

**AFFORDABLE HOUSING ADVISORY COMMITTEE
 FORT LAUDERDALE EXECUTIVE AIRPORT
 ADMINISTRATIVE OFFICE - MULTIPURPOSE ROOM
 6000 NW 21 AVENUE, FORT LAUDERDALE, FL
 MONDAY, SEPTEMBER 15, 2008, 7:00 P.M.**

Board Members	Attendance	Cumulative Attendance 9/08 through 8/09	
		Present	Absent
Chair Peter Henn	P	1	0
Vice Chair Brad Hubert	P	1	0
Margie Alexander [7:10]	P	1	0
Tam English	P	1	0
William Isenberg	P	1	0
Carolyn Jones	A	0	1
Jonathan Jordan	P	1	0
Rene Lepine [7:15]	P	1	0
Janet Riley	A	0	1
Greg Stuart	A	0	1
Rebecca Jo Walter	P	1	0

City Staff

Margarette Hayes, Manager, Community Development Division
 Sue Batchelder, Assistant Manager, Community Development Division
 Angelia Basto, Clerk typist II
 J. Opperee, Recording Secretary, ProtoType Inc.

Call to Order

The meeting was called to order at 7:08 p.m.

1. Pledge of Allegiance / Roll Call

The Pledge of Allegiance was recited.

2. Board/Staff Introductions

Board members and City staff introduced themselves in turn.

Mr. Henn stated he did not live in Fort Lauderdale, but the company he works for owns Pier 66 Hotel and the Fort Lauderdale Grand, and had leasehold interest in Bahia Mar. Mr. Henn said he was also involved with the Broward Convention Center and was in the process of building a hotel there. Ms. Hayes said Mr. Henn represented employers in Fort Lauderdale on the Board.

Mr. Henn later added that he also served on Broward Housing Solutions, a group that provided affordable housing to those experiencing economic and mental challenges.

Mr. Isenberg said he was an attorney and also a real estate developer and was currently putting together eight acres in the Progresso area for affordable/workforce housing. He represented for-profit developers on the board.

[Ms. Alexander arrived at 7:10]

Ms. Walter stated she worked for a non-profit group in Washington, DC in their workforce housing department.

Ms. Alexander explained she was a hospice nurse and visited institutions where hospice patients were dying in filth. She said she was on this committee, to see what could be done to change this. Ms. Hayes stated Ms. Alexander was an advocate for low-income persons on the Board.

Mr. English stated he was Executive Director of the Fort Lauderdale Housing Authority. He explained that the Housing Authority managed approximately a thousand units of public housing and affordable housing, about 2,100 public housing vouchers. Ms. Hayes said Mr. English represented not-for-profit and affordable housing providers on the Board.

[Mr. Lepine arrived at 7:15]

Mr. Jordan stated he was a manager with Coastal Construction Company, and explained they built hotels, rental apartments and condos. He said he understood the challenges of building affordable and work force products. Ms. Hayes said Mr. Jordan represented the residential home building industry on the Board.

Mr. Hubert stated he was a commercial industrial realtor. He explained he had served six years as a member of the Fort Lauderdale Planning and Zoning Board during the time they rewrote the Zoning Code. He currently served on the Northwest Progresso/Flagler Advisory Board. Ms. Hayes said Mr. Hubert represented real estate professionals on the Board.

Mr. Lepine said he was a residential developer who had recently completed Old Progresso Village. Ms. Hayes said Mr. Lepine was representing the residential home building industry on the Board.

3. Election of Chair And Vice Chair

Mr. English agreed to conduct the election and opened the floor to nominations.

Mr. Henn nominated Mr. Hubert, but he declined the nomination. Mr. Lepine nominated Mr. Isenberg, but he declined the nomination.

Motion made by Mr. Isenberg, seconded by Mr. Jordan, to nominate Mr. Henn as Chair. In a voice vote, all voted in favor.

Motion made by Mr. Isenberg, seconded by Mr. Walter, to nominate Mr. Hubert as Vice Chair. In a voice vote, all voted in favor.

Ms. Hayes informed the Board that Carolyn Dandy had resigned the Board, so there would be a new appointment from Commissioner Moore.

4. Discussion of Process For Report

Ms. Hayes explained that creation of this Board was a requirement of the State Housing Initiative Partnerships [SHIP] program, which was brought about by the Sadowski Act. She said Mr. Sadowski had been a Department of Commerce Director for the State of Florida and an advocate for affordable housing for low and very low income persons.

Ms. Hayes said the Act was passed in 1992 and the City had begun receiving funds in 1993. The state had determined six years later that the affordable housing committees could be disbanded if a City wished. The most recent legislature had decided to bring the committees back.

5. Establishment of Timelines

Ms. Hayes informed the Board that they were charged with submitting a triennial report to the City of Fort Lauderdale, which was due to Tallahassee by December 31, 2008. Ms. Hayes said an initial draft would be work-shopped with the City Commission and hopefully the final draft could be adopted at the December 16 City Commission meeting.

6. Review of Documentation

Ms. Hayes said the following documentation had been provided to Board members:

- The Housing Element from the City's Comprehensive Plan
- The Fourth Program Year Annual Action Plan for the federal grants, which included: CDBG, HOME, SHIP, HOPWA and ESG and the State LHAP
- A copy of the 1998 Affordable Housing Ordinance

Ms. Hayes distributed copies of a memo containing comments from Janet Riley, a Board member who could not be present this evening, and a printout of recommendations from Broward County.

Ms. Hayes explained that there was no previous report for the Board to examine, this was why she had included the recommendations from Broward County. Ms. Hayes said the Broward County recommendation areas were:

- Expedited permitting
- Impact fee modification
- Flexible land use density
- Reserved infrastructure capacity
- Accessory residential dwelling units
- Reduced parking and setback requirements
- Flexible lot configurations
- Modified street requirements
- Analysis of potential impacts of proposed regulations on affordable housing
- Inventory of public lands suitable for public housing
- Transit/transportation supportive and mixed-use development

Ms. Hayes said these had been of some of the original requirements of the Sadowski Act/SHIP program when it was opened in 1993.

Ms. Hayes said the Board's charge was to find incentive strategies and to evaluate current policies and procedures for the City of Fort Lauderdale including the SHIP, LHAP, the Housing Element Comprehensive Plan, and the Annual Action Plan.

Mr. English requested a breakdown of the current monies the City was spending on these programs. Ms. Hayes said this information was contained in the Fourth Year Annual Action Plan.

Ms. Hayes read from Ms. Riley's memo, in which she referred to the Fourth Year Annual Plan, which indicated the City should:

- Partner with nonprofits, developers and or CHDOs in an effort to develop more affordable housing
- Include as part of the planning meetings for citizen participation purposes, workshops for nonprofits to encourage them to seek additional funding sources

Ms. Hayes said Ms. Riley, in her memo, had suggested the following:

- Improve upon the use of nonprofits in the City's housing activities and the Board should recommend ways the City could foster partnerships with CHDOs, which would result in the production of more affordable housing units
- Take advantage of the glut of a vacant converted condominium units; the Board should determine how the City could secure these as rental units and make them affordable to low and very low income residents
- Use of the City's block grant program funds for more rental housing for extremely low income households

- Remove barriers to the creation of affordable housing such as zoning regulations

Chair Henn noted that a lot of good ideas had already been put in place. He said it was a shame how little dollars were dedicated to this important issue. He did not believe there was a lack of ideas, but perhaps there was a lack of true commitment at the highest level of the City, and/or a failure of implementation, because the funding was not there. He asked Ms. Hayes to provide an overview of what was currently being done in the City, and what the categories were.

Mr. Hubert remarked that many of the applications for affordable housing must go through the County for replatting, which could become a very lengthy and expensive process. Mr. English informed him that development of over four acres must go to the County for replatting. Mr. Hubert felt they should concentrate on development less than four acres, so they could "hit some home runs straight away." Mr. Hubert asked for a briefing from staff regarding the requirements and procedure for replatting.

Ms. Hayes then provided an overview of what the City was currently doing. She said the City currently received several federal and state entitlement grants. Federal grants included The Community Development Block Grant [CDBG], Home Opportunities for Persons Everywhere [HOME], Emergency Shelter Grant [ESG] and Housing Opportunities for Persons With AIDS [HOPWA]. She noted that the CDBG grants were the most flexible. They could be used for housing, public services, emergency relocation, job training and capital improvement projects. Ms. Hayes described specific uses and maximums for the CDBG funds. She stated the CDBG program allowed them to provide homeless assistance and senior foreclosure prevention as well.

Ms. Hayes explained that for the HOME program, the City worked with Community Housing Development Organizations [CHDOs]. The City set aside 15% of the allocation for the development of partnerships annually, and asked nonprofits to utilize the City's financing to acquire units, rehabilitate, resell or rent them. The HOME program included the American Dream Down Payment Initiative, whereby the City provided assistance to first-time homebuyers with funds they could use as a down payment, or for repairs on a home they purchased. The HOME program also included homeless assistance.

Ms. Hayes informed the Board that the ESG was a result of the McKinney Act. She said 70% of this was dedicated to the prevention of homelessness and 30% was dedicated to assist homeless persons. The City's support went to the HAC center on Sunrise Boulevard and 7th Avenue, and it was involved in the interlocal agreement with Broward County.

Ms. Hayes explained that the HOPWA grant was worth approximately \$7 million per year. The Ryan White funds came to Broward County directly and these provided a social service component for families of persons with HIV or AIDS. There were

components for substance abuse treatment, assisted living facilities, project-based rental assistance, a tenant voucher program, direct emergency and permanent placement assistance, and mental health assistance. Ms. Hayes remarked that the HOPWA funds had increased over the past three or four years. This year, they had instituted a housing acquisition component.

Ms. Hayes explained that the federal program year ran from October 1 through September 30; the SHIP program year ran from July 1 through June 30. In the SHIP program, they were concentrating on housing. Some funds were available to developers for pre-development costs. Other components include substantial rehabilitation and replacement, the first time homebuyers program, and foreclosure prevention strategy.

Ms. Hayes stated the SHIP funds were based on doc stamp revenue coming in to Broward County, and it was pro-rated to the cities based on size. Ms. Hayes said federal funds had been decreasing annually for six to eight years while HOPWA funds had been increasing. She attributed this increase to active advocacy.

Mr. Jordan asked how many affordable units had come online in the last couple of years; Ms. Hayes guessed 25 to 45 in the last year or so. She said there was a time when they were offering \$3,000 in purchase assistance funds, and were closing approximately 100 units a year, but this had dropped off steadily. She noted that the increase in taxes and insurance had reduced the number of people able to purchase.

Ms. Hayes said they did not normally deal in rental housing, other than under the SHIP program, which helped landlords to bring units back into service. She pointed out that this program had dropped off because of the condo conversions, and the former tenants had moved out of the City entirely. Ms. Hayes said they had anticipated after the real estate downturn that condo owners would inform the City that the units had been converted back to rentals.

Mr. Jordan asked if the Board was to consider rental housing. Ms. Hayes said since the Board's charge was to accurately assess needs and develop incentives and strategies, rentals should be included.

Mr. Lepine felt one of the biggest problems they had was the lack of affordable, properly managed rental stock. He noted that mature cities typically had two or three family homes that were owned by one of the occupants. Mr. Lepine noted that the City had duplexes and triplexes with absentee landlords that created ghettos. Mr. Lepine said they must create a program to get these buildings back to being owner-occupied.

Ms. Hayes pointed out that one of the Broward County recommendations was accessory residential dwelling units. She was unsure if it would be necessary for individual municipalities to implement this if the County did.

Chair Henn felt Mr. Lepine and Mr. Jordan had noted two extremes and the Board should look at everything in between. Chair Henn noted the presence of great people on this team, asked if it would be appropriate to ask Ms. Walter, Mr. Lepine and Mr. English to provide leadership, and asked staff to create a "cheat sheet" to supply to the Board.

Chair Henn asked if the City of Fort Lauderdale had any funds earmarked for affordable housing that were provided from general taxation. Ms. Hayes said all of these dollars were provided through HUD and the State of Florida.

Chair Henn quoted the Board's purpose: Review established policies and procedures, ordinances, land use regulations and adopted comprehensive plan, and recommend specific actions or initiatives to encourage or facilitate affordable housing, while protecting the ability of the property to appreciate in value and to evaluate the implementation of affordable housing initiatives. He noted this was very broad, and asked if this allowed the Board to consider other funding sources. Ms. Hayes said due to the reduction in revenue from property taxes, there were not funds available through the general fund process, but this did not prohibit the Board from proposing that funds be set aside or that there should be consideration of other funding sources.

Mr. Hubert noted that the City had an inventory of lots that could be developed. Chair Henn remembered that the City had paid an outside consultant to study all City property in consideration of moving City Hall. Mr. Hubert said there were also many infill lots in the northwest area. Ms. Hayes said many of those lots had been disseminated to developers through the RFP process in Progresso and Durrs. Ms. Hayes explained that anyone could bid on the RFP, but the City did have partnerships with some nonprofits such as the Housing Authority, Broward Housing Solutions and Habitat for Humanity.

Ms. Hayes added that many of these lots were from Broward County by land available for taxes. The County gave the municipalities first right of refusal for these properties; municipalities did not pay for the properties, but they paid for title work, legal fees, etc. Other property came to the City through deed in lieu of foreclosure due to code liens.

Ms. Hayes explained that the State Legislature had mandated that every City and County must review its available land assets and make them available for the development of affordable housing.

Mr. Jordan pointed out that according to the comprehensive plan there was a deficit of over 5,000 affordable ownerships. Ms. Hayes explained that this was due to the limited available funding.

Mr. Lepine explained the concept of shared ownership that was utilized in Europe that allowed a municipality to create a housing stock they could continue to maintain

control over. This would prevent loss to inheritors of housing the City had helped residents acquire.

Mr. Jordan suggested the Board work to identify new sources of funds. Chair Henn remembered an article he had read that described the difficulty of obtaining new funds through impact fees on commercial development. He believed they would need to get dollars from the state or federal government or from public tax revenue.

Mr. Eisenberg noted the Board only had until December to create the report, and asked if they were to cover the broad gamut of affordable and workforce housing or if they were limited to concentrating on the 80% of mean or 120% of mean. Ms. Hayes explained the Board should consider strategies and incentives; income levels did not come into play at this point.

Ms. Walter said she was outlining the key components of the report. She believed they must have a statement of need. She was concerned that much of the data was old, so she was unsure how important the statement of need was. Ms. Walter said it seemed they were focusing on two different things: existing affordable housing initiatives and new recommendations. She asked if the Board's charge was to create recommendations only or also to suggest ways to implement the recommendations. Ms. Hayes said the Board was to "Evaluate established policies, procedures, ordinances, land development regulations and the local government comprehensive plan, and report to the local government board including recommended changes."

Mr. English suggested they meet more than once per month, and each member should prepare a simple outline containing his or her ideas for the next meeting for the Board to consider. Chair Henn suggested members email these documents to Ms. Hayes so she could distribute them to all Board members prior to next their meeting.

7. Other Business

The Board agreed their next meeting would take place on October 6 at 6:30. Ms. Hayes agreed to email members the meeting location. Board members agreed to email their documents to Ms. Hayes by September 24.

8. Adjournment

There being no further business before the Board, the meeting adjourned at 8:43 p.m.

- Next scheduled meeting date: Monday – October 6, 2008 – 6:30 PM
Location: To be announced
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Chair Peter Henn

PLEASE NOTE:

If any persons decide to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.