

**APPROVED**  
**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**MIZELL CENTER – 1409 NW 6 STREET**  
**2<sup>ND</sup> FLOOR AUDITORIUM**  
**MONDAY, APRIL 19, 2010 – 8:30 A.M.**

<b>Committee Members</b>	<b>Attendance</b>	<b>Cumulative Attendance</b>	
		<b>7/09 through 6/10</b>	
		<b>Present</b>	<b>Absent</b>
Rebecca Jo Walter, Chair	P	5	0
Janet Riley, Vice Chair	A	4	1
Margie Alexander	P	4	1
Tam English	A	4	1
Peter Henn	P	5	0
Jim Jordan	P	4	1
Jonathan Jordan	A	3	2
Greg Stuart	A	1	4
Roosevelt Walters	P	5	0
Bradley Deckelbaum	P	1	0

**Staff**

Susan Batchelder, Liaison, Community Development Division  
Diana McDowell, Housing Supervisor  
Angelia Basto, Clerk/Typist II  
Liz Davila, ProtoType Inc.

**Call to Order**

Chair Walter called the meeting to order at 8:38 a.m.

**Roll Call**

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

**Committee / Staff Introductions**

Chair Walter asked the newly appointed member to the Committee, Bradley Deckelbaum, to introduce himself.

Mr. Deckelbaum said he has been a Fort Lauderdale resident for the last 10 years and works in real estate development. Before moving to Fort Lauderdale Mr. Deckelbaum worked in Washington, DC with the Harris Institute providing affordable housing to the Columbia Heights area.

### **Approval of Minutes Summary – March 15, 2010**

**Motion** made by Mr. Walters, seconded by Mr. Jim Jordan, to accept the minutes.

Chair Walter asked to strike the phrase, “with the exception of one item she has not been able to fit in,” on page 2, in 3<sup>rd</sup> paragraph from the bottom.

Chair Walter called the question, with the one correction. In a voice vote, the **motion** carried unanimously.

### **Update on Ordinance Revisions**

Chair Walter explained the Committee had asked the City Commission, during their recent luncheon workshop to change their ordinance to expand the Committee’s role beyond providing the SHIP Report every three years. The Committee asked the City Commission to expand the Committee’s role to include the following:

1. Make recommendations to Federal, State and City officials in regards to affordable housing.
2. Extend Committee Member terms to three years The Committee also requested.
3. The addition of two at-large positions.

Chair Walter asked Ms. Batchelder for a current status report for the proposed Ordinance revisions. Ms. Batchelder responded that revisions are being drafted by the legal department and as soon as they’re ready will go on the agenda for first public reading. Chair Walter asked that Ms. Batchelder give an update of when the first reading will be so at least one Committee member may attend.

### **Affordable Housing Strategic Implementation Plan**

Chair Walter asked that each group report on their specific area in the Strategic Implementation Plan.

### **Research Reports**

### **Dedicated Sources of Funding - Janet Riley and Peter Henn**

Mr. Henn stated that he had researched funding sources and had come to the conclusion that the Committee needs to prepare a page and a half letter for the City Commission stating the Committee needs a dedicated funding source

immediately. When Mr. Henn reviewed the literature available to him, he concluded the best way to get funding for affordable housing is through inclusionary zoning.

Mr. Henn stated that inclusionary zoning, in regard to residential developments, can work in one of the following ways: 1) The developer can set aside a pre-determined amount of units for affordable housing, or 2) the developer can agree to pay a fee in lieu of.

Mr. Henn said that, based on the literature he has read, voluntary programs are not very successful. Mr. Henn believes the Committee needs to know whether or not the City Commission wants to adopt an inclusionary zoning provision, making it mandatory for future residential development beyond seven units to provide either of a certain amount of affordable housing in the development, or a fee in lieu of. If the City Commission approves an inclusionary zoning ordinance this Committee can provide them with research and matrices of what other cities have done. Mr. Henn stated that the first question posed to the City Commission, from this Committee needs to be, "Do you have the political will to do this? Do you have the vision to do this?"

Mr. Henn believes that, if the City asks the residential developer to contribute to affordable housing, they should also ask the commercial developer to contribute. Mr. Henn said that Broward County, through a joint study with FIU, began to say that for every commercial development in the City, there is the need for affordable housing; therefore, the commercial developers must contribute to providing affordable housing. Mr. Henn believes the second question the City Commission needs to be asked is: "Do you want to pick up where the County left off and require this?"

Mr. Henn said that in order for the City to avoid being the only governmental entity providing affordable housing, they can adopt housing linkage fees which do not exempt government buildings. Mr. Henn said that if City Commission adopts housing linkage fees which do not exempt government buildings, when the County decides to build a courthouse or a convention center expansion hotel, because those buildings will require people to work entry-level positions who need affordable housing, the County will be required to pay a fee to assist with the affordable housing efforts. For instance, instead of raising a \$250M bond, the County would raise a \$252M bond, with the difference going to the City to provide affordable housing.

Mr. Jim Jordan asked Mr. Henn to explain how a fee in lieu of works. Mr. Henn said if he was a developer and built 100 units and the City asked him to set aside 15 units for affordable housing, he could either build 100 units and give 15 units to the City for affordable housing, or he could build 100 units and pay the City a

fee that is comparable to the value of 15 units. Mr. Jim Jordan asked if that fee would go to a general fund. Mr. Henn said the fee would go to a reserve fund, dedicated to affordable housing.

Mr. Jim Jordan asked if the process for a commercial development would be the same as the process for a residential development. Mr. Henn said there is a nexus between commercial developments and the need to provide affordable housing for the individuals who work in entry-level positions at these commercial developments. The fee would be based off that nexus.

Ms. Alexander stated she was disappointed when she heard the Mayor state there is no money for new housing, but was encouraged to hear Mr. Henn's ideas. Ms. Batchelder stated she believed the Mayor was referring to the fact that SHIP funds will not be distributed this year.

Mr. Walters said he agrees with the concept of inclusionary zoning, but wants to make sure that the Committee does not give recommendations which would allow the funds to be used to create "ghettos," pocketing all the low-income housing in one area. Mr. Walters liked the idea of including the affordable housing in the developments being built. If this happens, Mr. Walters would like to request that mandatory educational seminars be held to teach individuals how to maintain the property they are obtaining.

Mr. Henn agreed with Mr. Walters that they should not be creating ghettos, but also mentioned that not every situation is going to be the same and in some cases, a fee in lieu of will be the most ideal way to enforce inclusionary zoning. Mr. Henn said a high-dollar condominium has condo fees, as well as taxes, which are uncontrollable and unmanageable for low-income individuals. In those cases, a fee in lieu of would be ideal.

Chair Walter asked Mr. Henn to draft the letter regarding dedicated sources of funding and bring it to the next meeting. Chair Walter also encouraged the Committee to follow-up and meet with the City Commissioners once the letter is sent out.

### **Proximity of New Development - Jonathan Jordan and Jim Jordan**

Chair Walter asked Mr. Jim Jordan to present on the Proximity of New Development.

Mr. Jim Jordan apologized because he did not know what to do after the last meeting and was going to wait to talk with Mr. Jonathan Jordan at this meeting.

Chair Walter reassured Mr. Jim Jordan that Proximity of New Development is one of the toughest categories, stated that she would like to hear what direction they are going to take this topic, and also asked him if they were going to identify specific areas and as well as what factors would play into identifying those areas.

Mr. Jim Jordan said that in the meeting last month, Mr. Jonathan Jordan said was going to meet with someone from the City in this regard, and then come back to the Committee for further discussion.

Chair asked if staff could follow up with Mr. Jonathan Jordan and give Mr. Jim Jordan some kind of direction so there can be coordination without breaking Sunshine Laws.

Chair Walter asked if anyone on the Committee had any suggestions for Mr. Jim Jordan.

Mr. Henn replied there is “no sense to reinvent the wheel” and encouraged Mr. Jim Jordan to go to the planning department and look at a map that identifies the east-west corridors. Mr. Henn said that the Planning Department has mapped out the next 10-15 years of transit and the Committee should recommending putting affordable housing within that route.

Chair Walter said that she believes that this transit expansion is being done on the County level and believes that James Cromar at the County may be in charge of those efforts.

Mr. Jim Jordan asked if his responsibilities include identifying these corridors and then recommending that the City build in those locations. Chair Walter said she too is a little confused with what to do with this information once it is gathered and asked Ms. Batchelder which City staff member the Committee should talk to. Ms. Batchelder said she did not know off-hand, but would ask around and see who would be the best person to recommend. Chair Walter suggested that Ms. Batchelder find an individual within the City, meet with them, give them the background information on what the City Commission has asked the Committee to do, and then ask this individual what this Committee can do that would coincide with current proposals.

Mr. Jim Jordan offered to meet with the City person and come back to the meeting and give the Committee direction.

Ms. Alexander said that she is still concerned about contaminants in her neighborhood. Ms. Alexander said that, if necessary, if she will walk to Washington, DC and ask them to clean up her neighborhood so they can build there. Ms. Alexander said that all her friend's neighborhoods in the Northwest

section of Broward County are contaminated and so many of her friends are dying that it is like an epidemic. Ms. Alexander asked if the Committee could pursue a grant to clean up that neighborhood.

Chair Walter said that she believes that the issue with the land Ms. Alexander is referring to is currently in litigation, and unfortunately no one is taking responsibility.

Mr. Walters voiced his concern about several areas where there used to be service stations and there are still oil tanks in the ground.

Chair Walter stressed these are huge issues that need to be addressed, but questioned whether these items were under the scope of the Committee.

Mr. Henn said it is beyond the scope of the Committee because the issue involves multiple jurisdictions, but offered that "contaminated land" may fall as a sub-category under Item #4, "Infill Strategies." Mr. Henn suggested addressing this in the final report, even if it is too large an issue for the Committee to undertake.

Chair Walter told Ms. Alexander that the Committee can write a letter about these issues and asked her if she would like to work with Mr. English on "Infill Strategies." Ms. Alexander said that was fine.

### **Infill Strategies - Tam English**

Chair Walter said that since Mr. English is not present, she would address this subject.

Chair Walter said that Jonathan Brown mentioned there is an infill strategies plan and asked the Committee if anyone knows where to find that plan. Ms. Batchelder said that is actually part of the City's Consolidated Plan, but is currently unfunded.

Chair Walter asked that Ms. Batchelder send the pages from the Consolidated Plan that reference the Infill Strategies so the Committee has a starting point for discussion.

Mr. Henn suggested obtaining GIS maps and color-coding the different areas of the City, such as environmental areas, general infill, new development with inclusionary zoning, etc. The Committee can then submit a concise image of their recommendation to the City Commission.

Chair Walter said that the Committee has access to the GIS website and they are able to run their own queries as well. Chair Walter said that she would research the maps and contact someone in the GIS department before the next meeting.

**Coordination, Building Capacity and Partnerships - Roosevelt Walters and Rebecca Walter**

Chair Walter said that she updated the scope of work and asked Mr. Walters if he received the outline.

Chair Walter said the following are the areas where she is seeking to coordinate building capacity and partnerships:

1. Local government – Working in the City with the Housing and Community Development, CRA, and Economic Development to outline how all these entities are working together on affordable housing strategies.
2. Non-Profit Organizations – Broward Housing Partnership Homes, as well as several other non-profit organizations Mr. Walters has mentioned previously.
3. For Profit Corporations – Chair Walter met with a for-profit construction management company that is interested in getting involved with affordable housing in the City. They want more access to information, possibly in the form of educational seminars, so they can get information on items like low-income tax credits, partnering with local non-profits, etc. Chair Walter said that she is going to speak with local non-profits to see if there is an organization already providing this type of education.

Chair Walter asked Mr. Walters to send Ms. Batchelder a list of non-profit organizations so Ms. Batchelder can forward them to Chair Walter. Mr. Walters said that there are a lot of non-profits out there that need to be educated on the process and the resources available.

Chair Walter said she is going to send Ms. Batchelder a list of the questions she is asking the potential strategic partners, so Ms. Batchelder can forward those questions to Mr. Walters and they can be consistent.

Mr. Henn mentioned that most of the larger builders are aware of how the process works and said it would be ideal for the Committee to educate some of the smaller builders on the process.

**Assign a focus area/topic for the Committee Members that missed the last meeting**

Chair Walter asked Mr. Deckelbaum if there is a category here with which he wants to help. Mr. Deckelbaum said that he will take on “New Programs.”

Chair Walter said that “New Programs” is the Committee’s innovative program.

Mr. Henn said he thinks this Committee’s goal is to “Get those low hanging fruit and move forward.”

Chair Walter said that the Committee wants to keep their recommendations very practical and focused.

**Discuss next steps for the implementation plan**

Mr. Henn said he will draft a letter regarding Dedicated Sources of Funding and bring it to the next meeting.

The letter will include:

- Thanking the City Commission for their feedback at the workshop
- Discussing the five areas of the Committee’s focus
- Letting the City Commission know that if this Committee does not get a Dedicated Funding Source through either inclusionary zoning and/or commercial nexus, then the Committee needs to know immediately.

Mr. Henn said the purpose of this letter is to get a “thumbs up, or thumbs down,” on Item #1, before the summer break so that the Affordable Housing Strategic Implementation Plan has significance.

**Communication to City Commission**

None.

**Other Business**

Chair Walter announced that the next meeting is scheduled for May 17, 2010 at 8:30 a.m.

Ms. Batchelder mentioned that there is a Better Meetings Academy, on April 27<sup>th</sup> and on June 7<sup>th</sup>.



Ms. Batchelder said that part of the recovery stimulus funding the City has received is CDBG-R. The City has implemented two programs one of which is an education or training for micro-enterprises and small businesses. Classes will be held through December 2010. Ms. Batchelder said the point of the education is to get everyone trained to create or retain jobs. The other program is the financial assistance to micro-enterprises and small businesses. The City is putting out \$300,000 in loans, which cannot be used for salaries, but are to be used for expanding or improving a business so they can create or retain jobs.

**Good of the Order**

None.

**Adjournment**

There being no further business to bring before the Committee at this time, the meeting was adjourned at 9:55 a.m.

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