



# A DISCUSSION ABOUT AFFORDABLE HOUSING



*Presented by: Daniel A. Rosemond*

# Purpose of Presentation

To provide the City Commission with a more comprehensive understanding of the subject of Affordable Housing, and the appropriate application of County policies for Oakland Park.

# Key Insights



Broward is part of the Miami – Ft. Lauderdale – West Palm Beach metropolitan statistical service area (MSA)



The need for more affordable housing is a County (regional) issue



Oakland Park has an overrepresentation of affordable housing



The challenge for Oakland Park is maintaining its affordable housing inventory while also growing higher-end housing stock

# The County's Affordable Housing Crisis

(WLRN-Dec. 2019)

➤ *County Commissioner Nan Rich was also at the ribbon cutting for the new homes. She's been a champion of affordable housing on the county commission and said it's a good start to help address the county's affordable housing crisis.*

“We need over 100,000 multi-family units right now in Broward County to be built,” Rich said. “So, we need more developers, builders who are willing to... take a chance, so-to-speak, on this.”



The developer CDH and a team of community partners cut the ribbon to unveil five single-family homes in the Northwest portion of Fort Lauderdale.

# History of Affordable Housing



Harlem River Homes  
First Federally Financed Public Housing  
Developments in the Country



Cabrini Green  
Infamous Public Housing in Chicago

# Key Terms

## Affordable Housing

Housing in which principal, interest, taxes, and insurance constitute no more than 30 percent of the gross household income for a household

## Area Median Income (AMI)

The point at which half the households (HH) in an area make less and half make more

## Low Income

A household whose income does not exceed 80 percent of the median income for the area, as determined by the Department of Housing and Urban Development (HUD), with adjustments for HH size.

Extremely low income=30%-50% AMI | Very low income=60% AMI

Low-Moderate income=80%-100% AMI | Workforce Housing=120%-140% AMI

# Key Terms (cont.)

## Public Housing

Public housing is decent and safe rental housing owned by a housing authority and made available to households earning below 30% of area median income, the elderly, and persons with disabilities

## Affordability Gap

The difference between the cost of an acceptable standard housing unit and what households can afford using no more than 30 percent of income. Households paying more than 30 percent on housing are considered 'cost burdened'.

## Price Point Limits

The limits imposed by governing authorities for rental units or homeownership units (maximum rent or maximum purchase price, respectively)

# Housing Types



## Rentals

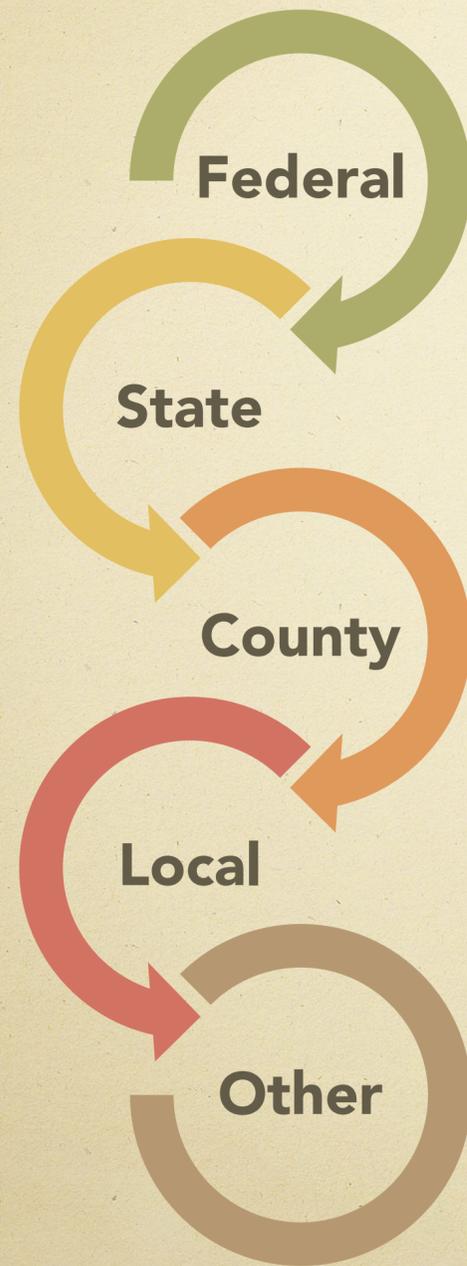
- \* Project Based
- \* Tenant Based



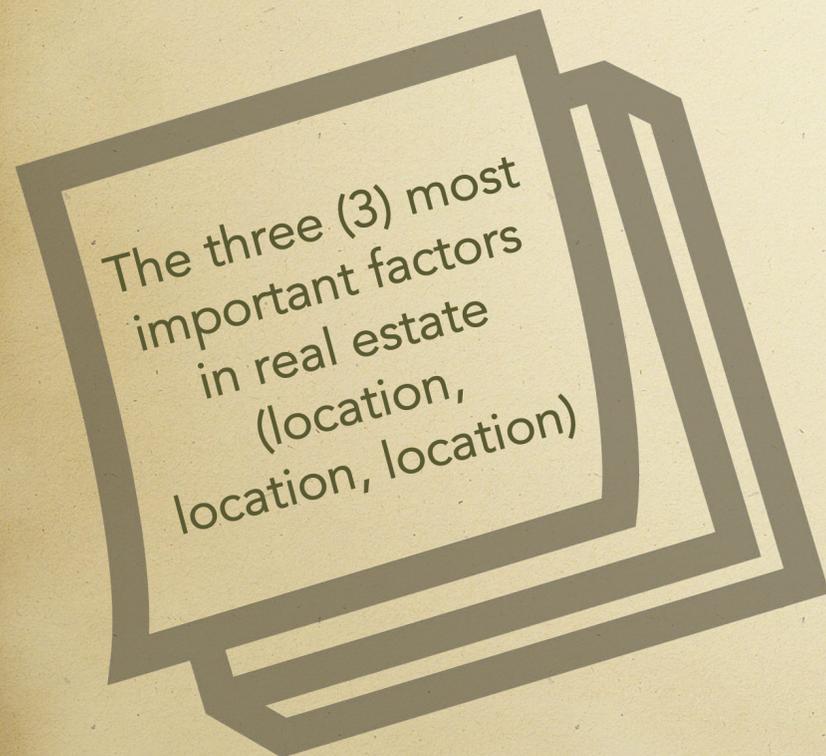
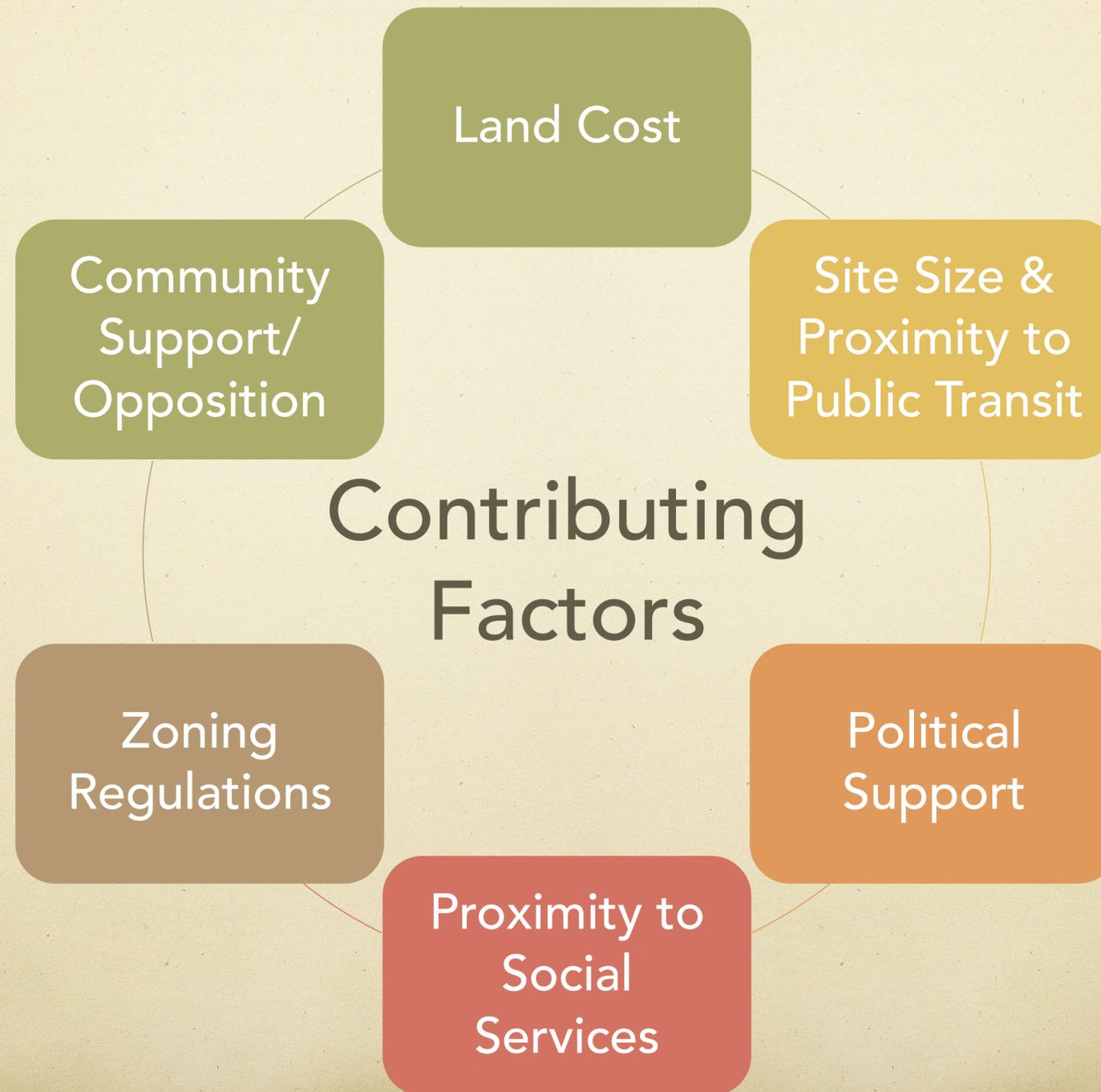
## Homeownership

- \* Single-Family Dwelling
- \* Condominium

# Funding of Affordable Housing

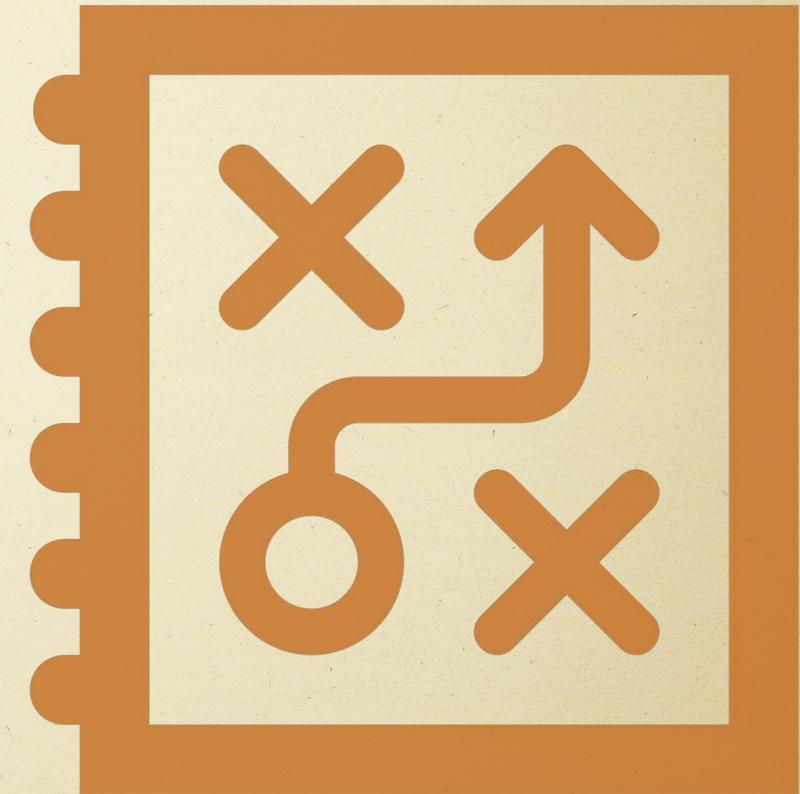


# Affordable Housing Projects: Where & Why?



# Broward County Land Use Plan

- *BrowardNext* is the County document used to update its land use planning program
- Each local government is required to prepare a land use plan element that is consistent with the Broward County Land Use Plan
- Local jurisdictions must submit their own land use plans to the Council to be reviewed for (re)certification



*As the content of the updated Plan was developed, the following visions were prioritized...*

# Broward County's Priorities



**Renewed  
Inter-  
governmental  
Partnership**



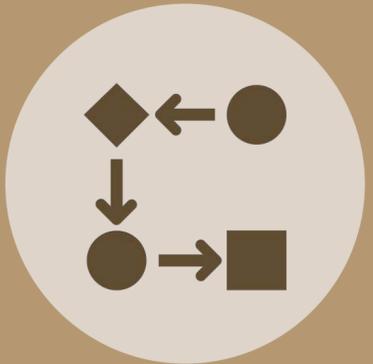
**Disaster  
Planning and  
Post-Disaster  
Re-  
development**



  
**Affordable  
Housing**



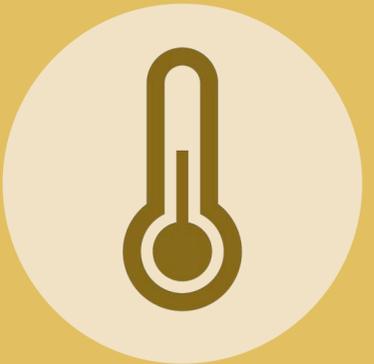
**World-Class  
Natural  
Resource  
Protection  
and  
Enhancement**



**Multi-Modal**



**Targeted Re-  
development**



**Climate  
Change  
Resilience**



# Affordable Housing: A County Priority

One of the strategies BrowardNext's Affordable Housing Priority is specifically relevant to Oakland Park, given median housing prices and median income within the City.

**STRATEGY AH-4:** *Municipalities should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing to help meet the needs of our population and economy.*

*Ensuring a supply of affordable housing to meet the current and future needs of Broward County's residents and economy is in the best interests of all, including municipalities. Municipalities which seek County approval of additional residential density should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing.*



*Flagler Village Affordable Housing for Seniors in Fort Lauderdale, FL*

# Affordable Housing Opportunities in Oakland Park

1

OAKLAND  
P R E S E R V E



2

### Habitat for Humanity Dedicates 55th New Home in Oakland Park with Four More Habitat Homes in the City Nearing Completion



Oakland Park Mayor Tim Loneragan and City Commissioner Michael Carn were among those on hand who helped dedicate the 55th Habitat for Humanity home in Oakland Park officially welcoming the parents and five children to the community.

“Habitat for Humanity Broward and the City of Oakland Park continue to enjoy a strong working relationship which has resulted in 55 Habitat Homes constructed in Oakland Park with four additional homes scheduled for completion soon,” said Mayor

3

BRIDGEWATER  
PLACE  
Pop  
APARTMENTS



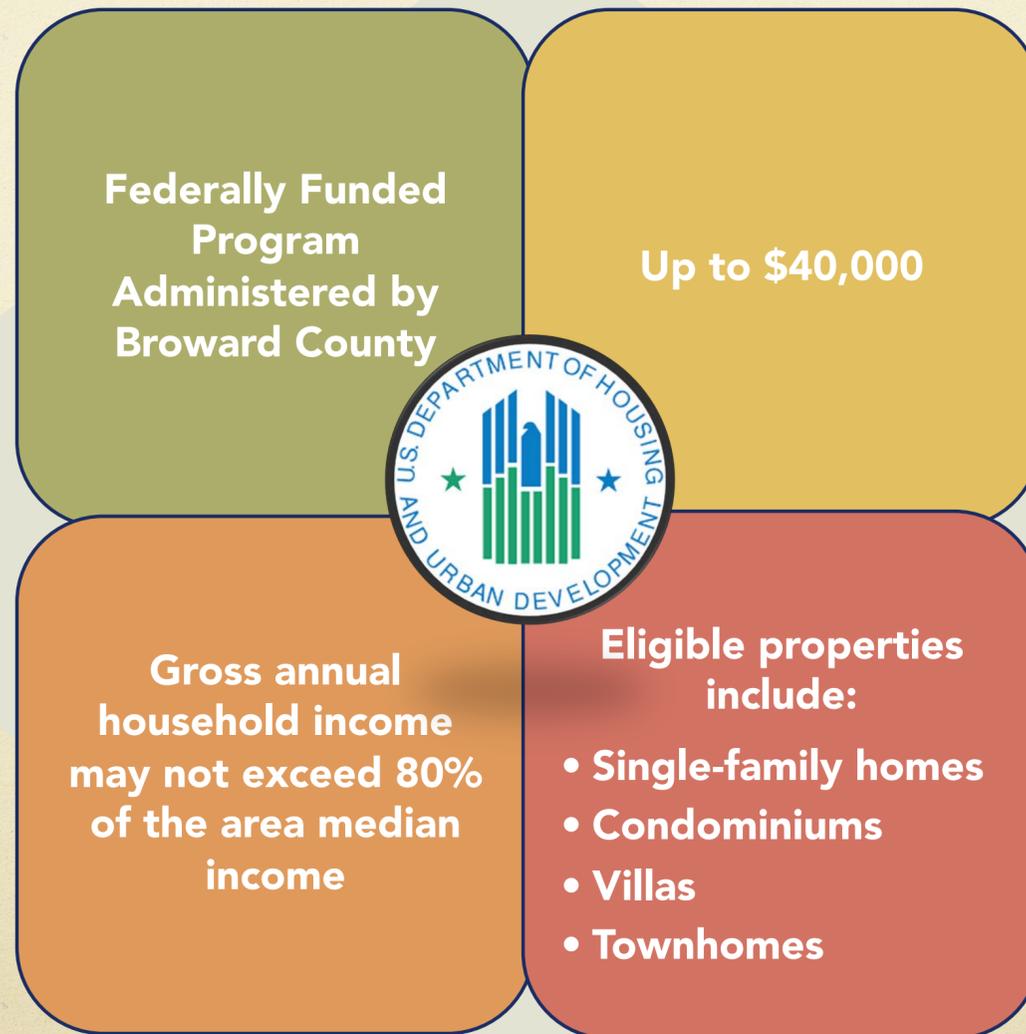
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Broward County Housing Voucher Program

5

Housing Authority

# Home Buyer Purchase Assistance Oakland Park



<https://www.broward.org/Housing/pages/homebuyer.aspx>

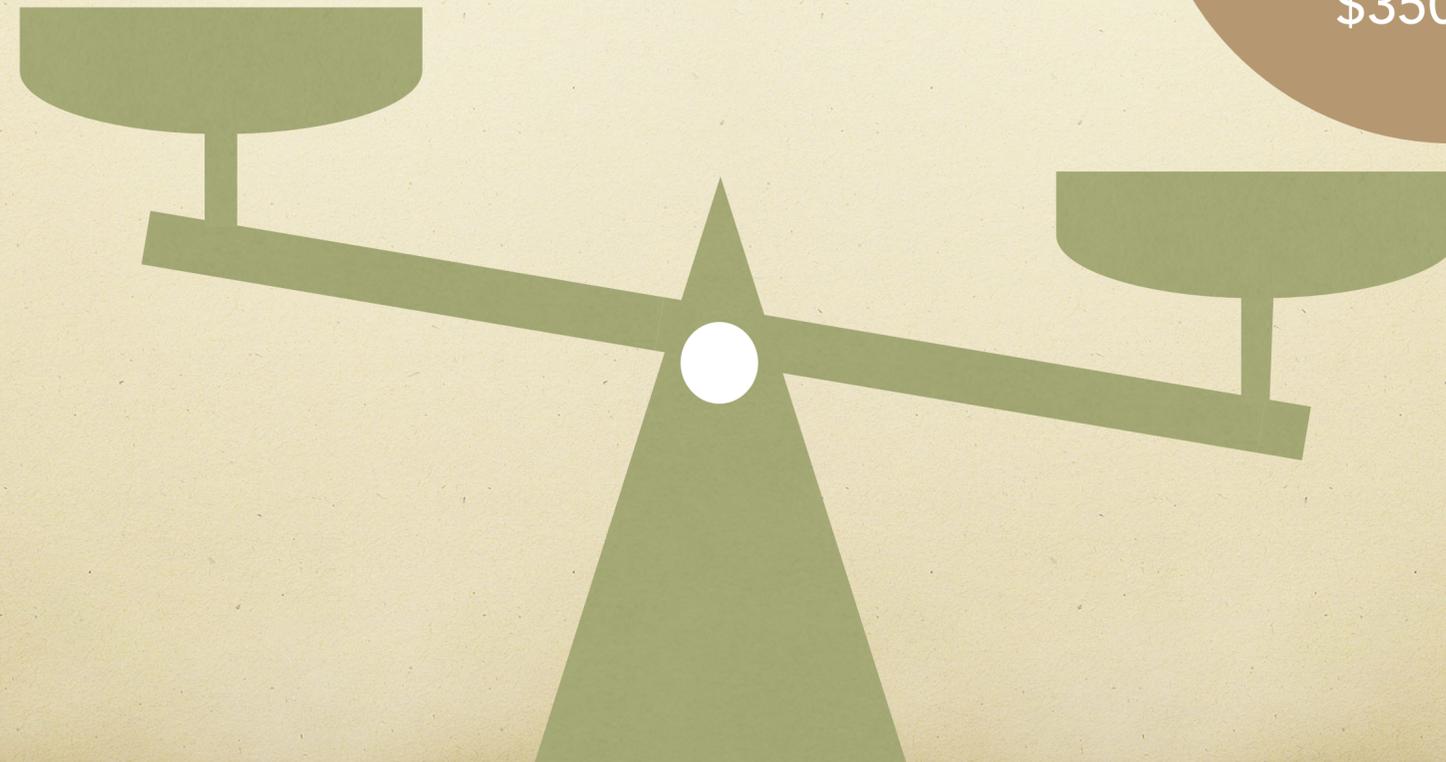
# How Does Oakland Park Measure-Up?

Home values in Oakland Park are below affordable housing purchase price limits set by State (\$311,888)

Median home value in Oakland Park is lower than in Broward County (\$205,600 vs. \$350,000)

31% of households in Oakland Park are cost burdened, compared to 54% in Broward County

Average rent in Broward County was \$1,843 vs. \$1,182 in Oakland Park



# Conclusion



# Next Steps:



Consider the City's business and economic sectors to ensure appropriate growth opportunities



Preserve the City's current inventory of affordable housing while attracting higher-end housing stock



Incorporate Broward Next Strategy in the City Code



Neighborhood Analysis



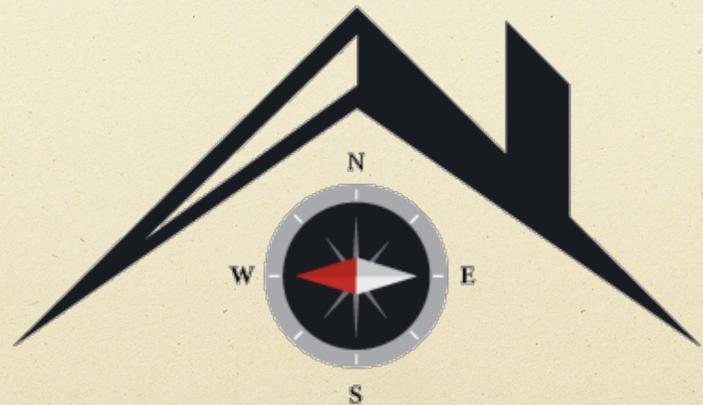
Engage Broward County in recertification of City's Land Use Plan  
\*Downtown Land Use Plan Amendment with OP3D to include 15% set-aside for workforce housing of the

# Next Steps

Conduct a market analysis (specific to City of Oakland Park) that will provide recommended strategies for comprehensive housing development.

# *Thank You*

*Daniel A. Rosemond*



**EAST TO WEST**  
DEVELOPMENT CORPORATION