

APPROVED
AFFORDABLE HOUSING ADVISORY COMMITTEE
MIZELL CENTER – 1409 NW 6 STREET
2ND FLOOR AUDITORIUM
MONDAY, SEPTEMBER 19, 2011 – 8:00 A.M.

Cumulative Attendance

| Committee Members | Attendance | 7/11 through 6/12 | |
|------------------------------------|-------------------|--------------------------|---------------|
| | | Present | Absent |
| Janet Riley, Chair | P | 1 | 0 |
| Jonathan Jordan, Vice Chair (8:33) | P | 1 | 0 |
| Margie Alexander | A | 0 | 1 |
| Jason Crush | P | 1 | 0 |
| Bradley Deckelbaum | P | 1 | 0 |
| Peter Henn | P | 1 | 0 |
| Michelle Klymko | P | 1 | 0 |
| Edwin Parke | P | 1 | 0 |
| Brian Poulin | A | 0 | 1 |
| Amanda Spangler-Bartle | A | 0 | 1 |
| Rebecca Jo Walter | P | 1 | 0 |
| Roosevelt Walters | A | 0 | 1 |

Staff

Jonathan Brown, Housing and Community Development Manager
Angelia Basto, Administrative Aide, Housing and Community Development
Barbara Hartmann, Recording Secretary, Prototype, Inc.

Communications to City Commission

A consensus decision was made by the Committee to request that Housing & Community Development Staff review the property list that was developed by the City Auditor and determine which properties are suitable for affordable housing.

The Committee requests that the City Commission direct Staff to review all properties on the list (*regardless of the current zoning designation*) to determine which are suitable for affordable housing.

Roll Call

Mr. Brown called the meeting to order at 8:14 a.m. Roll was called and it was noted a quorum was present.

Mr. Brown advised that the Department of Housing and Community Development is facing budget cuts, and it is anticipated that they would lose two positions currently filled as well as one vacant position. He noted that Ms. Batchelder's position may be one of these, and stated that he and Ms. Basto would proceed

with the Committee's work until the budget has been finalized by the City Commission. Once it is finalized they will know which positions were lost.

The Election of Officers was deferred until Vice Chair Jordan was present. The following Item was taken out of order on the Agenda.

Approval of Minutes – May 16, 2011

Motion made by Mr. Henn, seconded by Ms. Walter, to approve the minutes of the May 16, 2011 meeting. In a voice vote, the **motion** passed unanimously.

Discussion of Goals and Work Plan

New member Michelle Klymko introduced herself at this time. She is a land use attorney and serves on the Community Appearance Board.

Mr. Henn said the Committee's plan was presented at a recent City Commission meeting, but was not as well-received as they had hoped. The Commission had adopted all three items discussed in Policy 2, the final three items in Policy 3 and all items in Policy 4. While they had not been supportive of the commercial linkage fee, they did appear to support the idea of inclusionary zoning. He suggested that they proceed from these points over the next few months.

Mr. Henn advised that the City Commission did not provide a framework for when the Committee should return to them, which meant this would be up to the Committee to determine. He concluded that the presentation was a positive first step.

Mr. Henn continued that Staff had sent the Committee a copy of the Miami-Dade County inclusionary Ordinance, which was changed from a mandatory to a voluntary requirement. He pointed out that they had presented this to the City Commission as a mandatory requirement, and felt they should not use the Miami-Dade Ordinance as an example, as this would suggest a voluntary requirement might be sufficient when the Committee did not feel this was the best policy.

Chair Riley observed that the only town in Broward County to use inclusionary zoning was the town of Davie, which has imposed a two-year moratorium on it. Mr. Henn noted that developers were more likely to be drawn to Fort Lauderdale as a commercial hub. He added that though the market remains down, multi-family development may increase due to rental needs over the next 18-24 months; should a multi-family project have 200 units, for example, he estimated this could include 20 affordable housing units.

The Board referred to the summary sheet from the plan to discuss priorities to work on. These priorities included:

- Create a locally generated and dedicated source of funding for affordable housing;
- Locate new housing near transit corridors and employment centers;
- Enhance current infill strategies;
- Leverage resources and partnerships;
- Adopt an inclusionary zoning policy.

Mr. Henn noted that the Commissioners did not appear to be overly supportive of using the City inventory list as a tool. Mr. Deckelbaum agreed, stating that while the City Commission seemed to feel City-owned land currently not in use was prime for affordable housing opportunities, they were less receptive to the idea of using revenue generated by the sale of all surplus City lands to create a general fund for affordable housing. He felt they should review the inventory list to determine a few parcels that could be targeted for specific affordable housing programs.

Mr. Henn agreed that the City Commission might more positively view a list of specific properties that could be used for affordable housing. He noted that the City Real Estate Office is responsible for compiling a list of all City-owned property, indicating its current use and how the City came to own it. He agreed that the Committee should be able to review the list and examine it for affordable housing opportunities.

The members discussed the best way to work with Staff on the proposed initiatives. Mr. Henn observed that this would mean working not only with Housing and Community Development, but with the Real Estate Office and the City Manager's Office as well.

Mr. Brown advised that he had the list of City-owned affordable housing lots, which includes both buildable and non-buildable lots. The lots are defined by either being zoned for affordable housing or purchased with the intent of using the property for affordable housing. Mr. Deckelbaum asked if the Committee could review a list of all City-owned surplus land to determine if other properties might be appropriate for affordable housing, by virtue of location along transit corridors or other considerations.

Mr. Brown said he could bring a copy of the list to a subsequent meeting so members could see the properties plotted on a map. Mr. Deckelbaum asked if Staff might be able to conduct an initial review of the list and provide recommendations on which lands would create affordable housing opportunities. Mr. Brown said Staff could let the Committee know which lands are currently zoned for affordable housing; however, he expressed concern with making

recommendations, as he would be hesitant to make a recommendation on any lot without going through the City Manager's Office. He explained that this was because he did not know the new City Manager's plan for the City at this time. Mr. Deckelbaum suggested that the Committee could take on the responsibility of making the recommendation.

Vice Chair Jordan arrived at 8:33 a.m.

Mr. Brown advised that Staff might be able to exclude properties on the list that "may not make any sense;" however, the Committee would need to provide the parameters for that exclusion, such as large lots or properties for either multi- or single-family housing.

Mr. Henn observed that both these criteria could be important, as the Fort Lauderdale Housing Authority might be a good candidate to take over multi-family lots, while other developers might be willing to work on single-family lots if a deed restriction for affordable housing is issued. He stated that the property did no good to anyone existing on the City's tax rolls but bringing in no revenue.

Mr. Brown pointed out that the City's Charter prevents disposal of some lots by transferring them over to a low-income neighborhood or family. The City Commission is currently considering a Charter amendment that would make this easier in the future, but at present, there is no vehicle for this. He suggested there may be a vehicle for property transfer to the Housing Authority or to a CRA. Mr. Brown concluded that Staff would review the properties that may be suitable for multi- or single-family housing and bring this list back to the Committee.

Mr. Deckelbaum stated that he would divide the policy into three different areas: surplus properties, inclusionary zoning policies and overlay districts, and leveraging partnerships with other agencies and entities. The Committee agreed with this by consensus. Mr. Deckelbaum continued that the Committee would need assistance from various City Departments, such as Planning and Zoning. Mr. Brown said he could see that representatives from these Departments attended future meetings.

Mr. Parke asked if funding to purchase surplus properties might be available through a CRA. Mr. Brown said he was not certain, but could invite the CRA Director to an upcoming meeting. Mr. Deckelbaum agreed that creating a rental program might pose the best option for some of the surplus properties.

Mr. Henn said the City, the Housing Authority, and Housing and Community Development often do not seem to be "going in the same direction." He asked if there might be a way to bring about a "new framework" in which these entities could work together. Mr. Brown agreed that there had been disagreements between these bodies in the past, but did not feel this would hinder the

development of a better relationship between the Housing Authority and Housing and Community Development.

Mr. Deckelbaum asked if the Committee could be provided with the list of surplus property one week before their next scheduled meeting. Mr. Brown said he would try to send this list out sooner if possible. Mr. Henn asked if a member would be able to work with Mr. Brown prior to that meeting and make a presentation on the appropriate surplus properties. Ms. Klymko offered to do this.

Mr. Parke asked if the CRA Director could speak at the next Committee meeting regarding CRA funds that could be available. Mr. Brown requested clarification on what would be asked of the CRA Director. It was determined that one question would be whether or not any CRA funds are dedicated for housing purposes, and if so, how the CRA planned to use these funds; another question would be whether funds can be reallocated from other projects to housing.

Ms. Walter felt the Committee could draft an Ordinance and prepare backup information on inclusionary zoning, pointing out that this is not a new suggestion, as many other cities nationwide use inclusionary zoning. She suggested that a member who is an attorney could draft an Ordinance, and she could prepare a brief summary of how this zoning has been effective in other cities, as the City Commission had been interested in this information.

Mr. Henn stated one important factor in the Committee's work is researching "what affordable housing is" and what it could cost, which could involve much more information. The Ordinance would need to be based on empirical data, rather than a suggested amount for discussion purposes. He said they would need help from Staff in compiling this data, or in finding out what other cities have done.

Mr. Henn moved on to the policy regarding affordable housing near transit hubs, pointing out that the City's Comprehensive Plan could be a limiting factor, as it sets forth an overall density. They would need to discuss any prospective overlay district with a City Planner.

The Committee moved on to community partnerships. Mr. Deckelbaum proposed two ways of approaching this policy: one would be to reach out to other groups involved in affordable housing and learn what is available through "seminars and other opportunities," while another would be to reach out to these entities for input as they proceeded with other policies. He felt this step would be better taken once the Committee has a grasp on zoning policies and the City's surplus property inventory.

Chair Riley noted that the Broward Alliance for Neighborhood Development consists of both nonprofit and for-profit affordable housing developers, and felt they would be an excellent contact.

Mr. Henn recalled that the City Commission had been interested in finding out what other programs were being conducted by other entities, and suggested a list of programs using public funds to provide affordable housing in the City could be compiled. Ms. Walter advised that in the City, the Housing Authority, the Land Trust, and a few others would fit this bill. Mr. Henn proposed inviting these groups to upcoming meetings as a way to take testimony from the housing industry.

Mr. Brown advised that before they returned to the City Commission, the Committee might invite new City Manager Lee Feldman to a future meeting to discuss his vision for the City. The members discussed what month might be appropriate to invite Mr. Feldman to a meeting. It was determined that the Committee would send Mr. Feldman a memo outlining the specific framework with which they were proceeding, such as the three areas outlined by Mr. Deckelbaum. They would tentatively plan to invite him to attend the November meeting.

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Election of Officers

The members briefly discussed possible nominations for Chair and Vice Chair.

Motion made by Ms. Walter, seconded by Mr. Jordan, for Mr. Crush to serve as Chair and Mr. Deckelbaum to serve as Vice Chair. In a voice vote, the **motion** passed unanimously.

Other Business

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 9:25 a.m.

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