



CITY OF FORT LAUDERDALE

Approved
MEETING MINUTES
CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
VIRTUAL MEETING
MONDAY, JULY 6, 2020 – 9:00 A.M.

Cumulative

Committee Members	Attendance	June 2019-May 2020	
		Present	Absent
Brandon Stewart, Chair	P	1	0
Frances Epstein, Vice Chair	P	1	0
Phallon Bullard	A	0	1
Uwe Cerron	P	1	0
Nancy Daly	P	1	0
Patricia Hale	A	0	1
Irv Minney	A	0	1
Donnalee Minott	P	1	0
Margi Nothard	P	1	0
Edwin Parke	P	1	0
Mitchell Rosenstein	P	1	0

Staff / Guests

Avis Wilkinson, Housing Programs Administrator/Staff Liaison
Edgardo Noceda, City Moderator
Pamela Adams, Executive Director, Fort Lauderdale Community Development Corporation
Jamie Opperlee, Recording Secretary, ProtoType, Inc.

Communication to the City Commission

None.

I. ROLL CALL / DETERMINATION OF A QUORUM

Chair Stewart called the meeting to order at 9:08 a.m. Roll was called and it was noted a quorum was present.

II. APPROVAL OF MINUTES – March 2, 2020

Motion made by Vice Chair Epstein, seconded by Ms. Daly, to approve the minutes from March 2, 2020. In a voice vote, the **motion** passed unanimously.

III. OLD BUSINESS

- **Affordable Housing Trust Fund Balance Update**

Ms. Wilkinson reported that the Affordable Housing Trust Fund balance is currently \$177,450.10. She reminded the Committee that \$122,000 is earmarked for the Community Housing Development Organization (CHDO) request for proposal (RFP).

- **CHDO RFP Update**

Pamela Adams, Executive Director of Fort Lauderdale Community Development Corporation (CDC), provided an update on the organization's 735 NW 10th Terrace project, which was presented to the Committee in spring 2019. The plan was to tear down a six-unit rental property in two buildings and construct a new multi-story building on the site. This project was contingent upon Fort Lauderdale CDC's acquisition of an adjacent lot.

After funds were awarded to Fort Lauderdale CDC, negotiations with the owner of the adjacent parcel fell through, which meant they could not proceed with the project as designed. Ms. Adams explained that she is requesting to use the same funds committed to the 735 NW 10th Terrace project to substantially rehabilitate the existing six-unit structure.

The subject property is surrounded by contemporary multi-story units constructed by the Fort Lauderdale Housing Authority. Fort Lauderdale CDC proposes to tie the building into the sewer system, reconstruct its parking lot, add impact-resistant windows, and upgrade electrical services. There will be no increase to the number of units or the properties' height. The original proposal would have increased the buildings' height to two stories and developed 18 affordable units.

The Committee members agreed this change would require additional discussion, as it is very different from the previously approved project. It was noted that another applicant, which had site control, had also applied for CHDO funds. Ms. Adams recalled that Fort Lauderdale CDC had brought its own equity to the table for their original project.

Mr. Rosenstein advised that the Committee may need to review the two original proposals and compare the new proposal to both. Ms. Adams reiterated that Fort Lauderdale CDC has had site control of the parcel on which the six units are located: they had not, however, had control of the adjacent parcel, for which negotiations ultimately failed.

Mr. Rosenstein commented that site control should be an application threshold in the future. Ms. Wilkinson explained that this is normally a requirement. The other applying agency did not bring any leveraged funds to the table, which had been a major factor in determining which agency was awarded the CHDO funds. She added that the CDC project has already been approved by the City Commission: should the Committee decide not to proceed with funding the revised project, their decision would need to go before the Commission for additional approval.

Ms. Wilkinson continued that the planned rehabilitation of the subject property would enhance the site, although it would not increase the number of units. The proposal would cost \$185,000, of which Fort Lauderdale CDC would bring \$20,000 to the table in addition to the \$165,000 to be provided by the City.

Ms. Adams stated that Fort Lauderdale CDC has two additional projects in progress at this time:

- 1425 NW 3rd Street: this property will be rehabilitated to use solar power
- Acquisition of four lots within the Community Redevelopment Agency (CRA) district to construct four affordable homes on NW 2nd Street

Ms. Adams further noted that the project within the CRA is currently on hold, as the CRA cannot proceed with the sale of the subject lots until a lawsuit has been resolved. Of the three projects described by Fort Lauderdale CDC, only the 1425 NW 3rd Street solar project is moving ahead at this time.

Ms. Wilkinson advised that funding has already been provided for the CDC's solar project at 1425 NW 3rd Street. No funds have been provided for the other two projects thus far. The Committee has not received any documentation regarding the new project proposed for 735 NW 10th Terrace.

Mr. Rosenstein asked if the three separate projects, two of which are currently in limbo, were packaged together under one application. Ms. Adams explained that these projects were bundled into a single application, with a portion of the award allotted to each individual project. The total award was \$300,000. Ms. Wilkinson noted that the funds were allocated to the three projects as follows:

- Project 1: four affordable single-family homes, for which \$180,000 was allocated; Fort Lauderdale CDC would provide \$45,000
- Project 2: 1425 NW 3rd Street, for which \$14,400 was allocated; Fort Lauderdale CDC would provide \$9100 and secure a loan for \$70,400
- Project 3: originally, construction of 18 units on an existing and an acquired lot at 735 NW 10th Terrace, for which \$106,000 in CHDO funds would be used; Fort Lauderdale CDC would provide \$25,500 and secure a loan for \$1,147,500

The new proposal would allocate \$165,000 of the \$300,000 for the 735 NW 10th Terrace rehabilitation project. The remaining \$135,000 would be applied to the 1425 NW 3rd Street project.

Chair Stewart requested clarification of the reason for the increase in funding to the solar conversion project at 1425 NW 3rd Street, noting that the original allocation of \$14,400 has increased by over \$100,000. Ms. Adams replied that more money had originally been allocated to the 735 NW 10th Terrace project, but was shifted to the solar project because the acquisition at 735 NW 10th Terrace did not go through. She emphasized that the Fort Lauderdale CDC is still investing its own funds in these

projects. Their intent is to borrow a smaller amount and use more of the organization's own money.

Mr. Rosenstein recalled that the original project at 735 NW 10th Terrace had proposed a scope that would construct up to 18 units, while the current plan has been scaled back to include no increase in the number of units. Ms. Adams stated that the benefits to be realized by the project have changed from increasing the number of units to improving the quality of life of current residents on the property. The changed project still represents an investment in the community.

Ms. Nothard asked if funds are constrained to the project site to which they were originally awarded, or if the recipient would be able to look into different sites. Ms. Wilkinson advised that the recipient may bring forward another proposal, which must go before the City Commission if the Committee approves it.

Ms. Nothard also asked if the Committee operates under any constraints because the funds had been previously allocated. Ms. Wilkinson explained that CHDO funds must be used toward community housing projects. Should the Committee decide to allocate these funds to a different project, they may inform the City Commission that they wish to modify the original plan. If they choose not to award the funds to the new project from Fort Lauderdale CDC, a new RFP would need to be issued. Ms. Wilkinson concluded that the Committee is asked to decide whether or not they wish to accept the new proposal, with a City Commission Agenda Item to be scheduled based on this decision. The Commission will have the final word on the allocation of funds.

Chair Stewart stated that a written summary of the new project should be provided to the Committee members for more in-depth discussion at their next meeting. If the Committee does not approve the new proposal, Ms. Wilkinson will create an Agenda Item for the City Commission which states that the Committee does not approve the change. If they do approve, the Agenda Item will request amendment of the original RFP to Fort Lauderdale CDC to reflect the new proposal.

- **Review of AHAC 2018 Affordable Housing Incentive Recommendations**

This Item was not discussed.

- **AHAC Workplan**

Chair Stewart recalled that at the March 2020 meeting, the Committee had discussed laying out its Workplan for the rest of the year. This was interrupted by the COVID-19 pandemic. He noted that several recommendations related to affordable housing were also made to the City Commission by the Planning Department at a Conference Agenda meeting, although the Committee has yet to see these recommendations. The Committee had requested a presentation on these recommendations by the Planning Department as well. Ms. Wilkinson stated that she would follow up with this Department.

IV. NEW BUSINESS

- **Introduction of New AHAC Member**

New Committee member Patricia Hale was not present at today's meeting.

- **SHIP Funding Update**

Ms. Wilkinson advised that Fort Lauderdale was originally scheduled to receive \$1.9 million in State Housing Initiative Partnership (SHIP) funds for the 2020-2021 fiscal year; however, these funds were vetoed by the Governor due to the ongoing pandemic.

- **SHIP Legislative Updates**

Ms. Wilkinson stated that based upon Florida House Bill (HB) 1339, the AHAC must include one elected official as of October 1, 2020. This will be one of the City Commissioners, who must participate in two annual training workshops administered by the Florida Housing Coalition. If the elected official does not attend these workshops, SHIP funds will be withheld from Fort Lauderdale.

In addition, HB 1339 requires that the Committee review the Affordable Housing Incentive Plan annually rather than every three years. The Plan is then submitted to the state. This requirement will take effect in December 2021.

Ms. Wilkinson further explained that Fort Lauderdale uses approximately \$83,000 of its SHIP funds toward rental assistance. These funds were capped at \$5000 and were used for no more than three rental payments for individuals within City limits. The amount is not supplemented with any City emergency funds.

- **Urban Planning Affordable Housing Recommendations to City Commission Update**

Chair Stewart reiterated that the Committee is still awaiting more information from Urban Design and Planning with regard to their recommendations.

- **Actions to Address Racial Inequalities in Affordable Housing**

Chair Stewart explained that he had requested this Item be added to today's Agenda because he would like the Committee to further the national conversation regarding racial inequalities as they relate to affordable housing. He encouraged the members to come up with recommendations that can be submitted to the City Commission for consideration and implementation. These recommendations could address assistance to renters, first-time home buyers, and individuals who need help remaining in their homes.

Ms. Nothard proposed that the Planning Department may have statistics on racial inequities which they could provide to the Committee. Chair Stewart added that the Urban League of Broward may also have information they could provide. It was noted that there may be information and resources at nearby universities or colleges as well.

V. AGENDA TOPICS FOR NEXT MEETING

None.

VI. GOOD OF THE ORDER

None.

VII. NEXT SCHEDULED MEETING DATE: August 3, 2020

VIII. ADJOURNMENT

There being no further business to come before the Committee at this time, the meeting was adjourned at 10:16 a.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

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