

**APPROVED**  
**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**FORT LAUDERDALE CITY HALL – CITY COMMISSION CHAMBERS**  
**100 NORTH ANDREWS AVENUE**  
**FORT LAUDERDALE, FL**  
**MONDAY, NOVEMBER 16, 2009 – 6:00 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Cumulative Attendance 7/09 through 6/10</b>	
		<b>Present</b>	<b>Absent</b>
Rebecca Jo Walter, Chair	P	1	0
Janet Riley, Vice Chair [6:07]	P	1	0
Margie Alexander	P	1	0
Tam English [6:43]	P	1	0
Peter Henn	P	1	0
William Isenberg	A	0	1
Jim Jordan	P	1	0
Jonathan Jordan	P	1	0
Greg Stuart	A	0	1
Roosevelt Walters [6:17]	P	1	0

**Staff**

Susan Batchelder, Liaison, Community Development Division  
Jonathan Brown, Division Manager, Housing & Community Development  
Angelia Basto, Clerk/Typist II  
Jennifer Picinich, ProtoType Inc.

**Call to Order**

Chair Henn called the meeting to order at 6:04 p.m.

**Roll Call**

The Pledge of Allegiance was recited. Roll was called and it was determined that with 5 members present, the Committee did not have a quorum.

Chair Henn resigned as Chair and passed the gavel to Vice Chair Walter.

**Board / Staff Introductions**

City staff and Committee members introduced themselves in turn.  
At 6:07 Ms. Riley arrived and the Committee had a quorum.

### **Election of Officers**

Mr. Jonathan Jordan nominated Ms. Walter for Chair, seconded by Ms. Riley. In a voice vote, Committee unanimously approved.

Mr. Jonathan Jordan nominated Ms. Riley for Vice Chair, seconded by Mr. Henn. In a voice vote, Committee unanimously approved.

### **Approval of Minutes Summary – March 16, 2009**

**Motion** made by Mr. Jim Jordan, seconded by Mr. Jonathan Jordan, to approve the minutes of the March 16, 2009 meeting. In a voice vote, motion carried unanimously.

### **Future Responsibilities of the Affordable Housing Advisory Committee**

Mr. Brown referred to the ordinance that defined the purpose and duties of the Committee and explained that whatever additional things the Committee wished to do must be presented to the City Commission for approval.

Chair Walter noted that some Affordable Housing committees in the County were continuing to meet after fulfilling their obligations for SHIP, and she requested that this Committee continue to meet. Chair Walter said she had been asked what the purpose of continued meetings would be, and Commissioner Rogers had recommended the Committee revise their purpose. She had sent a draft of the Committee's revised purpose to Commissioners DuBose and Rogers for review, and Mr. Brown read the revision: "Advise on an overall strategic approach that integrates the coordination between policy, plans and program delivery for workforce and affordable housing and recommend strategies and procedures for capacity building efforts for affordable housing."

Mr. Henn requested adding the language: "and all other related matters" that would allow the Committee more latitude.

Chair Walter agreed to elaborate on her recommendation. She felt they might want to look at the recommendations they had put in the plan and address whatever issues existed because she believed some had not been properly evaluated. She had also created an update to the executive summary of workforce housing and affordable housing needs in the City.

Mr. Walters arrived at 6:17

Chair Walter stated a couple of years ago, the Broward Housing Partnership, in conjunction with the Metropolitan Center had conducted a study of affordable

housing that identified areas in which the City was doing a great job and areas that were weak. This study included four major areas: policy and management, planning and land use, dedicated funding and institutional capacity building. Chair Walter suggested they review the recommendations made for Fort Lauderdale to determine if they were valid and try to move these forward. Ms. Riley reported that an update of this study would be conducted in the next few months.

Mr. Brown recommended taking a closer look at differentiating workforce from affordable housing. He pointed out that the City received state and Federal funding for affordable housing, which had a threshold of 80% and below median income; workforce housing had a threshold of from 120% - 160% of median income and they must take into consideration that there were no State or Federal funding sources for workforce housing.

Ms. Riley explained that a lot of Federal funding could be used for low and moderate-income housing. She said they must remember that the extremely low and low income housing groups had no housing choice and they were barely hanging on. Mr. Brown explained that in Palm Beach County, workforce housing came through incentives offered to developers through Planning and Zoning because there were no dedicated funds available.

Mr. Brown stated the ordinance allowed for monthly meetings. He said the original purpose of the AHAC was to provide the Affordable Housing report to the State. Now that this goal had been accomplished, Mr. Brown said the Committee should make sure that whatever issues they met to discuss were approved by the City Commission. He stressed his concern about combining workforce and affordable housing under the same program, because this was an Affordable Housing Advisory Committee and there were different funding mechanisms for the different types of housing. Chair Walter said she would not object to leaving out the workforce housing component from the Committee's revised purpose statement.

Mr. Henn voiced disappointment with the Committee's work the previous year because they were limited to responding to the very narrow SHIP program requirements. He felt the Committee had many good ideas, and he would like to "have the handcuffs removed" to allow them to go to the next level. Mr. Henn suggested the Committee address the City Commission on a conference agenda item to give Commissioners an idea of where the Committee wanted to go. Mr. Brown reported staff intended to go before the Commission on December 15 with a different item, and if the Committee desired to meet with the Commission on a conference meeting before the end of the year, staff would not object.

Chair Walter suggested changing her draft revision of the Committee's purpose to remove the reference to workforce housing and to add the language "and all other related matters" at the end.

Mr. Brown advised the Committee to more clearly define "and all other related matters." Mr. Henn said his intention was to make their purpose broad enough that they could deal with Federal, State, developer and other incentives. Mr. Brown explained that the City received two sources of funds for first time homebuyer programs: State SHIP funds and Federal HOME funds. They had worked the previous year to mirror those programs as closely as possible.

Mr. Jonathan Jordan felt that the ordinance language: "...and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value" was somewhat similar to the revision Chair Walter had suggested. Chair Walter explained that the original purpose was very specific regarding SHIP; this was why Commissioner Rogers recommended modifying the purpose statement.

Mr. Henn clarified that they wanted to make sure the Committee could work outside the SHIP framework. Chair Walter stated they should then remove the reference to SHIP from the first sentence of the purpose statement: "The purpose and duties of the *SHIP* Affordable Housing Advisory Committee..." Mr. Brown advised they must discuss this with the Commission because the Committee had been created as a result of a change in State policy. Mr. Henn suggested they not remove the reference to SHIP, but add an item C) stating that in addition to the SHIP criteria, they would continue with the provisions of items A and B for Federal, State and other programs that could be implemented.

Chair Walter asked Mr. Brown if staff could investigate how other cities were continuing to meet and what measures they had taken to ensure they would be in compliance with State regulations. Mr. Brown believed each jurisdiction could determine this. Chair Walter agreed to Mr. Henn's suggestion to add an item C to the ordinance.

Mr. Walters apologized for being late, and reminded the Committee that they could only make suggestions to the City Commission to change the ordinance. Mr. Jonathan Jordan suggested asking the Commission to "bless" the addition of an item C to the Committee's purpose instead of rewriting the ordinance.

Ms. Batchelder said staff would need to consult with the City Attorney's office, but she was certain that the ordinance must be revised by the Commission to reflect the Committee's revised scope.

Mr. Walters said the Committee could devise language they would like to see in the ordinance and ask the Commission to amend the ordinance to include that language.

Chair Walter noted that City committees were, by nature, temporary, and City Boards were permanent. She said when she had suggested that the City should have an Affordable Housing Advisory Board she had experienced "pushback." She felt they should ask for this in the future.

Mr. English arrived at 6:43.

Mr. Henn suggested allowing the City Attorney's office to determine the best way to amend the ordinance in order to convey the Committee's goal of continuing beyond the SHIP report and to be able to meet on an ongoing basis to address affordable housing [and not workforce housing] issues.

Mr. English remembered the Committee discussing in March that they should attend a Commission conference meeting to discuss what the Commission wanted the Committee to do. Chair Walter said two Commissioners had advised her that the Committee should tell the Commission what they wanted to do and how they wanted to proceed. Mr. English wanted to convey the Committee's intention to the Commission in a memo; if the Commission agreed, then they should devise language to amend the ordinance. Mr. Brown thought they should draft recommended changes to the ordinance to present to the Commission at a conference meeting for their review.

**Motion** made by Ms. Riley, seconded by Mr. Walters, to draft an amendment to the portion of the ordinance that defined the Affordable Housing Advisory Committee's purpose and to present this to the City Commission at a conference meeting.

Mr. Henn suggested language for the ordinance amendment and Ms. Riley withdrew her original motion.

**Motion** made by Ms. Riley, seconded by Mr. English, to present the following language to the City Commission at a conference meeting as an amendment to the portion of the ordinance that defined the Affordable Housing Advisory Committee's purpose:

To add item C) The SHIP Affordable Housing Advisory Committee shall meet on an ongoing basis to make recommendations to the City Commission on matters related to affordable housing issues, including, but not limited to the transmittal of the SHIP report to the State of Florida, as required by Florida law.

In a voice vote, motion carried unanimously.

Mr. English asked that this item be put on the City Commission's conference agenda for either the December or January meeting, whichever was deemed more appropriate.

Mr. Brown agreed to email Committee members advising them of the Commission conference meeting date.

### **Communications to the City Commission**

None

### **Other Business**

#### **Meeting dates**

The Committee agreed to keep the meeting dates to the third Mondays of the month at 6:00 p.m. Mr. Brown stated they must be sure that the room was available on a monthly basis.

### **Good of the Order**

None

### **Adjournment**

There being no further business to bring before the Committee at this time, the meeting was adjourned at 7:03 p.m.