

APPROVED
AFFORDABLE HOUSING ADVISORY COMMITTEE
MIZELL CENTER – 1409 NW 6 STREET
2ND FLOOR AUDITORIUM
MONDAY, SEPTEMBER 20, 2010 – 8:45 A.M.

Cumulative Attendance

Committee Members	Attendance	7/10 through 8/11	
		Present	Absent
Janet Riley, Chair	P	2	0
Jonathan Jordan, Vice Chair	P	2	0
Margie Alexander (9:01)	P	2	0
Jason Crush	P	1	0
Bradley Deckelbaum	A	0	2
Peter Henn	P	2	0
Brian Poulin	P	1	1
Amanda Spangler	A	0	1
Rebecca Jo Walter	A	1	1
Roosevelt Walters	P	2	0

Staff

Susan Batchelder, Liaison, Community Development
Angelia Basto, Clerk / Typist II, Housing and Community Development
Barbara Hartmann, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

Roll Call

Chair Riley called the meeting to order at 8:51 a.m. Roll was called and it was noted a quorum was not yet present.

Board / Staff Introductions

The Board and Staff members introduced themselves at this time.

The following Item was taken out of order on the Agenda.

Affordable Housing Strategic Implementation Plan

Mr. Henn explained for the new members that the Committee has taken a good deal of information and condensed it into what they considered to be five germane points. The Committee members each worked on individual points, with the goal of preparing a brief report to present to the City Commission by the end

of 2010. Their most recent meeting with the Commission was a “lunch workshop” in March 2010, which gave the Commissioners a sense of the Committee’s work. The report is intended to serve as a blueprint for the Commissioners to “ask Staff, in the year 2011, to implement something.”

He advised that the Committee is presently receiving information on the individual points, and suggested that the new members could work on individual items or work toward compiling an overview of these items.

- **Dedicated Sources of Funding**

Mr. Henn provided copies of this report, pointing out that it states federal, state, and county programs and funding sources tend to be “unpredictable, unstable, and unreliable,” particularly in the current economy. There are no programs at the City level. He noted that many affordable housing programs throughout the United States have inclusionary zoning programs, which require a developer to “set aside” a number of affordable housing units or pay a fee. Another possibility is a linkage program, through which commercial development must pay a fee, as it “breeds the need for affordable housing.”

He stated that the Committee will ask the City to consider both programs, as increasing property taxes at the City level is “unrealistic” and the City has no control over what may happen at the state or federal level. Unless a “predictable” dedicated source of funding is devised, Mr. Henn concluded, it would be very difficult to implement an affordable housing program.

He noted that Broward County, in conjunction with Florida International University, has conducted a full study of the linkage fee program, and there are several examples of inclusionary zoning programs nationwide. Inclusionary zoning may be “very aggressive” or “very minor” in its implementation.

Mr. Henn added that in his experience, developers can make a profit even when they must set aside units for affordable housing. He noted that there may be some resistance to this proposal due to the current economy, but once the economy improves, a developer would not turn down a project due to an affordable housing requirement.

- **Proximity of New Development**

Vice Chair Jordan said his report includes “talking points” that require additional research. He advised that the proximity of new development is discussed “in line with” the County’s long-range transportation plan, which describes both existing and future transportation corridors, plans for mobility hubs, and a prospective tri-rail system. His report suggests that affordable housing be located near transportation, and cites “general areas for development” along these corridors.

He advised that the talking points “need to be taken to the next step” and are a “starting point.”

Ms. Alexander joined the meeting at 9:01 a.m.

Mr. Henn observed that there is a correlation between inclusionary zoning programs and the proximity of new development: if the City chooses not to implement inclusionary zoning, it would be hoped that they would allow for greater densities near transportation corridors. Mr. Jordan concluded that he plans to do further research and arrive at specific recommendations to include in the Committee’s final report.

- **Infill Strategies**

Ms. Alexander reported that she had written a letter seeking information on this topic, although she had not yet received a reply. She had received information that there was a goal of “100 affordable houses built by 2010,” but has not yet learned how many of these have been constructed. She noted that most available houses in the County are not affordable to the poor, elderly, or ill.

Mr. Walters agreed there has been infill throughout the County and within the City of Fort Lauderdale, but many of these houses have not been affordable or subsidized. He added that some of the developers of infill housing have had difficulty “financing their own properties.” He concluded that what is affordable and what is available “are not the same.”

Mr. Crush asked how the term “affordable” is defined by the Committee. Mr. Walters explained the City uses a “30-50-80 median” to make this determination. He noted, however, that although the City’s Community Development Department works very hard to “make things happen” in the affordable housing market, “things don’t turn out the way everybody expected” due to problematic situations with individual developers or contracts.

Mr. Henn said the Committee’s original purpose was “to meet every three years [and] adopt a report so we could get money from the state.” Because they determined there was “a much broader spectrum of affordable housing,” the Committee asked the City Commission to allow them to “continue other items,” such as workforce housing and the needs of very low-income clients.

- **Coordination, Building Capacity, and Partnerships**

Mr. Walters stated this is an effort to coordinate all efforts throughout Broward County, including governmental, nonprofit, and for-profit organizations in order to prevent low-income housing from being “centralized in Fort Lauderdale.” These entities are encouraged to participate in a coordinated effort to provide affordable

housing units in several neighborhoods and “not...build slums,” which could eventually occur if all low-income housing is built in one area.

Mr. Henn recalled that a speaker representing for-profit development had addressed the Committee some time ago and stated that the Committee might “help remove barriers” and limitations that often prevented them from participating in low-income development. This assistance could take the form of tax credits, for example, and would help the City “get out of the way” to let them proceed with their work.

- **New Programs**

Chair Riley noted that Mr. Deckelbaum was not present to give an update on his report.

Mr. Henn returned to the topic of Infill Strategies, noting that the City is preparing an inventory of all its infill properties. He suggested that this would help the Committee understand “what we’ve got...[and] what can we do with it.” Ms. Batchelder said she would provide a list of these properties by the next meeting.

Ms. Batchelder pointed out that there is a difference between City-owned housing and housing that was purchased with federal funds; the City has agreed that when “a number of properties” are put out for bid, there will be some affordable housing units on these properties. However, due to the economy, no construction is currently being done.

Mr. Roosevelt said infill typically refers to new construction, but he felt the Committee should also look into the possibility of renovation. Ms. Batchelder observed that this is “a different strategy.” Mr. Roosevelt stated it would be helpful to use funds to “purchase and renovate” existing properties rather than purchase and build. Ms. Batchelder said the largest use of federal funds occurs in renovation.

Approval of Minutes – August 16, 2010

Motion made by Mr. Walters, seconded by Mr. Henn, to accept the minutes as written. In a voice vote, the **motion** passed unanimously.

Communications to City Commission

Mr. Henn noted that it would be “premature” to send communications to the City Commission at this time, as the report is not yet expected from the Committee. He added that Ms. Walter had had individual meetings with some Commissioners.

Other Business

- **Procedure for Telephonic Meeting Participation**

Ms. Batchelder explained the City Commission has approved a procedure by which a member can participate in a meeting telephonically if he or she cannot attend due to a medical or other emergency. She noted that one week's notice is requested. The Committee must vote on whether or not to allow the person calling in to participate; the individual may take part in the meeting but is not allowed to vote, and telephonic attendance does not count toward a quorum.

She asked that any member who anticipates an absence let her know in advance, as the meeting would be moved to a conference room where telephonic attendance would be available.

Good of the Order

Mr. Walters asked Chair Riley if she represented "Sailboat Bend's trust fund." Chair Riley replied that they have a private attorney, although she has represented "one person at Sailboat Bend." Mr. Walters explained he had asked out of concern that there could be a conflict of interest. Chair Riley assured the Committee that no such conflict exists.

Mr. Henn requested that the new members review the materials discussed today before the next meeting, when they could provide input on the Committee's findings and direction. Mr. Poulin advised he would review the materials and determine the best "fit" for his expertise on the Committee: for example, he stated he did not work closely with zoning or construction, but could provide information on preservation and infill. Mr. Crush added that he knew what is successful in his area of expertise and could make recommendations based on this input.

Mr. Henn said the Committee's goal is to give the City Commission a report that is understandable, and that Staff would be able to implement. Ms. Batchelder agreed, pointing out that the report should have "recommendations, not just data."

Chair Riley requested that Staff provide information on the members' attendance records at the next meeting.

Adjournment

There being no further business to come before the Committee at this time, the meeting was adjourned at 9:35 a.m.