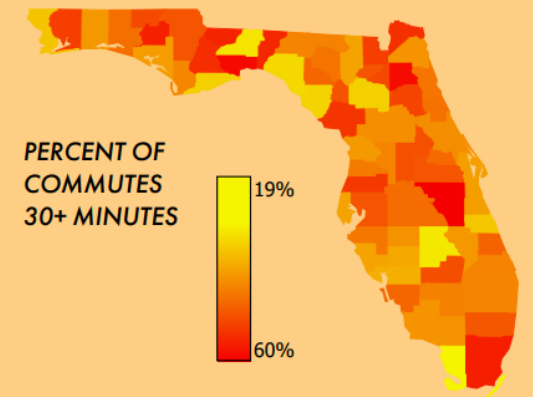


Source: Florida Atlantic University, 2022.

## ACCESSIBILITY

As expensive housing pushes more people deeper into suburban and rural areas, access to jobs, education, healthcare, and other critical destinations is diminished.

Housing in neighborhoods with many transportation options can reduce travel time and cost.



Source: 2021 American Community Survey.

# HCP: Next Steps\*

**\*Note:** Until further notice, HCP is being prepared with in-house resources only



Project  
Management

- Confirmation of updated HCP Vision
- **Update Project Schedule**



Stakeholder  
Involvement

- Schedule stakeholder meetings based on updated HCP Vision



Data  
Collection &  
Assessment

- Develop GIS base map to depict Housing Cost-Burden and Transportation-Cost Burden



Projects,  
Strategies, &  
Performance  
Measures

- None



Plan Report

- None