

Special Workshop of the
Downtown Development Authority of Fort Lauderdale
Wednesday, January 30, 2013 @ 10:00 a.m.
Broward Center for the Performing Arts
Einstein Room

BOARD PRESENT: Tim Petrillo, Chair
John Ropes, Vice Chair
Dennis F. O'Shea, Treasurer
Gregory Durden, Board Member
D. Fredrico Fazio, Board Member

NOT PRESENT: Michael Weymouth, Secretary
William H. Bodenhamer, Jr., Board Member

ALSO PRESENT:

Chris Wren, DDA Executive Director	Mandy Bartle
John M. Milledge, DDA Legal Counsel	Avis Wilkinson
Elizabeth Van Zandt, Planning & Design Manager	Rebecca Walter
Marti Brown, Administrative Coordinator	Jonathan Jordan
Kate Sheffield, Planning Assistant	Jim Carras
Neil Sterling	Bradley Deckelbaum
Jonathan Brown	

The meeting started at 10:00 a.m. Chairman Petrillo introduced himself and thanked the Committee for coming to talk to the Board about Affordable Housing/Inclusionary Zoning. Chairman Petrillo then asked everyone to introduce themselves around the table. He then asked how the Committee came together. Jonathan Brown said they were formed out of a Florida Statute related to the State Housing Initiatives Partnership (SHIP) monies. He said a Committee had to be established for the City to use these monies. Mr. Durden asked what the purpose of the organization was and Mr. Brown said in addition to State tasks they were formed to make recommendations to the Commission.

Ms. Bartle said she is the Chair of the Committee and that they have a presentation to show. She said the Committee makes recommendations to provide more affordable housing and meets regularly. She said they met with the Commission in 2010 and came up with priorities. She said in 2011, they went through each of the recommendations. She said the first one is to create a locally generated trust fund dedicated to affordable housing. She said the second is to locate new housing near transit corridors and employment centers. Ms. Bartle said the third is to enhance current infill strategies. Mr. Carras arrived. She added the fourth is to leverage resources through partnerships and the fifth is to create new programs to support affordable housing. Ms. Bartle said the average income in our region is \$28,000 annually. Mr. Wren asked if it was county wide and she said yes and that it's derived by several sources and explained further. **The Board asked if they could get those figures.**

Ms. Bartle said a lot of funding has been cut and the program went several years unfunded. She then went onto the presentation explaining what the definition of inclusionary zoning is which is the set-aside of a percentage of residential units at affordable costs. She explained why it's needed and said there are nearly 38,000 households in the City which are cost burdened. She said rents are

unaffordable to half the population. She said there is an ongoing gap between earnings and housing costs. She showed the current affordability gap figures indicating the affordable price, median condo sales and median single family sales. The affordable gap for single family was \$70,040 and condos were \$60,040. She then went through the benefits of inclusionary zoning. Mr. O'Shea brought up language he's seen regarding 10% being set aside for affordable housing in projects. Mr. Fazio asked if this was applied to the entire county and Ms. Bartle said its city specific. She said she would like the DDA to provide recommendations that they can bring back to the Committee. Ms. Bartle then went on to incentives for developers as mentioned the following: density bonus up to 20%; fee waiver; fast track permitting; design flexibility; direct subsidies and tax abatements. Discussion was held on density bonuses and other incentive ideas. Mr. Milledge brought up the residential units in the downtown and how actively the DDA has been involved. He brought up the issue that the DDA has been part of the initiative to provide affordable housing and discussion was held. Ms. Bartle talked about incentives such as: alternative to onsite production, fee in-lieu (\$100,000 per unit), off site construction, land dedication and credit transfer. Mr. Wren brought up how affordable units devalue surrounding real estate and discussion was held. Mr. Milledge brought up the issue that since 10% is set aside for affordable units now in the downtown and because it's already being done, does that accomplish what they want without imposing a fee to the developers. He urged the committee to look at what is already happening in the downtown in this regard. **Mr. Brown asked Mr. Milledge to share the information with him.** Ms. Bartle again urged the Board to give them recommendations in this area.

Mr. O'Shea asked how the Committee will proceed next. Mr. Brown said they once they are ready to finalize they will go to Commission in the form of a discussion. Mr. O'Shea showed concern with the Committee moving forward without coming back to the Board first. ***Mr. O'Shea made a motion that the Committee get with the DDA first prior to finalizing anything and going to the Commission. Mr. Durden seconded. Mr. Brown recommended the Board provides them with a written statement so they can present it to the Commission in case they are not able to come back beforehand.*** Ms. Bartle said they are ready to move forward but would like the DDA's input. Jim Carras advised the Committee and DDA, in conjunction with developers to create proformas to get the actual costs to do a project. Ms. Bartle then showed summary recommendations: type: mandatory program; percent: 10% set aside; qualify: 10 units; target: 80% ami; incentive: 20% density bonus; alternative: payment in lieu (\$100,000) and length of affordability: 20-30 days.

The Board then mentioned that because of no height restrictions in the downtown, the bonus density doesn't really apply. They also asked to look at the affordable units they are already doing in the downtown. Mr. O'Shea said he already performed proformas and knows the numbers do not work. Mr. Brown said to provide information and recommendations and how it impacts the downtown with an existing solution regarding the 10%. Mr. Wren said the Board would like the Committee to come back and work with the DDA and he will get the Committee information on the downtown and what's been built. The Board thanked them for coming.

As there were no other items to discuss, the meeting ended at 11:04 a.m.