

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

Cumulative Attendance

Committee Members	Attendance	7/10 through 8/11	
		Present	Absent
Janet Riley, Chair	A	4	1
Jonathan Jordan, Vice Chair	P	4	1
Margie Alexander	P	5	0
Jason Crush	A	2	2
Bradley Deckelbaum	P	3	2
Peter Henn	P	5	0
Brian Poulin	P	4	1
Amanda Spangler	A	2	2
Rebecca Jo Walter	A	2	3
Roosevelt Walters	P	5	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

The meeting was called to order at 8:48 p.m. Roll was called and it was noted a quorum was not present.

Board / Staff Introductions

None.

Approval of Minutes – November 15, 2010

In the absence of a quorum, minutes could not be approved.

Affordable Housing Strategic Implementation Plan

Mr. Henn suggested that the Board begin putting the framework of its report together in the first few meetings of 2011. He advised that “less is more” for the

report, as the document is intended only to provide guidance to the City Commission, who will turn the report over to Staff for further action.

Mr. Deckelbaum recommended that each of the next five meetings be dedicated to a section of the Strategic Implementation Plan. One to two sections could be discussed at each meeting.

Mr. Poulin asked if this meant the report would be written at the meetings. Mr. Henn recommended that the Committee come up with bullet points as a result of their discussions, and at the final meeting before the report is submitted to the City Commission, the members could finalize the language. This approach would also allow more time for Staff to contribute input to the report.

Ms. Batchelder recalled it had been previously noted that each member is addressing his or her own section, and the report would not be uniform. She pointed out that the format of the report would need to be addressed. In addition, the Committee will need to submit another report to the State Housing Initiatives Partnership (SHIP) in December 2011.

Mr. Deckelbaum asked what the SHIP report will include. Ms. Batchelder said the City must address six topics and make recommendations to the City Commission with regard to those topics. Mr. Henn added that state statutes provide the list of topics, and the Committee determines which ones apply or are not applicable. He characterized this report as "a broad picture." He felt if the Committee's report is complete by summer 2011, they can then turn their attention to the SHIP report.

Mr. Deckelbaum suggested the first topic the Committee addressed in January 2011 be proximity of new development, as he noted "we've...exhausted the [discussion of] dedicated sources of funding."

Vice Chair Jordan recalled that the previous month's meeting included "a lot of discussion" regarding properties already owned by the City. He asked if the City has considered either awarding properties or letting developers build on City property to encourage affordable housing development. Ms. Batchelder said she did not believe this decision has previously been made; the City is currently examining its excess land to "pare down what we don't need."

Vice Chair Jordan asked if instead of selling this land, it could be used to encourage affordable housing while the City maintains ownership of the land. Mr. Henn said when he and other Committee members had attended a recent discussion of these properties, he had suggested considering these properties as part of three potential categories:

1. Property that is necessary for City purposes;
2. Property that can be sold "at a good market value;"
3. Property that can be used to encourage affordable housing opportunities.

He recalled that most of the properties under discussion were single-family lots rather than large tracts that would encourage development of several units.

Vice Chair Jordan said perhaps a public-private venture could be considered, in which the City owns the land but offers a deal that induces a developer to invest in affordable housing for the City. Mr. Poulin said he did not know if this would work for a single-family sized lot, but said this could encourage major developers to build on larger lots.

Vice Chair Jordan clarified that he meant the City would keep the land. Mr. Walters observed this would mean "talking about 100-year leases." It was noted that the City would need to manage these affordable housing developments.

Mr. Poulin asked if the Fort Lauderdale Housing Authority owns property. Ms. Batchelder said she believed the City owns properties and the Housing Authority manages them. She said the Housing Authority could make a presentation to the Committee and explain what they do more clearly. Vice Chair Jordan said he felt this would be worthwhile, as it would help the Committee have a clearer understanding of the Housing Authority's work and prevent the report from including "things that they're already doing."

Mr. Walters noted that if a project has a 50-year lease, when the lease is up it has to be renegotiated. Vice Chair Jordan said this is done all over the country. Mr. Walters explained he felt the City could make affordable housing "more attractive" to nonprofit developers if they gave them the land at a very low price.

Mr. Deckelbaum said two proposals that have worked elsewhere are a minimum ground lease and a low-income co-op. In the case of a co-op, properties are owned by their residents with long-term leases, and the founding members establish certain criteria, such as income levels and necessary responsibilities to maintain membership. He noted that he has seen this approach work "in unique circumstances," and the City may fall into this category.

Mr. Deckelbaum left the meeting at 9:08 a.m.

Ms. Alexander stated she felt the Committee is asking the people of Fort Lauderdale to "find other ways of financing the poor people." She said this would mean some City residents are "paranoid" and unlikely to change their minds regarding ways to finance affordable housing. She did not believe the Committee would be listened to.

Mr. Henn said this was one reason he suggested inclusionary zoning and linkage fees, as these are "ways for people to help without...realizing they are helping."

He said requiring a developer to “write a check” was simpler than changing his mind.

Other Business

Ms. Batchelder advised that she and Ms. Basto will be attending HUD training on the date of the next meeting, so a novice liaison may be in attendance.

- **Mayor’s Volunteer Challenge**

Vice Chair Jordan requested clarification of the Mayor’s Volunteer Challenge listed on the Agenda. It was explained that this is a community service challenge at a City-wide level to amass a specific number of hours for volunteer contribution. Committee and Board members’ hours of service in meetings are included.

Ms. Batchelder suggested the members could send the time they have spent working on their topics for the report to Ms. Basto, who would include these hours toward the challenge.

Communications to City Commission

None.

Good of the Order

None.

Adjournment

There being no further business to come before the Committee at this time, the meeting was adjourned at 9:20 a.m.

[Minutes prepared by K. McGuire, Prototype, Inc.]