



CITY OF FORT LAUDERDALE

Approved
MEETING MINUTES
CITY OF FORT LAUDERDALE
AFFORDABLE HOUSING ADVISORY COMMITTEE
100 NORTH ANDREWS AVENUE
CITY COMMISSION CHAMBERS
8TH FLOOR CONFERENCE ROOM
MONDAY, JUNE 14, 2021 – 9:00 A.M.

Cumulative

Committee Members	Attendance	June 2021-May 2022	
		Present	Absent
Brandon Stewart, Chair	P	1	0
Frances Epstein, Vice Chair	A	0	1
Phallon Bullard	A	0	1
Uwe Cerron	A	0	1
Nancy Daly	P	1	0
Donnalee Minott	P	1	0
Margi Nothard	A	0	1
Edwin Parke	P	1	0
Ryan Wipplinger	A	1	1
Mayor Dean Trantalis/ Scott Wyman, Alternate	P	1	0

Staff / Guests

Avis Wilkinson, Housing Programs Administrator/Staff Liaison
Lashanda Elliott, Administrative Assistant
Jamie Opperee, 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 9:05 a.m. Roll was called and it was noted a quorum was not present.

II. APPROVAL OF MINUTES – May 10, 2021

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

III. OLD BUSINESS

• Affordable Housing Trust Fund Balance Update – Avis A. Wilkinson

Ms. Wilkinson reported that the undesignated Affordable Housing Trust Fund balance remains \$930,307.33. This has not changed from the previous month.

- **2021 Affordable Housing Incentive Plan**

Chair Stewart noted that Ms. Wilkinson had compiled a number of worksheets and recommendations from the 2018 Affordable Housing Incentive Plan and distributed these to the Committee members. He advised that the window in which recommendations may be submitted has passed unless more are brought forward today.

Chair Stewart continued that there are five new recommendations from the Committee members. His own recommendations included address of accessory dwelling units, which Broward County permits within particular areas of the County and which Fort Lauderdale could permit in parts of the City.

The Chair's second proposal was for an independent third-party assessment to determine recommendations for a new affordable housing permitting process. He pointed out that this relates to the first recommendation from the 2018 Affordable Housing Incentive Plan, which suggested that approval of affordable housing development be expedited throughout the permitting process. City Staff has indicated this process is not working as well as originally expected, which could call for a review.

Chair Stewart's third recommendation was that the City develop a program to purchase properties for use in affordable housing development. Further guidance from City Staff and input from experts would be required to implement this change.

Mayor Trantalis observed that the City currently owns properties which are available for the development of affordable housing. He asked if the Chair's recommendation was to purchase properties in specific locations, or a general concept only. Chair Stewart replied that he intended this purchase as a general concept, recalling that the Committee had reviewed the properties currently available for affordable housing and determined that there is no program for the City to purchase land for this use.

Chair Stewart continued that the parcels currently available are often small or have underlying issues. Mayor Trantalis advised that the City owns a number of lots that can be developed for single-family affordable housing. He also pointed out that the state's regulation of inclusionary zoning limits what can be done with these parcels.

Ms. Wilkinson stated that every three years, the City is asked to revisit its list of surplus lots and enact a Resolution for this purpose. These properties may be used in one of three ways:

- Properties may be declared for surplus under the City's Charter and may be offered for sale at 75% of appraised value for affordable housing
- Properties can be deeded to a Community Redevelopment Agency (CRA), which can issue a request for proposal (RFP) for affordable housing
- Qualified non-profit and community-based organizations would be given priority when bidding on surplus properties

Mr. Parke commented that the use of surplus properties for multi-family housing would be the most cost-effective action. Mayor Trantalis emphasized that affordable housing developers will require subsidies, which are often tax credits. These credits require accompanying City contributions in order to encourage development. He concluded that the City works in partnership with the Housing Authority to develop quality affordable housing.

Chair Stewart moved on to a recommendation from Ms. Daly, which proposed that no concessions be made to contractors for the building of affordable housing in lieu of fines. The Committee members agreed with this proposal. He then moved on to a recommendation made by Mr. Cerron, which refers to a specific platform that can be useful in encouraging affordable housing. Ms. Wilkinson noted that Mr. Cerron could explain this platform further at the next meeting, as he was not present today.

Ms. Wilkinson concluded that in addition to these new recommendations, older recommendations that were not implemented in 2018 would be added to the 2021 Affordable Housing Incentive Plan.

IV. NEW BUSINESS

None.

V. AGENDA TOPICS FOR NEXT MEETING – HOME Program-HOME-ARP

Chair Stewart noted that a new funding source available through the U.S. Department of Housing and Urban Development (HUD), the Home Investment Partnerships Program-American Rescue Plan (HOME-ARP), would be discussed at the next meeting. The City has received federal dollars for use toward housing and homelessness assistance. The coming presentation would address the uses of these funds. Non-profits and the public are invited to participate in this upcoming meeting.

The four eligible activities for HOME-ARP funds are:

- Preservation of affordable housing
- Tenant-based rental assistance
- Supportive services, including homelessness prevention
- Purchase or development of a non-congregate shelter for individuals and families experiencing homelessness

Ms. Wilkinson strongly encouraged all Committee members to attend this meeting, as it will be a forum at which other agencies and the public meet to make recommendations on how HOME-ARP funds are used in Fort Lauderdale. These recommendations will be used to create a City Commission Agenda Item.

There was discussion of postponing the July 2021 meeting until a later date, such as September. Ms. Wilkinson advised that she would email the Committee members and ask if they will attend the July 2021 meeting to determine if there will be a quorum for that meeting.

VI. GOOD OF THE ORDER

Ms. Wilkinson stated that the Committee will also be asked to provide input on the Local Housing Assistance Plan (LHAP) in the coming months. She is currently putting this document together for their review.

Mr. Parke expressed concern that the moratorium on evictions, which has existed during most of the recent pandemic, will contribute significantly to homelessness when it expires. Mayor Trantalis stated that Broward County was provided with several million dollars to provide rental assistance, but has spent less than \$1 million toward this goal. He encouraged the members to address this with the County.

VII. NEXT SCHEDULED MEETING DATE – July 12, 2021

VIII. ADJOURNMENT

There being no further business to come before the Committee at this time, the meeting was adjourned at 9:36 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.]