

APPROVED
AFFORDABLE HOUSING ADVISORY COMMITTEE
FORT LAUDERDALE CITY HALL –1st FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL
MONDAY, MARCH 15, 2010 – 6:00 P.M.

Board Members	Attendance	Cumulative Attendance 7/09 through 6/10	
		Present	Absent
Rebecca Jo Walter, Chair [6:13]	P	4	0
Janet Riley, Vice Chair	P	4	0
Margie Alexander	A	3	1
Tam English [6:20]	P	4	0
Peter Henn	P	4	0
William Isenberg	A	1	3
Jim Jordan	P	3	1
Jonathan Jordan	P	3	1
Greg Stuart	A	1	3
Roosevelt Walters	P	4	0

Staff

Susan Batchelder, Liaison, Community Development Division
Liz Davila, ProtoType Inc.

Call to Order

Vice Chair Riley called the meeting to order at 6:09 p.m.

Roll Call

Roll was called and it was determined that a quorum was present.

Approval of Minutes Summary – February 15, 2010

Mr. Walters asked to strike the comma and the word “should” from on the first line of page 4.

Chair Walter said in some places her name had an “s” and Mr. Walter’s name did not have an “s”. Asked the recording secretary to review and correct.

Motion made by Mr. Henn, seconded by Mr. Jim Jordan, to approve the minutes of the February 15, 2010¹ meeting with the corrections. In a voice vote, motion passed unanimously.

Update on Ordinance Revisions

Ms. Batchelder said one of the requests in the ordinance revision is to add another seat to the Committee and she needs to confirm that the Committee does want to add another seat. Chair Walter indicated that there has been discussion in the past and “yes,” they do want the additional seat in case there are future changes. Mr. English said he thought the intention was to have another at-large person, in order to keep a full board. Mr. English inquired as to the guidelines for the years where the Committee creates a SHIP Report. Ms. Batchelder responded that the AHAC must have a representative from each of those areas, but she was specifically speaking about adding another seat in order to have a person at-large in case there is an individual the Committee finds valuable who does not fit into one of those specific areas. If there is another seat added at-large, the Committee does not have to wait for an appointment.

There was a consensus with the Committee that this is something they want.

Chair Walter asked Ms. Batchelder to send an email when the changes will actually take place.

Affordable Housing Strategic Implementation Plan

Chair Walter presented the Committee with a document entitled, “Affordable Housing Strategic Implementation Plan.” The Chair drafted this document subsequent to the workshop with City Commission, in order to give the Committee direction. Chair Walter asked the Committee if they had any comments, changes, or suggestions.

Mr. Henn asked about the due date of December 2010 and whether, or not this was something the Commission requested. Chair Walter said the Commission wants this done by the end of the year, or sooner.

Chair Walter said she has received feedback from all the Commissioners and they are in agreement with this Plan.

Mr. Henn asked if any of the tasks in the Plan are listed in order of priority. Chair Walter responded there is no significance to the order in which they are listed.

The item mentioned by one of the Commissioners, but not included in this plan is Neighborhood Stabilization Programs (NSP). Chair Walter is struggling with including NSP funds because, although the City received NSP1 funds which has to be spent before the end of the year, the City did not receive NSP2 funds and

the program is not going to continue. The Committee's role is unclear in this situation if the funds for NSP1 will be spent by the time the Plan is submitted.

Ms. Riley commented that no one in Broward got NSP2 funds.

Ms. Riley asked if, when addressing funding issues, that the Committee incorporates language that says, "All income levels are served." Chair Walter agreed and said she would clarify and put that statement in writing.

Mr. Henn mentioned that, based on the guidance given to the Committee from the Commission at the workshop, there is a tremendous amount of work to be done, and asked Ms. Batchelder about the policy on sub-committees. Ms. Batchelder said the Committee had taken the idea of a sub-committee to the Commission and they did not like that. Committee members can complete homework assignments and bring them back to the meeting.

Chair Walter suggested dividing the work up between the Committee members and they can bring back their findings at the next meeting.

The following are the 5 Priorities to be included in the Plan

1. Dedicated Sources of Funding – Janet Riley and Peter Henn
2. New Programs –
3. Proximity of New Development – Jon Jordan and Jim Jordan
4. Infill Strategies – Tam English
5. Coordination, Building Capacity and Partnerships – Roosevelt Walters and Chair Walter

Chair Walter mentioned that, although no one is assigned to item number two, it is an overlapping item.

Mr. Henn suggested creating a draft Plan before the summer that Chair Walter can present it to the Commission. If the Commission is in agreement with where the Plan is headed, at the Committee can develop the Plan further. If they are not in agreement with some of the items, then the Committee will not waste their energies.

Chair Walter said that she wants the Plan to be specific and brief. If the Committee can lay out practical actions, summarize their general suggestions, present those suggestions to the Commission this summer, receive the Commission's feedback, then move forward with creating implementation steps

for the Plan, the Committee will be effective. Chair Walter stated she does not want to be all-inclusive, but wants to just focus on a few key items.

Mr. Henn asked Ms. Batchelder to send the last 6 pages, Table 41 & 42, of the 2005 Workforce Housing Report to the Committee members.

There was a brief discussion amongst the Committee members about the Sunshine Laws. The Committee decided each individual would email their findings to Ms. Batchelder, who would forward them on to the other Committee members.

The Committee members discussed the workshop and there was a consensus that the workshop with the Commission was a success. Mr. Henn said he felt the Commission responded very positively to what the Committee presented and seemed eager to hear from the Committee again.

Mr. Henn stressed the importance of finding a dedicated source of funding and said they "fail as Committee," if they do not come back with a dedicated source of funding.

Ms. Riley thought it was very positive, too. As far as the affordability gap, she felt like the Commission did not know what to do with it.

Mr. Jon Jordan asked if there is a consensus of what would be done if the City had a dedicated source of funding? Mr. English stated in Miami-Dade county there is a dedicated source of funding through a surtax on the deed transfer of real property. When there is a project, Mr. English stated, "you always come up with 80% of the money," the extra 20% is where the dedicated source of funding comes, through the surtax. Ms. Riley mentioned that the Town of Davie has enacted inclusionary zoning for low-to-moderate income housing. The decision of where the funds are appropriated is made when it is passed. Ms. Riley also stated there is legislation currently being presented at the State level that will remove the cap. Chair Walter said the City has signed an ordinance supporting the removal of the cap as well.

Chair Walter informed the Committee that if they find something that needs to be addressed immediately, they can write it up as a resolution, pass it as a Committee and forward it to the Commission.

Mr. English said the other issue that needs to be addressed. The east side cities have always had a problem, because of the older homes, progress has taken the more affluent folks out west towards the Sawgrass area. The majority of the

affordable public housing has been built within a mile west of I-95, to Dixie Highway. The Committee needs be careful how they proceed and make sure everybody shares the burden.

Chair Walter went back to address Mr. Jon Jordan's original question and answered that most often the funds are used to build new, affordable housing.

Mr. Walters said, "Once upon a time there was no affordable housing in Fort Lauderdale, 15 years from now, affordable housing will be built out west." The bulk of the affordable housing will be built in the east, but as the outskirts become older, the affordable housing will go west. It is important for the Committee to work in conjunction with other cities.

Chair Walter thanked Mr. Walters for his statements and mentioned those are items they can work on in their category. There are partnerships that can be established with the League of Cities, as well as the Broward County Housing Commission.

The Broward County Housing Commission has an event in May. Chair Walter will forward the event information onto the Committee and said it would be beneficial if the City had a representative attend that event.

Communications to City Commission

None.

Other Business

None.

Good of the Order

None.

Next Meeting

Chair Walter asked the committee if they would like to change the meeting time to earlier in the day. Chair Walter mentioned that not only is it easier for some members to meet during the day, but that they will also have access to City Staff, or they City Attorney if members have questions.

The committee agreed to change the meeting time to 8:30 a.m.

Adjournment

There being no further business to bring before the Committee at this time, the meeting was adjourned at 7:04 p.m.

[Minutes prepared by L. Davila, Prototype, Inc.]