



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, FEBRUARY 13, 2023 – 9:00 A.M.

Cumulative

Committee Members	January-December 2023		
	Attendance	Present	Absent
Margi Nothard, Chair	P	2	0
Leann Barber, Vice Chair	P	2	0
William Condon (arr. 9:04)	P	2	0
Gary DePew	A	1	1
Susan Spragg	P	2	0
Ryan Wipplinger (arr. 9:06)	P	1	1
Comm. Dr. Pamela Beasley-Pittman	P	2	0

Staff

Avis Wilkinson, Assistant Housing and Community Development Manager / SHIP Administrator / Staff Liaison
Carla Blair, Recording Secretary, Prototype, Inc.

Communication to the City Commission

None.

I. ROLL CALL / DETERMINATION OF A QUORUM

Chair Nothard called the meeting to order at 9:00 a.m. Roll was called and it was noted a quorum was present.

II. APPROVAL OF MINUTES – JANUARY 9, 2023

Ms. Spragg noted a correction to p.4, paragraph 6: it should be clarified that the Zoom platform would be used for remote attendance.

Motion made by Commissioner Dr. Beasley-Pittman, seconded by Vice Chair Barber, to approve. In a voice vote, the **motion** passed unanimously.

III. OLD BUSINESS

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

Ms. Wilkinson advised that the Affordable Housing Trust Fund balance remains \$0.

- **Update on Habitat Housing Project**

Ms. Wilkinson reported that City Staff, representatives of Habitat for Humanity Fort Lauderdale, and two City Commissioners have met with the Lauderdale Manor Homeowners' Association. The Association had expressed concern that the project would result in a greater influx of traffic in the neighborhood due to the proposed units. There will be further investigation into the possible traffic, and these parties will meet again once more data is available.

Commissioner Dr. Beasley-Pittman emphasized that any work done from the properties will be home-based. There is no commercial or retail component to the project.

- **Update on FIU Meeting**

Ms. Wilkinson stated that Dr. Ned Murray of Florida International University (FIU) conducted a meeting in relation to Broward County's Master Affordable Housing Plan. This Master Plan will address all major issues related to affordable housing. Ms. Wilkinson noted that she had recommended the Plan consider addressing jobs, as many residents earning low incomes spend more than 30% of their income on housing. There is no estimated completion date for the Master Plan at this time.

Chair Nothard asked if the meeting had addressed payment in lieu to fund affordable housing. Ms. Wilkinson recalled that Ralph Stone, Executive Director of Broward County's Housing Finance Program (HFP) and Housing Finance Authority (HFA), had previously discussed this issue in a presentation to the Committee. The FIU meeting had focused on statistical information regarding affordable housing. She added that the Committee may invite Mr. Stone to present again in the future if they wish, and encouraged the members to consider any questions they may have and submit them to her office in advance of the presentation.

Vice Chair Barber asked if the Committee may see a draft of the work already done on Broward County's Affordable Housing Master Plan. Ms. Wilkinson suggested that it may be possible to see a PowerPoint presentation that would give the members an overview of the Master Plan. Commissioner Dr. Beasley-Pittman also recommended inviting Dr. Murray or another representative of FIU to provide more information.

- **Affordable Housing Trust Fund 2 Year Activity Report**

Ms. Wilkinson advised that she had sent the Committee members updated information on the activity in the Affordable Housing Trust Fund. This showed the earnings from the sale of properties, the addresses of the properties, and the projects on which dollars in the Trust Fund were used. The largest portion of money went to a Housing Authority project located in the Sailboat Bend neighborhood, while more recently, some funds were allocated to a project in the FAT Village. She concluded that she would re-send

the members a copy of the Commission Agenda Memo (CAM) relating to the FAT Village project.

IV. NEW BUSINESS

- **Discussion of City-owned Properties – Amber Cabrera, City Manager Department**

Amber Cabrera, Commission Supervisor for Government Affairs and Economic Development, gave a PowerPoint presentation on City-owned properties. The City has a number of surplus properties that have been administered in various ways over the years, including sale or retention for future public use.

Individuals may look at the list of City-owned properties and make inquiries into whether or not they are available for sale. All City properties are sold at 100% of their appraised values. If, after appraisal, the interested individual wishes to proceed and demonstrates that they are able to purchase the property, the City Commission will then decide whether or not to surplus the subject property. This is typically done during a regular Commission meeting.

The next step in the process would be public advertising. The property must be advertised for sale in the local newspaper for at least two weeks. This is followed by Staff review and comparison of any proposals for that property and a recommendation to the City Commission.

The next step is Commission approval, which can take four to six months to complete. It is also possible for the Commission to consider other uses of the property and/or determine that they do not want to sell at this time. There is no cost to the prospective purchaser who expressed interest in the property: appraisal is covered by the City.

Chair Nothard requested clarification of the criteria to determine who may bid on the property. Ms. Cabrera replied that the City reaches out to its real estate consultant to provide input on the recommendation.

Ms. Cabrera continued that when the City receives an inquiry regarding a surplus property, they do not prioritize one prospective use, such as affordable housing, over another. This creates a level playing field for potential purchasers. Staff recommends the sale which represents the highest and best use of the property, and the Commission will make the ultimate decision.

At present, there are 51 City-owned surplus properties, some of which include structures and some of which are vacant. Some properties are surplus but not available to sale due to easements, existing encroachments, or other considerations. Another 26 parcels, separate from the surplus 51, are slated for use in affordable housing.

Ms. Cabrera advised that the Commission may choose to move a surplus property to the list of prospective affordable housing properties. These may be infill properties, with which the City partners with an organization such as Habitat for Humanity or a Community Redevelopment Agency (CRA) in order to make housing a possibility.

Chair Nothard noted that there are some City-owned properties not reflected on the surplus list or as potential affordable housing properties. Ms. Cabrera explained that many of these properties cannot be sold for various reasons, such as easements or encroachments. The affordable housing surplus properties are typically slated for projects or for future possible uses in affordable housing.

Commissioner Dr. Beasley-Pittman asked how the 26 prospective affordable housing properties are determined. Ms. Wilkinson stated that every three years, the City must create a list of properties that could be used for affordable housing. The list of 26 properties was determined by working with the City's Urban Planning and Design Department, which used the City's minimum lot size as one criterion for this classification.

Ms. Spragg asked how the values of City-owned properties reflected on the Broward County Property Appraiser's website tie into the appraised values of other properties marketed for sale. Ms. Cabrera replied that the City does not market its properties: when there is interest in purchasing a City-owned property, the City will have the property newly appraised, as there are fluctuations in property values. The values listed on the Property Appraiser's website may provide an approximate value for a parcel, but the City will not rely on that figure if it has been more than six months since appraisal.

Ms. Cabrera concluded that any additional questions may be forwarded to her through Ms. Wilkinson's office. Ms. Wilkinson added that the intent of the Commission's process for the sale of properties is to ensure fair market value, as the City's Charter will not allow for the donation of properties. This ensures that no one purchaser receives a better deal than another. A CRA that owns properties has options the City does not, such as donating parcels or charging below market rate.

Vice Chair Barber observed that there are approximately 15 City-owned properties that are not buildable. Ms. Cabrera advised that these properties are still considered surplus even though it would be difficult to do anything with them. Vice Chair Barber continued that other cities transfer these small areas to nonprofits, which may use them to address areas where slum and blight are problems. Ms. Cabrera replied that this would be at the discretion of the Commission.

Vice Chair Barber stated that a property can be sold or leased at a nominal value. Ms. Cabrera confirmed that there must be some type of value given for the property, even if it will be used by a nonprofit. Chair Nothard emphasized the value that affordable housing provides to entire neighborhoods as well as individuals and families.

- **Update on the existing stock and demands**

Ms. Wilkinson recalled that this information was requested at a previous meeting. She had sent the Committee members the information she could find at present, but noted that this was not a great deal of information. Additional up-to-date demographic and statistical data will likely be compiled as part of the pending FIU study.

Vice Chair Barber explained that she was interested in the current available housing stock, as well as the current need. She recalled a previous discussion that estimated the number of residents who are in need of affordable housing in Fort Lauderdale. The size of this need will affect the potential solutions.

Ms. Wilkinson asked for clarification of what type of demographic information the Committee wished to see. Vice Chair Barber explained that she wished to understand the scale of the affordable housing issue and how demographic information is collected and determined, such as who is considered to be homeless or in need of affordable housing.

Ms. Wilkinson advised that one demographic group affected by the need for affordable housing is senior citizens, as rents continue to rise and their income is often limited to Social Security. In its most recent Local Housing Assistance Plan (LHAP), the City created a program specifically intended to provide rental assistance for the elderly. She noted that this program is limited to Fort Lauderdale residents living within City limits.

Ms. Wilkinson continued that there are also two pending requests for proposal (RFPs), one of which would use State Housing Initiatives Partnership (SHIP) funds to provide a large lot to a Community Housing Development Organization (CHDO) on which to create a small-scale affordable housing project. Another RFP will use SHIP funds toward affordable home ownership, also working with a CHDO. Six additional RFPs will be issued through the Home American Rescue Plan, including assistance for non-congregate shelters and affordable rental programs.

Commissioner Dr. Beasley-Pittman asked how many people would benefit from these programs. Ms. Wilkinson explained that this will not be determined until there have been responses to the RFPs.

Chair Nothard observed that it may be helpful for the Committee to understand the scope of the benefits of City, County, and other housing programs, including how many people are assisted by these programs.

V. AGENDA TOPICS FOR NEXT MEETING

Vice Chair Barber suggested that a discussion of transitional housing be placed on a future Agenda. Ms. Wilkinson requested clarification of which type of transitional housing the Vice Chair was referring to, noting that some organizations provide

transitional housing for specific groups, such as individuals in recovery or recently released from prison. Chair Nothard suggested that they discuss this topic in general.

VI. GOOD OF THE ORDER

None.

VII. NEXT SCHEDULED MEETING DATE – March 13, 2023

VIII. ADJOURNMENT

There being no further business to come before the Committee at this time, the meeting was adjourned at 10:08 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.]