



CITY OF FORT LAUDERDALE

Approved
MEETING MINUTES
CITY OF FORT LAUDERDALE
AFFORDABLE HOUSING ADVISORY COMMITTEE
100 NORTH ANDREWS AVENUE
CITY COMMISSION CHAMBERS
1ST FLOOR CITY HALL
MONDAY, AUGUST 8, 2022 – 9:00 A.M.

Cumulative

Committee Members	Attendance	January-December 2022	
		Present	Absent
Brandon Stewart, Chair	P	8	0
Margi Nothard, Vice Chair	A	6	3
Leeann Barber	P	2	0
Alexander Coffey	A	0	4
William Condon	P	8	0
Leighton Lindo	A	3	3
Reed Solberg	A	6	2
Ryan Wipplinger	A	6	2
Mayor Dean Trantalis / Scott Wyman, Alternate	P	7	1

Staff

Avis Wilkinson, Housing Programs Administrator/Staff Liaison
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 9:06 a.m. Roll was called and it was noted a quorum was not present.

II. APPROVAL OF MINUTES – JULY 11, 2022

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

III. OLD BUSINESS

- **Affordable Housing Trust Fund Balance – Avis A. Wilkinson**

Ms. Wilkinson reported that the balance of the Affordable Housing Trust Fund remains at \$614,235.09. No funds are encumbered at this time.

- **Update on Habitat Housing Project**

Ms. Wilkinson reported that City Staff meets with representatives of Habitat for Humanity on a biweekly basis. Because the project is using HOME Investment Partnerships Program (HOME) funds rather than State Housing Initiative Partnership (SHIP) funds, the project is required to undergo environmental review. Habitat for Humanity will also receive some Community Housing Development Organization (CHDO) dollars for this project.

Once the project has been completed and the town homes sold, the City will transfer the affordability deed restriction from Habitat to each homeowner. This restriction will be in effect for 15 years. The City will pay for the project's complete environmental review, and it will be added to the lien on the property.

Habitat from Humanity must also provide a letter from the City's Urban Planning and Design Department showing that the project has been approved to move forward. Once this and the environmental review have been provided, the project may proceed.

Chair Stewart asked if this project is going through the expedited process for approval of affordable housing. Ms. Wilkinson confirmed that the project is on schedule and preparing for the Development Review Committee (DRC) review phase. The next step will be a participation agreement with Habitat for Humanity, followed by a City Commission Agenda Item so the City Commission can approve the project. She was hopeful that the process may move forward no later than December 2022.

Ms. Wilkinson advised that while the project had originally proposed 24 units, this has been decreased to approximately 20 units. The project will be called BBI Village. These will be town home units for individuals or families with low incomes, which means they earn 80% or less of the area median income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD).

- **Affordable Housing Incentive Plan discussion**

Ms. Wilkinson advised the Committee members that she had provided a link to a website with information on the HOME portion of the American Rescue Plan Act (ARPA). The City received approximately \$2.5 million through this plan, which will be used to assist persons who are homeless or at risk of becoming homeless. Requests for proposal (RFPs) are being drafted for these components of the plan. More information will be forthcoming.

Mayor Trantalis requested additional information on how this plan will address homelessness. Ms. Wilkinson explained that while the program will not provide a path to home ownership, it will provide supportive services for homeless individuals, including tenant-based rental assistance and a non-congregate shelter. The program will use more than \$1 million toward the development of affordable rental housing, which may include new construction or the acquisition of existing buildings.

Mayor Trantalis noted that many social services are finding the current housing market to be very challenging when they seek to purchase more units. Ms. Wilkinson stated that the City will do its best to find a way to move forward with this plan, pointing out that some of the CHDOs and developers may be aware of available options.

Ms. Barber asked what data will be used to move this project forward. Ms. Wilkinson replied that the City received information from the Broward County Continuum of Care, which were included in the report submitted to HUD. They also surveyed different organizations to hear their feedback on what is needed in the area. Developers responding to the City's RFPs will be asked to bring some funding to the table as well.

Mayor Trantalis asked if the \$1 million toward development of affordable rental housing can be used to match the funds brought forward by a private developer seeking to build a low income tax credit project. Ms. Wilkinson confirmed this could be done. She added that the City will also provide \$750,000 toward the acquisition and development of a non-congregate shelter. They will use \$100,000 toward supportive services and \$150,000 toward tenant-based rental. Funds are also allocated toward administration and planning. These areas of focus are consistent with the City Commission's priorities for addressing homelessness.

Chair Stewart requested additional information on the non-congregate shelter. Ms. Wilkinson replied that this will be new construction. It will also be possible to convert the shelter into long-term rentals in the future. The location of this building will be determined by responses to the RFP.

Chair Stewart also asked for information on the intent behind the proposed shelter. Ms. Wilkinson advised that the plan provided to the members includes survey results from various agencies as well as the most recent point-in-time data from the Broward County Continuum of Care. This data shows that 1767 out of 2561 persons experiencing homelessness are unsheltered. The unsheltered population was broken down into the following categories:

- 703 within Fort Lauderdale city limits
- 134 victims of domestic violence
- 27 on the waiting list for public housing
- 16 unaccompanied youths
- 193 veterans

These figures were reflective of the 2021 point-in-time survey conducted by Broward County Continuum of Care.

Ms. Wilkinson moved on to the Affordable Housing Incentive Plan update, recalling that members were asked to provide their comments by the end of July. She had received these from Chair Stewart and added them to the document in red. The Committee members' names have been updated in the document as well. Ms. Wilkinson recalled that

the Committee had previously discussed the 11 incentives included in the Plan, two of which are mandated by statute.

Mayor Trantalis pointed out that the City's hands are somewhat tied with regard to these requirements, as the State Legislature does not allow them to mandate inclusionary zoning, which would include a certain percentage of affordable units in new projects. The City is also prohibited by State Statute from establishing any ordinances that impede the profitability of businesses by 15% or more: the City would be required to compensate businesses for this impact.

Mayor Trantalis continued that the County presents issues as well: at present, there is an opportunity to build affordable housing on City-owned real estate in unincorporated Broward County, but some members of the Broward County Board of County Commissioners oppose this. He concluded that he hoped to be able to apply to the State Legislature to make this unincorporated area part of Fort Lauderdale so it will be under the City's rather than the County's jurisdiction.

Chair Stewart recalled that the Committee shared a number of housing policy recommendations with the City Commission earlier in the year, including height bonuses and payment-in-lieu options. While some possible incentives are beyond the City's control, he felt there are still opportunities to create an environment for affordable housing.

Chair Stewart noted that one of his proposed recommendations to the Affordable Housing Incentive Plan was to evaluate the City's accessory dwelling unit regulations as a tool to promote affordable/attainable housing. Mayor Trantalis pointed out that there are often unintended consequences to suggestions such as these. He addressed accessory dwelling units as an example, stating that in neighborhoods where lot sizes would permit the construction of these units, property owners were more likely to construct these buildings and rent them out as Airbnb units instead of using them to provide affordable housing.

Mayor Trantalis continued that density calculations could also result in unintended consequences, as some of the City's neighborhoods do not want additional traffic or other changes that could come with greater density. Parking reductions could also be problematic. He concluded that impact fee waivers can be accomplished without unintended consequences.

Chair Stewart suggested that the use of accessory dwellings could be regulated, recalling that the Florida Housing Coalition recommends these units be permitted only to provide long-term rather than short-term rentals. Mayor Trantalis explained that the State Legislature does not permit the City to restrict the use of residential units in this manner.

Ms. Barber proposed that a forum be held in which there could be extensive discussions on how to address affordable housing. This would allow for the sharing of potential solutions. She suggested that one solution could be based on the Airbnb model, but would

instead rent rooms to individuals who cannot afford the City's available housing. The City could also reconsider its ordinances that address house-sharing or room rentals.

Ms. Barber continued that another option should be the construction of thousands of multi-story micro-units, which is done in other countries. She recommended looking into the possibility of structured encampments with lockable facilities as another potential option.

Chair Stewart stated that another suggestion is for the City to acquire land and work with nonprofit developers to use that land. While it is not possible to give land away, he felt there was the potential for a program to be developed around the use of surplus lands, including commercial as well as residential space. Mayor Trantalis advised that when construction begins for the new Police Department building, the City hopes to demolish the existing structure and consider affordable housing development there. He cautioned, however, that nearby residents are resistant to this proposal, which means there will need to be a buffer between the site and surrounding properties.

Chair Stewart further addressed City-owned properties, pointing out that many of these parcels cannot be developed. He proposed that there may be a way to package them for sale, with the proceeds to go into the Affordable Housing Trust Fund. He concluded that his final proposed incentive was to develop a grant program using dollars from the Trust Fund to offset the unforeseen costs that can arise with affordable housing developments.

Mayor Trantalis asked if Trust Fund monies can be used as grant funds to home owners seeking to rehabilitate their homes. Ms. Wilkinson explained that these funds are intended for use by developers planning new construction, although she noted that this could be amended. She also emphasized the importance of identifying additional revenue sources that would contribute to the Trust Fund.

IV. NEW BUSINESS

None.

V. AGENDA TOPICS FOR NEXT MEETING

Ms. Wilkinson concluded that the Affordable Housing Incentive Plan will be presented again at the next scheduled meeting, as there was no quorum present to vote upon it today. She will also provide notice of the public meeting for further discussion of the document as well.

VI. GOOD OF THE ORDER

None.

VII. NEXT SCHEDULED MEETING DATE – September 12, 2022

VIII. ADJOURNMENT

There being no further business to come before the Committee at this time, the meeting was adjourned at 10:05 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.]