



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, SEPTEMBER 12, 2022 – 9:00 A.M.

Cumulative

Committee Members	Attendance	January-December 2022	
		Present	Absent
Brandon Stewart, Chair	P	9	0
Margi Nothard, Vice Chair	P	7	3
Leann Barber	P	3	0
William Condon	A	8	1
Leighton Lindo	A	3	2
Reed Solberg	A	6	3
Susan Spragg	P	1	0
Ryan Wipplinger	P	7	2
Mayor Dean Trantalis / Scott Wyman, Alternate	P	8	1

Staff

Avis Wilkinson, Housing Programs Administrator/Staff Liaison
Carla Blair, 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 9:04 a.m. Roll was called and it was noted a quorum was present.

New Committee member Susan Spragg introduced herself at this time.

II. APPROVAL OF MINUTES – JULY 11, 2022

Motion made by Vice Chair Nothard, seconded by Mr. Wyman, to approve the July 11 minutes. In a voice vote, the **motion** passed unanimously.

Motion made by Mr. Wyman, seconded by Mr. Wipplinger, to approve the minutes of the August 8 meeting. In a voice vote, the **motion** passed unanimously.

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 reminded the Committee members that the Habitat for Humanity affordable housing project is using Home Investment Partnerships Program (HOME) funds rather than State Housing Initiative Partnership (SHIP) dollars. The City will advance Habitat for Humanity the funds and will then place a 15-year lien on each of the properties. At present, the project is still working on revisions necessary for required environmental review.

Ms. Wilkinson continued that Habitat for Humanity had negotiated with the owner of an adjacent property to purchase that property as well, but the process has been unable to move forward. This required a change to the scope of work from the original proposal of 24 units to 18 to 20 units. The project is still awaiting official approval from the City as well.

- **Affordable Housing Incentive Plan discussion and vote to approve**

At this time Chair Stewart opened the public hearing for the Affordable Housing Incentive Plan. With no members of the public wishing to speak on this Item, the Chair closed the public hearing and brought the discussion back to the Committee.

The Incentive Plan includes suggestions made from the Committee to the City Commission. It is a comprehensive document showing what has been done in the past as well as proposals for the future.

Ms. Wilkinson noted two pending corrections to the Affordable Housing Incentive Plan:

- P.5: change date from 2021 to 2022
- P.9: remove one period under Incentive I

Mayor Trantalis addressed the proposed incentives, stating that he could not support the inclusion of an incentive related to parking. Multi-family housing is now required by Ordinance to provide at least one parking space per unit for both affordable and market-rate housing.

Mayor Trantalis also addressed a proposed incentive for lot size reductions, noting that some developers have asked the City to modify its zoning Code to allow for expansion of more housing units. This would, however, require zoning to be changed throughout the entire City, placing significantly greater stress on traffic and infrastructure in existing single-family neighborhoods. He concluded that he could not support this proposed incentive.

Mayor Trantalis continued that he was also concerned with proposals regarding lot size reduction and density calculation. He stated that the increase in housing inventory for people moving to Fort Lauderdale will eventually help stabilize housing costs, and noted that decreases in lot size and increases in density could compromise quality of life for both current and new residents. He concluded that the City must take care not to create an imposition on existing communities in neighborhoods with lower density.

Chair Stewart commented that the proposed incentives are intended to be directed toward homeowners who could create more affordable housing. He felt they could encourage homeowners to provide accessory dwelling units for low-cost housing. Mayor Trantalis replied that it would be likely for any such units to be turned into short-term rentals such as Airbnbs.

Chair Stewart pointed out that homeowners in some neighborhoods already have these accessory units on their properties. Mayor Trantalis advised that he regularly receives emails complaining that these units are being used as Airbnbs.

Ms. Barber stated that the City should be prepared to consider every potential solution to provide more affordable housing for residents. She pointed out that governmental policy has allowed the affordable housing shortage to occur, and should now be used to alleviate that shortage.

Mayor Trantalis asked how policy has contributed to the current affordable housing shortage. Ms. Barber replied that approval of luxury housing rather than lower-cost housing has affected this crisis and forced individuals and families with lower incomes out of the housing market. This has been an issue throughout the United States and particularly in South Florida. She felt steps should be taken to facilitate the development of housing in a lower price range.

Mayor Trantalis advised that once housing inventory has increased to the point where it meets demand, it will reach a tipping point after which prices can be expected to level off. This point has not yet been reached. He cautioned that if there is no more development of market-rate housing in Fort Lauderdale, prices will continue to increase, as there will be more competition for fewer units.

Mayor Trantalis continued that the City's hands are tied by the State Legislature with regard to the regulation of Airbnb or other vacation, accessory, or market-rate units. He concluded that the most useful tool he has identified thus far is to continue to build more units and increase supply in order to level out demand.

Mr. Wipplinger requested clarification of the allocation of parking spaces to housing units, including accessory units. Chair Stewart replied that there may be alternatives available to accessory units, such as on-street parking. He reiterated that homeowners

could be encouraged to develop accessory units for use other than as an Airbnb, and to engage in long-term rentals of these units.

Ms. Barber noted that some parking industry professionals feel it will never be possible to reduce car ownership as long as parking remains free. Parking reductions are considered part of the pathway toward reducing car ownership, along with accessible public transportation. Vice Chair Nothard stated that if the Committee's focus is on reducing unit costs in the City, they must be willing to consider actions that lower additional costs such as parking.

Mayor Trantalis advised that charging for on-street parking in some areas of the City resulted in significant resistance, as this limited residents' abilities to have overnight guests, and the charge was ultimately rescinded. He did not feel Fort Lauderdale is where it needs to be with regard to providing public and other alternative forms of transportation, and noted that the City will need to work with the County to provide some of these alternatives.

Motion made by Mayor Trantalis, seconded by Vice Chair Nothard, to approve incentives two and three, the surplus land program and Affordable Housing Trust Fund. In a voice vote, the **motion** passed unanimously.

Mayor Trantalis again expressed concern with the potential effects of increasing density in some City neighborhoods, resulting in the addition of town homes and multi-family development to single-family neighborhoods. He concluded that the only component of this incentive he would be willing to accept would be impact fee waivers.

Motion made by Mayor Trantalis to remove the other three components and accept only impact fee waivers. (The **motion** died for lack of second.)

Ms. Spragg asked if it would be appropriate to further investigate some of the proposed incentives and report back to the Committee on them. Chair Stewart stated that the incentives are only recommendations to the City Commission.

Motion made by Ms. Barber, seconded by Vice Chair Nothard, to approve the entirety of the 2022 Affordable Housing Incentive report. In a roll call vote, the **motion** passed 5-1 (Mayor Trantalis dissenting).

Ms. Wilkinson advised that the Incentive Plan will appear on the Agenda of the second City Commission meeting in October 2022. She will notify the members of this exact date. She thanked the Committee members for their discussion of the proposed incentives, noting that if they are approved by the Commission, the Committee will then work toward an implementation plan.

IV. NEW BUSINESS

Ms. Wilkinson continued that she attended the SHIP conference in August, and suggested that if funding is available in 2023, some of the Committee members also consider attending.

V. AGENDA TOPICS FOR NEXT MEETING

None.

VI. GOOD OF THE ORDER

None.

VII. NEXT SCHEDULED MEETING DATE – October 10, 2022

VIII. ADJOURNMENT

There being no further business to come before the Committee at this time, the meeting was adjourned at 10:03 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.]