



South Florida Regional Planning Council

Proudly serving South Florida since 1974

Public Policy and Housing Finance Activities at the South Florida Regional Planning Council



CCB Webinar: Housing Affordability & Public Policy

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About the South Florida Regional Planning Council (SFRPC)

Chapter 186, F.S. (2024)

(4) The regional planning council is recognized as Florida's only multipurpose regional entity that is in a position to plan for and coordinate intergovernmental solutions to growth-related problems on greater-than-local issues, provide technical assistance to local governments, and meet other needs of the communities in each region. A council shall not act as a permitting or regulatory entity.

- The SFRPC is one of Florida's ten regional planning councils. The SFRPC was created in 1974 by Interlocal Agreement through the leadership of its members counties. Regional Planning Councils are recognized by the Florida Legislature in Florida Statute. The SFRPC serves Miami-Dade, Broward, and Monroe counties, 70 municipalities, and estimated 4.9 million residents.
- The SFRPC convenes elected leadership and public, private, and nonprofit leaders to facilitate regional planning and further intergovernmental collaboration and solutions which maximize regional opportunities and assist local elected officials with the many challenges they address daily.
- Provides regional planning and specialized research and analysis on topics of regional concern including affordable housing, transit / transportation, environmental protection, community resilience, military base support, and Florida's coral reef.
- Provides Economic Development services to the South Florida region as the Economic Development Administration's Economic Development District.
- Operates multiple revolving loan funds which support small businesses, brownfields assessment, remediation, and redevelopment, and the creation of affordable housing.
- Secures and manages state and federal grants for the benefit of South Florida's communities.
- Provides technical assistance to local governments on comprehensive planning, developments of regional impact, and grant applications.



Regional Convenings and Intergovernmental Collaboration

- Southeast Florida County Mayors' Affordable Housing Conversation (2022 and 2023)
- Striding Forward: First & Last Mile Innovation in the Region (March 2023)
- Closing the Gaps: Supporting Mental Health Through a Continuum of Housing and Supportive Services (2024)
- Preparing for the Silver Tsunami: Planning and Policy Solutions for Southeast Florida's Communities (2024)
- The Business Case for Transit-Oriented Development With Affordable and Workforce Housing (September 11, 2025)
 - [The Business Case for Transit-Oriented Development Conference - SFRPC](#)

Takeaways from the Southeast Florida County Mayors Affordable Housing Conversation, September 23, 2023

Four counties (Monroe, Miami-Dade, Broward, Palm Beach), representing 40% of Florida's population, coordinated to address the housing crisis.

- ❖ **Miami-Dade:** Launched the Building Blocks Fund; density increases in Rapid Transit Zone; 28K evictions prevented via ERAP; 2K-unit pipeline; senior homeowner relief.
- ❖ **Broward:** \$100M housing trust fund (2,700 units); “Geller Amendment” for housing on former commercial sites; land acquisitions for affordable housing.
- ❖ **Palm Beach:** 25% inclusionary zoning; \$200M bond for 10K units in 10 years; ended developer buyout program; strong homeless prevention.
- ❖ **Monroe:** Permanent 750-unit ROGO cap; TDC funds sought for workforce housing; transit partnership with Miami-Dade.

Shared Challenges: Land scarcity; rising construction/insurance costs; workforce retention; vacation rental impacts.

Priorities: Modify SHIP funding rules; expand very low/low-income housing; insurance reform; condo repair cost relief; Live Local Act amendments; focus on vertical growth along transit corridors.



CLOSING THE GAPS: SUPPORTING MENTAL HEALTH THROUGH A CONTINUUM OF HOUSING AND SUPPORTIVE SERVICES (May 2024)



- On May 31, 2024, the SFRPC hosted its annual conference at Nova Southeastern University with more than 160 attendees. More than twenty housing and mental health practitioners, elected officials and community stakeholders shared their knowledge on important issues facing South Florida residents.
- Four panels discussed various aspects of the mental health crisis in South Florida including the continuum of care, housing and financial considerations, sustainable solutions, and local success with behavioral health implementation.



Preparing for the “Silver Tsunami” Planning and Policy Solutions for Southeast Florida’s Communities (November 2024)

Silver Tsunami Regional Conference

Demographic Shift: By 2050, South Florida’s 65+ population projected to reach **2.13 million** (+54.5% since 2021); **520,000** will be 85+ (+133.6% from 2025).

•**National Trend:** By **2034**, Americans 65+ will outnumber those under 18 for the first time.

•**Economic & Financial Pressures:** Many seniors lack pensions; median annual expenses **\$57,818** vs. median income **\$50,290**; average Social Security **\$1,907/month**.

•**Housing Crisis:** Median Miami-Dade rent **\$2,100/month** (requires \$75,600 income) vs. average senior public housing income **\$14,691**; costly condo repairs threaten home retention.

•**Healthcare Gaps:** National shortage of **30,000 geriatricians**; Florida projects **17,924 physician shortfall by 2035**.

•**Transportation & Safety:** Most adults outlive driving ability by 7–10 years; inadequate public transit and unsafe pedestrian infrastructure cited.

•**Policy Recommendations:** Expand senior-friendly housing (e.g., ADUs/granny flats), invest in healthcare workforce, improve transit access, create state-managed retirement funds, streamline permitting for housing solutions.



The Business Case for Transit Oriented Development with Affordable and Workforce Housing

EMPLOYMENT OPPORTUNITIES THROUGH IMPROVED TRANSPORTATION AND HOUSING OPPORTUNITIES

The South Florida Comprehensive Economic Development Strategy (CEDS) Steering Committee developed a business case study addressing the challenges faced by workers and employers in increasing employment opportunities through improvements to the regional transportation system and appropriate land use controls.

Completed in 2025, this business case is the subject of the upcoming SFRPC Regional Conference ***“The Business Case for Transit-Oriented Development with Affordable and Workforce Housing” (September 11, 2025)*** At this conference, public, private, and nonprofit regional leaders will discuss South Florida business community’s key transportation and land use needs for better access to employment, transportation / transit, and workforce and affordable housing. Registration is complementary and open now: [The Business Case for TOD with Affordable & Workforce Housing Tickets, Thu, Sep 11, 2025 at 8:30 AM | Eventbrite](#)





Striding Forward: First & Last Mile Innovation in the Region (March 2023)

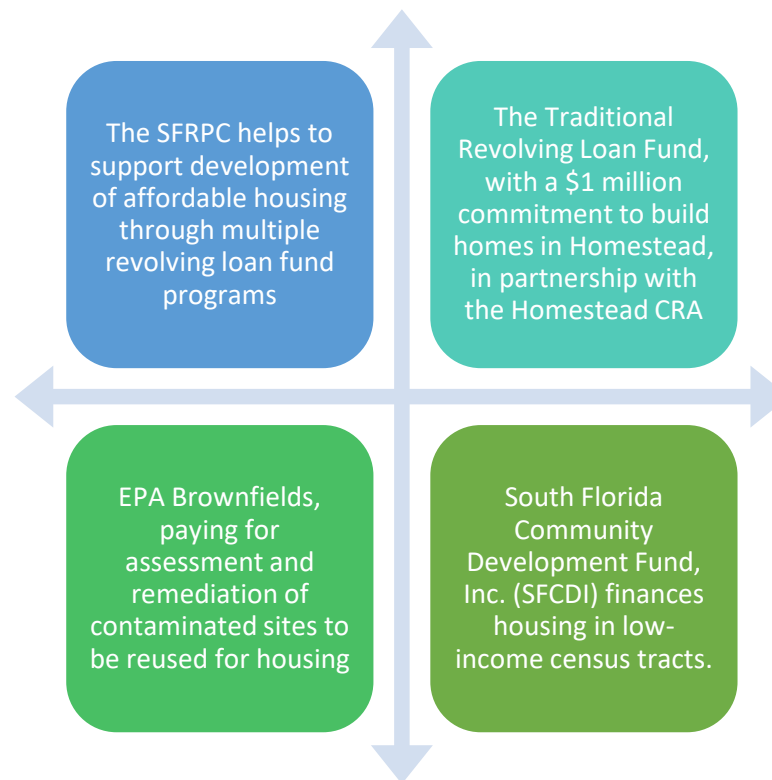


In 2023, the SFRPC hosted the “Striding Forward: First & Last Mile Innovation in the Region” event where more than 100 participants registered to learn about the economic and community benefits of improved first and last mile connectivity. Topics of discussion included what types of densities and land use policies support first and last mile connectivity, the interrelationship of affordable housing and mobility, and an overview of South Florida’s regional vision for mobility.



With transportation being the second highest expense in the region’s high cost of living environment, the consensus among speakers was that transit is key to a thriving economy with opportunity for all, and Transit-Oriented Development and Transit-Oriented Communities create “Live – Work – Play” communities that increase access to affordable housing, education, employment, and recreational opportunities.

Financing Affordable Housing





Southeast Florida Community Development Fund, Inc.

The SFCDFI targets small businesses and start-up businesses in disadvantaged areas with capital and development services. The Southeast Florida Community Development Fund, Inc's (SFCDFI) lending area consists of Monroe, Miami-Dade, Broward, and Palm Beach counties.

Broward County, the Housing Finance Authority of Broward County, and Urban League of Broward County provide additional funding to the SFCDFI to support the development of affordable housing in Broward County.

SFCDFI provides loans for affordable housing.

- Borrowers are minority owned businesses in housing development.
- Loans support single family homes for first time minority homebuyers
- Activity targets low- and moderate-income census tracts.
- Broward County focus areas: Fort Lauderdale, Lauderhill, Lauderdale Lakes, and unincorporated areas
- Additional projects: Homestead in Miami-Dade County and West Palm Beach in Palm Beach County.



71 HOMES AS OF AUGUST 1, 2025



20 units
completed
51 units in
progress

*** In Progress*

BROWARD COUNTY

MINORITY BUILDERS COALITION

Lauderhill, FL (8)

*Fort Lauderdale, FL (4)***

HOUSING FOUNDATION OF AMERICA

West Park, FL (3)

CITY OF MIRAMAR

*Miramar, FL (12)***

SUNSET STRIP PROJECT

*Sunrise, FL (26)***

LIBERIA ECONOMIC & SOCIAL DEVELOPMENT

Fort Lauderdale, FL (3)

LIBERIA ECONOMIC & SOCIAL DEVELOPMENT

Hollywood, FL (2)

LIBERIA ECONOMIC & SOCIAL DEVELOPMENT

West Park, FL (1)

TURN TWO CONSTRUCTION

Dania Beach, FL (2)

MIAMI-DADE COUNTY

MINORITY BUILDERS COALITION

*Homestead, FL (4)***

PALM BEACH COUNTY

COMMUNITY PARTNERS OF

SOUTH FLORIDA

West Palm Beach, FL (1)

*Riviera Beach, FL (5)***

Brownfields Supplemental Revolving Loan Fund

New Affordable Housing at Former Hollywood Incinerator

On May 16, 2025, the South Florida Regional Planning Council (SFRPC) was awarded a \$2,000,000 Supplemental Brownfields Revolving Loan Fund (RLF) grant from the U.S. Environmental Protection Agency (EPA) to support the Park Road Development project in Hollywood, Florida.

This public-private partnership will convert the former Hollywood Incinerator Ash Dump (HIAD) into a vibrant, mixed-use community anchored by affordable housing, civic space, and neighborhood-serving retail.

The Park Road redevelopment will bring:

- 315 multifamily rental units
- 40,000 sq. ft. of grocery-anchored commercial space
- 31,000 sq. ft. of general retail (including a gas station)
- The project is expected to leverage approximately \$71 million in private investment.





Thank you!

For additional information or assistance,
please contact us at:

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www.sfregionalcouncil.org