

APPROVED
AFFORDABLE HOUSING ADVISORY COMMITTEE
MIZELL CENTER – 1409 NW 6 STREET
2ND FLOOR AUDITORIUM
MONDAY, NOVEMBER 21, 2011 – 8:00 A.M.

Cumulative Attendance

Committee Members	Attendance	7/11 through 6/12	
		Present	Absent
Jason Crush, Chair	P	2	1
Bradley Deckelbaum, Vice Chair (8:15)	P	3	0
Margie Alexander (8:12)	P	1	2
Peter Henn	P	3	0
Jonathan Jordan	P	3	0
Michelle Klymko (8:22)	P	3	0
Edwin Parke	P	3	0
Brian Poulin	P	2	1
Janet Riley	P	3	0
Amanda Spangler-Bartle	P	2	1
Rebecca Jo Walter	A	1	2
Roosevelt Walters	P	2	1

Staff

Diana McDowell, Liaison, Housing and Community Development Division
Jonathan Brown, Housing and Community Development Manager
Angela Mahecha, Administrative Aide, Housing and Community Development
Barbara Hartmann, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Ms. Spangler-Bartle, seconded by Mr. Walters, to let the City Commission know the Affordable Housing Advisory Committee is enthusiastic about the development of a strategic housing plan for the City, and would be willing to help in any way possible; the Committee would also like to encourage the City to educate the community about affordable housing in order to prevent the spread of “Not In My Back Yard” issues in the community. In a voice vote, the **motion** passed unanimously.

Roll Call / Determination of a Quorum

Chair Crush called the meeting to order at 8:08 a.m. and roll was called.

Committee / Staff Introductions

The Board and Staff members introduced themselves at this time.

Approval of Minutes – October 17, 2011

Motion made by Mr. Henn, seconded by Mr. Walters, to approve the minutes of the October 17, 2011 meeting. In a voice vote, the **motion** passed unanimously.

Discussion of Goals and Work Plan

Mr. Brown reported that City Manager Lee Feldman was unable to attend today's meeting. Chair Crush requested that Mr. Feldman be invited to attend the next scheduled meeting on December 19.

- **City Charter Amendment**

Chair Crush noted that the Committee had been sent the documents related to the Charter Amendment, which has been unanimously approved for placement on the ballot. He requested clarification of how the term "economic development" was used in the proposed Amendment. Mr. Brown said he understood this to apply to incentives for businesses to relocate or grow inside the City on lots not zoned for residential use.

Ms. Alexander arrived at 8:12 a.m.

Ms. Riley observed that one concern was the lack of a clear process for the disposition of properties in the current wording of the proposed Amendment. She pointed out that several properties included on the residentially zoned list were taken by the City due to Code fines, tax liens, and similar issues; because this sometimes meant people had lost their homes, she felt it would be a shame to see the property used for economic development. Chair Crush noted that the City Commission had expressed a willingness to put an appropriate process in place if the Amendment is adopted.

Vice Chair Deckelbaum arrived at 8:15 a.m.

Ms. Spangler-Bartle asked if the Committee should make a recommendation regarding the proposed Amendment. Chair Crush advised that at this point, there was no need to take any action, as the Amendment has passed its second reading and will appear on the ballot for a public vote. He suggested that if the Amendment passes, the Committee could make a recommendation on policy at that time.

- **Disposition of Surplus Lots**

Mr. Brown recalled that the members were provided with an inventory of City-owned properties. He referred them to a map showing the location of these properties, noting that the Committee was asked to review them and help

determine which residentially zoned lots were suitable for affordable housing. The Planning and Zoning Department has reviewed the size of the residentially zoned lots, and only included those that were considered buildable.

Mr. Brown noted that some of the lots are located within the CRA, and explained that the City Commission wants the CRA's Advisory Board to determine whether or not these lots are suitable for CRA efforts. If they are not, the Commission would like the Affordable Housing Advisory Committee to consider their disposition. He noted that City-owned lots are located within each of the City's districts.

Chair Crush observed that the list could be narrowed down further, as many of the residentially zoned lots are located near lift stations, City parking lots, or other properties that might make residential use inappropriate. Mr. Brown explained that the current list is being updated to show which lots are suitable for affordable housing.

Chair Crush asked if many of the properties were purchased with Housing and Urban Development (HUD) funds. Mr. Brown replied that several of the properties within and just outside the CRA have federal funds invested in them; HUD will give the City until December 2012 to dispose of those lots. It is hoped that there will be sufficient interest in the lots for them to be purchased, and that the AHAC can help develop a plan for the disposition of the remaining lots.

Mr. Walters asked why a lot would not be suitable for building if it was of appropriate size. Mr. Brown said the area in which the lots are located could be a determining factor, as some are in areas that may require remediation due to contamination. Other lots may be located on the water and would not be considered affordable.

Ms. Spangler-Bartle commented that the City appeared to be interested in selling the lots for whatever market value they could get; however, the Committee had also discussed the possibility of donating or discounting some lots. She stated that this should also be incorporated into the strategy for their disposition.

Ms. Klymko arrived at 8:22 a.m.

Vice Chair Deckelbaum recalled that City property must be declared surplus by a unanimous vote of the City Commission, and asked if this was existing policy. Mr. Brown said this was in relation to the proposed Charter Amendment, and land currently declared surplus would not require a unanimous vote.

It was suggested that several properties could be grouped together and the City Commission could be asked to vote on the group as a whole. Mr. Walters pointed out that if this was the case, it would be more difficult to get a unanimous vote,

unless the groups of properties were smaller, such as four to five lots located on a single block.

Chair Crush asked if a large group of properties could appear on the City Commission's Consent Agenda, and a City Commissioner who did not want to vote on a particular lot could pull it from the list. Mr. Brown said any such list would more likely have to be approved by resolution.

- **Deed Restriction Language**

Mr. Henn noted that the deed restriction language included in the Committee's information packet had been used by the City before.

- **Inclusionary Zoning Policy**

Mr. Henn recalled that the Committee had asked Staff to reach out to colleagues in Miami-Dade County to determine what kind of analysis was used to support inclusionary zoning in that County. Mr. Brown said Staff had requested this information from Miami-Dade County; however, not everyone who had worked on this policy was available, and it was not always easy to get this information. He advised Miami-Dade County's inclusionary zoning policy was voluntary, which meant it might not be the best example to use.

Ms. Spangler-Bartle said a County-wide needs assessment is done annually, and suggested that this information could be used to show the need for affordable housing. There are several different decisions that would also need to be made, including how many units are set aside for affordable housing, whether these units must be on- or off-site, whether a fee can be paid in lieu, or other considerations.

Mr. Henn commented that other jurisdictions have made inclusionary zoning work, and the Committee should seek to develop a policy based on successful implementation so the policy would survive challenges. He added that the Committee's window of opportunity for implementing this policy was currently in effect, as there are not a great many builders at work today.

Mr. Henn continued that while Staff has a working relationship with Miami-Dade County, members of the Committee, including himself and Ms. Spangler-Bartle, also had experience with inclusionary zoning policy. Mr. Brown said Staff currently has little traction with Miami-Dade staff in gathering information. It was noted that they should look at other communities with successful inclusionary zoning programs, possibly outside the state of Florida. It was determined that members would research this issue further before the next meeting.

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

Other Business

Chair Crush recalled there was an issue with CRA funding going toward tax credit projects in the Flagler Heights area: the City Commission had advised that a plan for the area must be in place before they were willing to back any of these projects. Chair Crush said it is possible that the Committee may be asked by the City Commission to help develop this plan. Mr. Brown said Housing and Community Development has been asked to look into developing a strategic housing plan, but it has not yet been made clear what level of involvement was expected from the Committee.

Chair Crush stated that this specific issue was a CRA issue, as all the projects in question were within the CRA; however, the City Commission was likely to expect a more City-wide overview for housing that is not restricted to the CRA. He agreed it would be beneficial for the City to have greater direction. He added that some of the questions asked at the City Commission meeting concerned where rentals and home ownership occurred, what income levels were included in particular projects, and whether redevelopment should be incentivized in certain areas.

Ms. Spangler-Bartle said she also felt a strategic housing plan was a good idea, but felt this specific issue was less about a plan and more about pressures from within the community. She also agreed that the “not in my back yard” syndrome should be addressed by both the Committee and the City, and felt community outreach and education could help in this case. She concluded that from her own research, it appeared that affordable housing was needed within the CRA, and noted that tax credit projects can raise property values within a community.

Chair Crush pointed out one the result of the recent meeting was that people were talking about affordable housing, which presented an opportunity to educate the community further as well as developing a strategic housing plan. He suggested that some information, such as the tendency for some affordable housing projects to raise property values, could be included in a strategic plan as background information.

Mr. Walters said the Committee would need to work with the CRA and other entities to arrive at a strategic plan. Chair Crush said the Committee has not yet been asked to do anything related to this issue, and could either reach out to the City Commission or continue to work within its own scope.

Mr. Walters said the issue of communities wanting affordable housing, but wanting it to be developed elsewhere, dated back several years. Ms. Spangler-Bartle said while a strategic plan is a very good idea and the Committee might be

able to help create it, it could take a long time to develop, which could be used to further delay the construction and funding of affordable housing.

Mr. Brown clarified that tax credit requests are simply a commitment to help fund a project if it is selected; this means there is no guarantee that these matching funds will be called up. Chair Crush pointed out that one result of the recent meeting might be that developers would make their matching fund requests of the County instead of the City; however, if they did not meet the County's deadline, they would need to come to the City.

Ms. Alexander pointed out that some of the available City lots are located in a part of the City prone to severe flooding, including the northwest section of the City. She advised that they should help ensure no affordable housing is built within these areas. Chair Crush said City Staff is working to address flooding issues throughout the City, and noted it might not be possible to avoid building any affordable housing within these zones. Ms. Alexander asserted that it is not necessary for all of the City's affordable housing to be built in the northwest area.

Mr. Parke recalled that in the 1980s and 1990s, many communities would not accept some types of affordable housing, such as Section 8 housing; however, he felt this had changed quite a bit over the years. Mr. Walters stated that this would continue to be an issue within some communities, as was recently demonstrated at the City Commission meeting. He added that while the individuals opposed to affordable housing might not be in the majority within their communities, they appeared to be a majority unless others spoke up.

Ms. Spangler-Bartle suggested that a member of the Committee might write a letter to the City Commission explaining the process for tax credit projects. Chair Crush said they would first need additional data on how tax credit programs worked in the state of Florida. Mr. Poulin offered to look up more information on the program and bring it to the December meeting. Vice Chair Deckelbaum said he would write a letter to the Commission and present it at the meeting as well.

The members discussed the importance of educating the community on tax credit programs and the process by which these projects are selected. Chair Crush advised that these projects would still come to Fort Lauderdale, but would be more likely to apply for matching funds within the County's cycle rather than applying through the City. They discussed the political issues involved with the approval of affordable housing projects in the City.

Communications to City Commission

Motion made by Ms. Spangler-Bartle, seconded by Mr. Walters, to communicate to the City Commission that the Committee is excited about doing a strategic housing plan for the City [and] this Committee would be happy to participate and

help in any way possible; in the meantime, they are concerned about potential “NIMBYism” issues in the community, and would like to encourage the City to do education and outreach to prevent it, and encourage affordable housing. In a voice vote, the **motion** passed unanimously.

Agenda Topics for Next Meeting

It was determined that the Committee would discuss inclusionary zoning and would review the letter to the City Commission at the December meeting. Mr. Brown stated he would reach out to the City Manager to learn if he could attend this meeting as well.

Good of the Order

None.

Adjournment

There being no further business to come before the Committee at this time, the meeting was adjourned at 9:06 a.m.

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