

BROWARD COUNTY

Regulatory Tools	Broward County	Cooper City	Coral Springs	Coconut Creek	Davie	Deerfield Beach	Fort Lauderdale	Hallandale	Lauderdale Lakes	Lighthouse Point	Miramar	North Lauderdale	Oakland Park	Plantation	Pembroke Pines	Sunrise	Tamarac
Zoning regulations that provide density incentives such as upzoning, zero-lot zoning, etc.	•		•		•		•							•		•	•
Accessory Dwelling Units		•			•												
Co-housing Development																	
Single Room Occupancy Dwellings											•		•				
Transfer of Development Rights	(flexibility zone units)				Use County flex zone units		•										
Minimum Housing Code	•		•	•		•		•				•	•			•	•
Expedited Permitting for All Housing					•		•	•									
Fast Track Development Review specifically for affordable housing (AH) units	•		•		•		•					•		•	•	•	•
Certification or flagging of AH units	•		•		•		•							•	•		•
All permit-related agencies under one roof			•				•					•	•				
Assigning one staff person to see AH project through process	•		•		•		•					•				•	
Alternative design standards for AH																	•
Consolidated inspections																	
Other methods			•											•			
Mixed-use zoning districts	•		•	•	•	•	•		•		•	•	•	•			•
Ensuring that existing affordable housing remains affordable housing	•				•		•										•
Rehabilitation to preserve housing stock	•			•	•	•	•				•	•		•		•	•
Special building code for rehabilitation									•								•
Commercial Linkage fees (require developers of low-wage commercial and industrial project to pay fees for providing affordable housing)																	
Residential linkage fees (require developers of high luxury housing to pay fees that will be used for affordable housing)																	
Land assembly/land banking system for affordable housing					County flex												

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Assisting in clearing title and lien problems and other pre-development costs of affordable housing	•		•		•											•	•
Development fee waivers or reimbursement of fees or grants to affordable housing developers to cover impact fees	•		•		•							•					
Reimbursement					•												
Grants to cover fees	•				•												
Other													•				
Tax incentives to preserve and maintain existing housing stock																	
Converting public housing into mixed income housing																	
Inclusionary zoning-incentive based																	
Inclusionary zoning-mandated such as requiring developers to set aside a percentage of their development for low and moderate-income households							•										
Growth control exemptions for affordable housing-relaxing concurrency standards	•		•														
Incentives for adaptive reuse of historic, commercial, and/or underused buildings for affordable housing																	
Land Trusts																	
Other																	

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Financing Tools	Broward County	Cooper City	Coral Springs	Coconut Creek	Davie	Deerfield Beach	Fort Lauderdale	Hallandale	Lauderdale Lakes	Lighthouse Point	Miramar	North Lauderdale	Oakland Park	Plantation	Pembroke Pines	Sunrise	Tamarac
Community Development Block Grant Program	•	•	•	•	•	•	•	•	•		•	•	•	•	•	•	•
SHIP	•		•		•	•	•	•			•			•	•	•	•
SAIL	•							•									
HOME	•		•				•	•	•						•		
Neighborhood improvement grants or programs	•		•	•				•								•	
Infill grants	•				•												
Housing trust funds	•																•
Government Bonds	•				•												
Linked deposits for housing-municipalities select financial institutions for depositing local public funds based on the willingness of the institutions to contribute loans and other resources to priority public activities																	
Grants to affordable housing developers by local governments	•				•			•									
Federal Tax Credits	•				•												
Programs:																	
Downpayment Assistance/ Closing Costs/ Second Mortgages	•		•		•		•		•		•	•		•	•	•	•
Homeownership Training	•		•		•		•				•			•	•		

Implementation Tools	Broward County	Cooper City	Coral Springs	Coconut Creek	Davie	Deerfield Beach	Fort Lauderdale	Hallandale	Lauderdale Lakes	Lighthouse Point	Miramar	North Lauderdale	Oakland Park	Plantation	Pembroke Pines	Sunrise	Tamarac
Community bus system/ transit links	•	•		•	•	•	•	•		•	•			•			
Job training for high tech and other higher paying jobs					•												
Strategies/incentives to businesses providing higher paying jobs that commit to hire local workers rather than relocating workers from other regions								•									
Livable wage ordinance																	
Other											•						