



# Housing Coordination Plan

## Staff Working Group Meeting #1

# Agenda

## Background:

- Why a BMPO Housing Coordination Plan?
- MTP 2050: What is / is not included regarding Housing
- Broward County 10-Year Affordable Housing Master Plan (AHMP): Brief Overview

## Discussion:

- What should Broward MPO's role be in achieving the goals of AHMP?
- What are the IIJA considerations for the HCP?

## HCP:

- TWO Scope & Status
- Project Schedule & SWG Role

## Next Steps

### Meeting Goal:

- ✓ Discuss BMPO's potential role in achieving the goals of Broward County AHMP
- ✓ Present the BMPO Housing Coordination Plan's Scope and Schedule and identify potential outcomes and opportunities
- ✓ Discuss SWG's role in development of the HCP

# Background: Why a BMPO Housing Coordination Plan

## (4) HOUSING COORDINATION PROCESS.—

### (A) In general.—

Within a metropolitan planning area serving a transportation management area, the transportation planning process under this section may address the integration of housing, transportation, and economic development strategies through a process that provides for effective integration, based on a cooperatively developed and implemented strategy, of new and existing transportation facilities eligible for funding under this title and chapter 53 of title 49.

(B) Coordination in integrated planning process.—In carrying out the process described in subparagraph (A), a metropolitan planning organization may—

#### (i) consult with—

(I) State and local entities responsible for land use, economic development, housing, management of road networks, or public transportation; and

(II) other appropriate public or private entities; and

(ii) coordinate, to the extent practicable, with applicable State and local entities to align the goals of the process with the goals of any comprehensive housing affordability strategies established within the metropolitan planning area pursuant to section 105 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12705) and plans developed under section 5A of the United States Housing Act of 1937 (42 U.S.C. 1437c-1).

## (C) Housing coordination plan.—

### (i) In general.—

A metropolitan planning organization serving a transportation management area may develop a housing coordination plan that includes projects and strategies that may be considered in the metropolitan transportation plan of the metropolitan planning organization.

(ii) Contents.—A plan described in clause (i) may—

(I) develop regional goals for the integration of housing, transportation, and economic development strategies to—

(aa) better connect housing and employment while mitigating commuting times;

(bb) align transportation improvements with housing needs, such as housing supply shortages, and proposed housing development;

(cc) align planning for housing and transportation to address needs in relationship to household incomes within the metropolitan planning area;

(dd) expand housing and economic development within the catchment areas of existing transportation facilities and public transportation services when appropriate, including higher-density development, as locally determined;

(ee) manage effects of growth of vehicle miles traveled experienced in the metropolitan planning area related to housing development and economic development;

(ff) increase share of households with sufficient and affordable access to the transportation networks of the metropolitan planning area;

(II) identify the location of existing and planned housing and employment, and transportation options that connect housing and employment; and

(III) include a comparison of transportation plans to land use management plans, including zoning plans, that may affect road use, public transportation ridership, and housing development.

# Background: MTP 2050 & Housing






**SWG Discussion** 

# Background: Broward County AHMP Recommendations

## Location

-  All 31 municipalities should establish an “Affordable Housing Trust Fund” or elect to provide funding to the County Trust fund.
-  All 31 municipalities should have land use and zoning that supports densification strategies (including permitted uses and regulatory incentives)
-  Densification Tier I: At Public Transit Stops and BMPO Identified Mobility Hubs (maximum density bonuses)
-  Densification Tier II: At Activity Center Land Use (100% density bonuses)
-  Densification Tier III: At Commerce and Medium-High Land Use (density bonuses)

## Build More Housing

-  Housing affordable for **low to moderate income** households, **especially rental housing**
  - County report utilizes Median Household Income (MHI) – this is generally interchangeable with AMI (Area Median Income) or MFI (Median Family Income)
  - Broward County MFI (2024) is \$89,100 (County report utilized 2020 MHI)
  - Low to Moderate income = 50% to 120% MHI (or 100% for federal programs)
    - \*Qualifying income amounts are lower for Renters
    - \*The income levels vary depending on the number of persons in the household
-  Affordable **rental** housing that can accommodate a range of household types (ie for seniors or for single-person households)
-  “Truly affordable housing is also defined by its quality, access to a range of housing types, safety and access to amenities, services and transportation.”
-  Lower-density owner / renter multifamily housing (Missing Middle Housing)
-  Accessory Dwelling Units

# Discussion: What should BMPO's role be in addressing Broward County's Housing Needs?

## BMPO's Assets:



- BMPO does NOT own land
- BMPO has NO land use or zoning authority
- BMPO does NOT operate transit



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

# Discussion: What should BMPO's role be in addressing Broward County's Housing Needs?

- ✓ Have prior / current actions by the BMPO impacted the Housing crisis?
- ✓ How can BMPO's assets be utilized to address Broward County's Housing Needs and achieving the AHMP's goals?
- ✓ Should there be minimum "housing" requirements for future MPO call for projects and other funding opportunities
- ✓ Should project prioritization ranking criteria for housing be used in MPO call for projects and other funding opportunities
- ✓ How should a project with a Housing "Route Marker" (from the 2050 MTP) address housing during project development phase
- ✓ How can BMPO address housing in the short-term
- ✓ How should housing be considered in BMPO's other planning efforts

**SWG Discussion** 

# Discussion: IJA Considerations for the HCP

(I) develop regional goals for the integration of housing, transportation, and economic development strategies to—

(aa) better connect housing and employment while mitigating commuting times;

(bb) align transportation improvements with housing needs, such as housing supply shortages, and proposed housing development;

(cc) align planning for housing and transportation to address needs in relationship to household incomes within the metropolitan planning area;

(dd) expand housing and economic development within the catchment areas of existing transportation facilities and public transportation services when appropriate, including higher-density development, as locally determined;

(ee) manage effects of growth of vehicle miles traveled experienced in the metropolitan planning area related to housing development and economic development;

(ff) increase share of households with sufficient and affordable access to the transportation networks of the metropolitan planning area;

(II) identify the location of existing and planned housing and employment, and transportation options that connect housing and employment; and

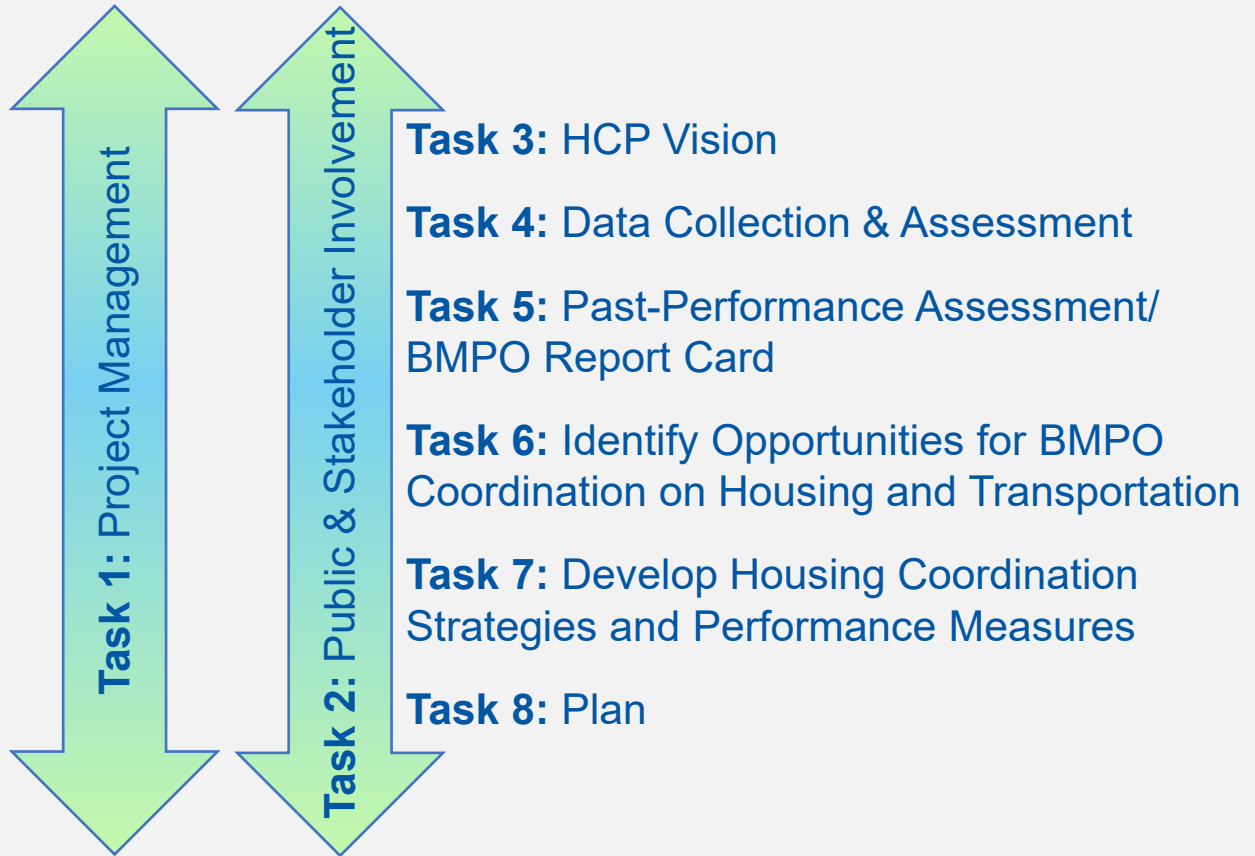
(III) include a comparison of transportation plans to land use management plans, including zoning plans, that may affect road use, public transportation ridership, and housing development.

- ✓ How / Can BMPO better connect housing and employment? (including increasing transportation options)
- ✓ How can BMPO address Broward County's negative worker inflow / outflow commute patterns that exacerbate Housing & Transportation costs?
- ✓ How / Can BMPO align transportation improvements with housing needs?
- ✓ How / Can BMPO align transportation planning to address household incomes?

**SWG Discussion** 



# HCP: Scope & Status



- ✓ HCP is intended to be an 18-to-24-month planning effort (2 fiscal years)
- ✓ BMPO Staff will utilize consultant support from the BMPO General Planning Consultant contract
- ✓ HCP will focus on two main objectives:
  1. Identify the BMPO's role in achieving the goals of the Broward County 10-Year Affordable Housing Master Plan (AHMP)
  2. To be consistent with the Infrastructure Investment and Jobs Act (IIJA) housing considerations in the metropolitan transportation planning process



# Next Steps

		1	2	3	4
	Aug	Sept	Oct	Nov	Dec
<b>BMPO SWG Mtg #1 (Before TWO): Kick-Off + Visioning</b>	X				
Board approve TWO / Issue NTP		X			
Data Collection: Internal Data (Task 3)	X	X	X		
Data Collection: External Data (Task 3)		X	X		
<b>BMPO SWG Mtg #2: Consultant Intro + Data Collection Status + Vision + Public Engagement Plan</b>			X		
<b>Consultant Deliverable:</b> Project Schedule (Task 1) • Public Engagement Plan (Task 2) • HCP Vision + Goals (Task 3) Maps: Affordable Housing + Low Wage Jobs; AHMP Tiers + Planned Transportation Improvements				X	
RAHC Mtg (Task 2)				X	
Public / Stakeholder Engagement: Phase 1 (Priorities) (Task 2)				X	X

- ✓ Approve TWO; Issue NTP
- ✓ Internal & External Data Collection: [Data Collection](#)
- ✓ Prepare draft Vision
- ✓ Start planning for Public Outreach

**SWG Discussion** 