



CITY OF FORT LAUDERDALE

Approved.
MEETING MINUTES
CITY OF FORT LAUDERDALE
AFFORDABLE HOUSING ADVISORY COMMITTEE
AND HOMELESS ADVISORY COMMITTEE
914 SISTRUNK BOULEVARD, SUITE 100
FORT LAUDERDALE, FLORIDA 33311
MONDAY, NOVEMBER 18, 2024 – 9:00 A.M.

Cumulative

AHAC Committee Members	2024 Attendance	Present	Absent
Leann Barber, Chair	P	11	0
Susan Spragg, Vice Chair (via Zoom)	P	11	0
Commissioner Dr. Pamela Beasley-Pittman <i>(represented by Jamel Walker)</i>	P	8	3
William Condon	P	9	2
Mindy Figueroa <i>(10/24 absence excused)</i>	P	6	3
Willie McKay <i>(10/24 absence excused)</i>	P	8	3
Roderick Newkirk (arr. 9:12) <i>(10/24 absence excused)</i>	P	7	4

HAC July 2023 – June 2024

		<u>Attendance</u>	
Paula Yukna, Chair	P	11	0
Robin Martin, Vice Chair	P	11	0
Ray Dettman	P	8	0
Michael O'Brien	P	1	0
Amy Schimelfenyg	P	11	0
Jamie Sturgis (dep. 10:48)	P	2	1

Staff

Avis Wilkinson, Assistant Housing and Community Development Manager/Staff Liaison
 Rachel Williams, Housing Manager
 Angela Walsh, Administrative Assistant, Housing and Community Development
 Carole Mitchell, Homeless Initiatives Program Manager
 Luisa Agathon, Neighborhood Support Manager
 Marie Joseph, Homeless Initiatives Coordinator
 Kayla Weinberg, Community Court Assistant
 Junia Robinson, Assistant Neighborhood Support Manager
 Marco Aguilera, Administrative Supervisor, Homeless Initiatives
 K. Cruitt, Recording Clerk, Prototype, Inc.

Communication to the City Commission

None.

I. ROLL CALL / DETERMINATION OF A QUORUM FOR AHAC

Chair Barber called the meeting to order at 9:05 a.m. Roll was called and it was noted a quorum was present for the Affordable Housing Advisory Committee (AHAC).

II. ROLL CALL / DETERMINATION OF A QUORUM FOR HAC

Roll was called and it was noted a quorum was present for the Homeless Advisory Committee (HAC).

III. APPROVAL OF MINUTES

- **October 14, 2024 for AHAC**

Motion made, seconded by Mr. Condon, to approve. In a voice vote, the **motion** passed unanimously.

- **October 17, 2024 for HAC**

Motion made by Ms. Schimelfenyg, seconded by Vice Chair Martin, to approve the minutes. In a voice vote, the **motion** passed unanimously.

IV. OLD BUSINESS – AHAC

- **Affordable Housing Trust Fund update**

Ms. Wilkinson reported that the Affordable Housing Trust Fund balance remains \$0. While some funds had been anticipated from payment in lieu fees, those transactions have not yet occurred.

Chair Barber asked if the Board may request a forecast of when these funds are expected by the Building Department. Ms. Williams explained that projects are in different stages of preparation, which makes it difficult to project when funds will be provided. The dollar amounts of the payments in lieu are not yet known.

- **Habitat's BBI Village update**

Ms. Williams stated that some of the hurdles this project has faced in the past have been overcome. She briefly reviewed the project, recalling that the City entered into an agreement with Habitat for Humanity of Broward to develop 20 town homes to be owned by families with low incomes. Challenges have included concerns with the retaining wall on the property, which required additional funding. The City Commission recently approved the funds to assist with this improvement. The project is expected to break ground soon. Total funding from Housing and Community Development, which included Community Development Block Grant (CDBG), Home Investment Partnerships, and

State Housing Initiative Partnership (SHIP) funds, came to just over \$2 million. This will lower the cost of home ownership.

- **Affordable Housing Incentive Report update**

Ms. Wilkinson reported that the Affordable Housing Incentive Plan was approved by the City Commission at their October 15, 2024 meeting. The Plan was sent to the Florida Housing Coalition on November 5, 2024.

V. OLD BUSINESS – HAC

- **City Ordinance in Response to HB 1365 – City Attorney’s office response**

Ms. Agathon advised that the City Attorney’s Office has responded to the Committee’s concerns regarding Fort Lauderdale’s Ordinance in response to Florida House Bill (HB) 1365. The response states that the City Attorneys were directed by the Fort Lauderdale City Commission to prepare the City’s Ordinance in response to HB 1365. City Attorneys spoke but did not collaborate with any other municipalities, nor with Broward County, when drafting the Ordinance.

Ms. Schimelfenyg commented that the City Attorney’s Office did not answer the questions asked by the Board, which included a question of why the City’s Ordinance went beyond limitations. Another question asked which other municipalities were consulted, which was also not answered.

Vice Chair Martin suggested a more accurate question might have asked why the City Commission decided to have the City draft its own Ordinance, which he perceived as more punitive than required by HB 1365.

- **Motion – Communication to the City Commission**

Ms. Agathon recalled that Chair Yukna had addressed the HAC’s communication to the City Commission, which was made at their October 17, 2024 meeting, at a recent City Commission meeting. Chair Yukna confirmed that she had read the Committee’s motion for the Commission. She expressed concern that the Commission’s Ordinance went a step further than the County’s Ordinance, choosing 24-hour prohibition of sleeping on public land. The County’s Ordinance extends from sunset to sunrise.

Vice Chair Martin reported that he had asked the outreach team for Broward County’s Continuum of Care (CoC) to begin monitoring whether or not unsheltered persons in Broward County are negatively impacted by the Ordinance. He anticipated that the visibility of homeless individuals will drop as they are either cited or “moved along” under the new Ordinance.

Ms. Figueroa asked if there is a means to track the results of the Ordinance. Ms. Schimelfenyg replied that her civic association had directed residents to use the FixIt FTL app if they wished to lodge complaints. They had indicated over 100 complaints have already been made. Vice Chair Martin pointed out, however, that this app will not track what happens to the individuals who are reported. Mr. Condon added that there is also a County portal.

Ms. Wilkinson recalled that the AHAC members were recently invited to attend a meeting of the city of Plantation's AHAC. She attended a portion of this meeting and provided an overview of Fort Lauderdale's efforts.

VI. NEW BUSINESS

- **AHAC 2025 Meeting Dates**

Ms. Wilkinson requested approval of the 2025 AHAC meeting dates.

Motion made by Mr. Condon, seconded by Ms. McKay, to approve the dates. In a voice vote, the **motion** passed unanimously.

- **Discussion between AHAC & HAC**

1. HOME ARP Homeless Projects

Ms. Williams showed a PowerPoint presentation on different Housing and Community Development (HCD) programs that support homelessness. HCD Division administers federal and state entitlement programs. One of these is the Community Development Block Grant (CDBG) program, which includes a Public Services category. The City may use up to 15% of its annual CDBG award for activities within this category.

Public service organizations that have received CDBG funds in the past include Feeding South Florida for Community Court. Ms. Williams explained that Feeding South Florida was funded in fiscal year (FY) 2023 and has requested a contract extension.

Other organizations supported through CDBG funds include the Broward Partnership for the Homeless. This funding covers the costs of meals served at their Central Homeless Assistance Center and provides funding for bus passes and other transportation so homeless persons may go to job interviews or medical appointments.

The Jack and Jill Children's Center also receives CDBG funding which covers scholarships for homeless and low-income families who have difficulty going to job interviews or work because they do not have child care. CDBG funds are also used to support Women in Distress of Broward County, which is the only certified domestic

violence shelter in Broward. This funding assists persons from Fort Lauderdale who are fleeing domestic violence and covers the cost of their stay in a shelter.

Housing Opportunities, Mortgage Assistance, and Effective Neighborhood Solutions, Inc. (HOMES, Inc.) is a community-based development organization (CBDO) which provides employment training and placement as well as other services. This organization is funded with \$125,000 to provide housing and job training for youth who are aging out of foster care and have no other housing options. The organization annually serves 15 to 20 young adults by providing housing as well as some type of job training. They are placed into either internships or long-term employment.

Ms. Williams distributed copies of HCD's Annual Action Plan, which shows how federal funds are budgeted and includes a brief description of the services provided. The document is available to the public on the City's website.

Another grant, Home Investment Partnership (HOME), provides tenant-based rental assistance and affordable housing development in partnership with Community Housing Development Organizations (CHDOs). Habitat for Humanity of Broward, for example, is classified as a CHDO.

HOME offers tenant-based rental assistance, which provides 24 months of assistance with rent for individuals or households experiencing homelessness. In the past, Hope South Florida and HOMES, Inc. provided this service; however, Hope South Florida's contract has expired and only HOMES, Inc. offers this service. They were awarded \$201,897 for this purpose, which is a relatively small amount when considering the cost of rent in Broward County. Ms. Williams estimated that the allocation will support eight to ten families for 24 months.

The tenant-based rental program requires participating households to pay 30% of their income toward the cost of rent. The program covers the difference between that 30% and the actual cost of rent. HCD works collaboratively with the Broward County CoC, which provides the names of potential participants who are a good fit for the program. Ms. Williams emphasized that when households participate in HCD programs, they are equipped with or can develop the skills needed to reach self-sufficiency.

Another core aspect of HCD is the development of long-term solutions through affordable housing. The state and federal budgets for affordable housing total approximately \$12 million per year, which does not adequately address the community's needs. HCD partners with other organizations that can bring funds to the table in order to identify creative ways to provide assistance.

Ms. Williams explained that the population most in need of assistance is typically the population at the lowest level of economic earnings in the Fort Lauderdale community. Many of these individuals and households receive Social Security Disability or a fixed

income. The agencies that typically partner with HCD to serve this population are typically nonprofit entities, which also do not have a great deal of funds to spend.

HCD has partnered with Habitat for Humanity of Broward to create the 20 units in the BBI Village development for families who are currently employed but do not earn enough money to pay rent. These families can often afford mortgages, and Habitat for Humanity offers interest-free mortgages which are not available at commercial banks.

HCD is working to develop an agreement with HOMES, Inc., which is also a CHDO. They have brought forward a proposal to develop eight housing units for senior citizens on fixed incomes. Ms. Williams noted, however, that this project has posed challenges through which the City is still working, lowering the number of units from eight to four in order to accommodate parking, setbacks, and other requirements.

Roughly 50% of the households served by HCD earn low or very low area median income (AMI). HCD works with nonprofit partners who own housing units to provide multi-family housing rehabilitation, which means a provider can secure an interest-free repayable deferred loan to renovate these units to bring them up to current standards. At present, HCD is working on partnerships with the Fort Lauderdale Community Development Corporation (CDC) and Minority Builders to bring these units up to standard. In exchange, HCD has some input on what those entities may charge for rent in those units.

2. SHIP Program for Homeless

Ms. Williams next addressed State Housing Initiative Partnership (SHIP) funds, which can be used toward residential rehabilitation and construction, rental assistance for seniors, rapid re-housing, and purchase assistance. The senior rental assistance program is operated directly through HCD. Participants must be 62 or older, living within the Fort Lauderdale city limits, and falling behind on their rent.

The rapid re-housing program is administered in collaboration with the City's Neighbor Support Division and Community Court. Families whose only barriers are the first and last months' security deposits are assisted. The purchase assistance program helps families earning low incomes who have good credit and are seeking to purchase a home within the city limits of Fort Lauderdale.

Ms. Williams noted that households assisted by this program are required to occupy the home as their primary residence for 15 years. If they sell or change the title within that time period, a payback may be triggered. The intent of the program is not to allow households to cash out their equity, but to secure a long-term future in the home.

Ms. Williams next addressed Housing Opportunities for Persons with HIV/AIDS (HOPWA), which serves all of Broward County. It provides tenant-based rental vouchers which differ significantly from those offered by the CDBG program: HOPWA vouchers are

part of Section 8 housing choice. Every two to three years, HCD opens a waiting list to which qualifying households may apply. The waiting list is administered in a randomized fashion by computer.

To qualify for HOPWA, a member of the household must be HIV-positive and earn at or below 80% of AMI. The City has added further qualifications to ensure that winter residents cannot use these resources during that season only and then live elsewhere. Participants must be Broward County residents for at least six months to qualify. In 2024 HCD added 50 vouchers to the program after adding this residency requirement.

HOPWA also offers short-term rental, mortgage, and utility assistance (STRMU). A household impacted by HIV/AIDS that is falling behind on their mortgage, but can demonstrate a future ability to pay, may apply for this assistance.

Project-based rental assistance differs from tenant-based assistance because the subsidy remains with the specific project. Participants do not have the option of residing where they want, but must live in a particular building to receive the subsidy. Project-based assistance operates in a similar manner to transitional housing with support. The first stay in a project-based facility is for 24 months, at which time the household works with a case manager and takes steps toward self-sufficiency.

Another HOPWA program is permanent housing placement, which helps households with the costs associated with moving to a new residence they can sustain. Ms. Williams explained that this is similar to rapid re-housing, as it covers moving costs, the security or first/last month's deposit, the utility deposit, and/or similar costs.

HOPWA also provides legal services that are specific to housing. The program partners with Legal Aid of South Florida to help households experiencing any type of legal housing issues, such as landlord/tenant issues. Legal Aid provides services to these households at no charge.

HOPWA also offers case management services through two agencies based in Broward County. These agencies assist all individuals or households who are looking for services by having case managers help them navigate the system.

Mr. Newkirk asked how an individual can be placed in contact with Legal Aid. Ms. Williams replied that the household must be impacted by HIV/AIDS in some way in order to access Legal Aid services through HOPWA. The household or individual must be enrolled in case management, which then refers them to other services such as Legal Aid. Because HOPWA clients are subject to the Health Insurance Portability and Accountability Act (HIPAA), HCD and its partners are very sensitive to disclosing secure information.

Mr. Newkirk asked how a non-HOPWA tenant who is experiencing an issue with a landlord might access Legal Aid services. Ms. Williams replied that while Legal Aid has

other programs for populations that have specific needs, those services are not funded by the City.

Ms. Williams next addressed the HOME ARP program, which follows the rules of the HOME program. It is a one-time funding source that was made available under the American Rescue Plan Act (ARP), which took effect during the height of the COVID-19 pandemic. Fort Lauderdale was awarded just over \$2 million and is required to serve the HOME-eligible population, which includes persons and households who are homeless, at risk of becoming homeless, or fleeing domestic violence.

The City developed the HOME ARP Plan, which can be accessed through the HCD website. Just over \$1 million in funds were awarded to Broward Housing Solutions to develop rental units. This project includes six units which will house seniors aged 55 or older who are experiencing homelessness and have received a mental health diagnosis.

Ms. Williams continued that HCD has also issued a request for proposal (RFP) for a non-congregate shelter at a cost of \$750,000, although there have been no respondents thus far. This may be because the funding amount is relatively small. HCD has submitted a request to the U.S. Department of Housing and Urban Development (HUD) to determine whether or not those funds may instead be used for a pallet shelter. If HUD responds in the affirmative, the City Commission will likely award the funds to Neighbor Support so they can acquire pallets for a shelter.

Ms. Wilkinson noted that another reason there have been no respondents may be because there is currently no funding for the operation of a non-congregate shelter. Ms. Williams advised that HUD funds typically come with several caveats, one of which is that money cannot be used toward operating costs.

Ms. Williams further clarified that the RFP is for a non-congregate shelter because federal funding sources would like to move away from a congregate to a non-congregate shelter model. The HOME ARP funds allow for the proposed building to be converted to permanent supportive housing after 15 years.

Chair Barber requested additional information regarding the six units proposed for senior citizens who have experienced homelessness and have a mental health diagnosis. Ms. Williams explained that these units are three existing duplexes, which will be operated by Broward Housing Solutions. HCD will help control the rents charged in these units.

Ms. Figueroa asked how the City can prepare itself for the possibility that funds may be cut in the future. Ms. Williams stated that she was hopeful that the policies the City currently has in place will continue to work, and that defunding these programs will not be easy. She also hoped that the payment in lieu dollars, which were briefly discussed earlier in the meeting, will be available in the Affordable Housing Trust Fund in the near future. HCD will be able to determine how these funds are spent. She concluded that there are

a great many laws governing the funding of these programs, which would be difficult to dismantle.

Ms. Wilkinson advised that the AHAC and HAC are asked to consider other funding sources for the Affordable Housing Trust Fund which are not generated through federal or grant funding. She encouraged the members to consider creative options, pointing out that Miami-Dade County and other Florida municipalities use alternative sources.

Ms. Williams noted that these options may include private funding, suggesting that it may be possible to encourage business owners to contribute through their business tax receipts. This additional amount could go into the Affordable Housing Trust Fund to address homelessness and households earning 50% or less of AMI, and would not be tied to federal or state participation.

3. AHAC & HAC Open Forum

Chair Barber explained that the intent of the joint meeting is for the AHAC and HAC to discuss recommendations that they can take to the City Commission. She recommended focusing on the City rather than the County, as both Committees are advisory bodies for Fort Lauderdale.

Mr. Dettman observed that the City's Community Redevelopment Agencies (CRAs) exist in specific geographic areas and receive tax increment financing from those areas. He suggested that there may be a similar way to secure a portion of County property tax funding and use it toward affordable housing.

Ms. Williams encouraged members of both Committees to attend HCD's January 13, 2025 meeting at 5 p.m., which will be an Annual Planning Meeting. This is the meeting at which HCD develops the documents she had distributed to the Committee members. Those who attend can make their voices heard on how to best channel funding toward different initiatives and causes.

Chair Barber commented that there are typically two ways in which the City Commission may act. One is by identifying additional funding sources, while the other is by changing zoning Code to remove existing restrictions. She strongly emphasized the need to review the City's zoning regulations and determine what changes might be made to allow for additional affordable units.

Chair Barber continued that one charge of the AHAC is the annual preparation of the Affordable Housing Incentive Report, which identifies incentives that could be offered to leverage the \$1.4 million provided through SHIP. The report was presented to the City Commission and approved by that body in October 2024.

Char Barber recalled that the AHAC had requested the City Commission review the potential impact of implementing the Committee's recommendations. These included reducing parking restrictions, permitting construction of accessory dwelling units (ADUs) on smaller residential lots, and other options carried out in major cities throughout the United States. She concluded that while the Commission has adopted the recommendations in the Incentive Report, they have not acted on them in the past.

Chair Yukna explained that one of the HAC's frustrations has been that they may make a motion to recommend action to the City Commission, but that action is not implemented.

Ms. Figueroa suggested that the Committee members may wish to include key milestones as part of their recommendations, the implementation of which can be followed up on by the Committee. She also recommended direct outreach to their appointing Commissioners to determine what they expected their appointees to accomplish on the Committee.

Chair Barber recalled that in the past, the AHAC asked the City Commission to direct Staff to review the Incentive Report and make recommendations. The Commissioners indicated their willingness to schedule a joint workshop with the AHAC in early 2025, giving them time to first review the report.

Ms. Figueroa suggested that the Committee invite the Commissioners to attend an AHAC meeting in the first quarter of 2025. Mr. Condon recalled that there had been previous discussion of this, and the Committee had ultimately decided to wait until the new Commission was seated following the November 2024 election.

Mr. Dettman recommended reaching out to secure plans from other cities' actions and presenting them to the Commission as options. Mr. Condon explained that the AHAC's Incentive Report includes 11 state-mandated recommendations, each of which was researched by a Committee member, including whether or not these actions have been implemented in other cities.

Vice Chair Spragg commented that in addition to the 11 items in the AHAC Incentive Report, the Committee also made a series of recommendations related to education, training, and communication. She emphasized that while the City seeks grant funds for affordable housing purposes, they do not allocate any general revenue toward that purpose. She asked if the HAC wished to join the AHAC in recommending that the City budget funds toward both Committees' purposes.

Vice Chair Martin stated that unlike the AHAC, the HAC was more recently formed to assist the City over a two-year time frame, of which one year remains, in addressing homelessness. They do not have a regular operating standard, and during their first year focused primarily on educating all the Committee members on what the City, County, and CoC are already doing.

Vice Chair Martin continued that Florida House Bill 1365 was recently passed, which put significant pressure on the County to prohibit outdoor sleeping or camping on public property. If a municipality or county does not provide a housing option for these individuals, they may be subject to lawsuits as of January 1, 2025. Attorneys continue to review which parties may file these suits. In addition, the City has enacted its own Ordinance, which reaches beyond the requirements of HB 1365.

Vice Chair Martin continued that options such as pallet shelters and parking lots are being discussed as possibilities. The HAC has recommended the use of a medical respite facility, although there has been no action taken by the City or the County. He concluded that the City did not request any input from the HAC with regard to its Ordinance.

Mr. O'Brien characterized HB 1365 as a means to make municipalities take action to address homelessness, and requested clarification of how \$13 million allocated to this purpose is being spent. He continued that there is no compliance from unsheltered persons on the street, as they are not requesting services from the City, and concluded that there should be a way to encourage that population to take advantage of the services available to them.

Vice Chair Martin pointed out that City and other funds used to assist the homeless population are tracked to account for how they are spent. He suggested that more funding toward rapid re-housing could have a significant effect on homelessness, as the amount currently provided is very small. There are also issues with rentals, as nonprofits cannot afford to place unsheltered persons in housing due to the cost of rent.

Vice Chair Martin continued that the City should look into the structure of its programs and consider allocating more money toward rent; however, this would only be a solution for a limited time. He concluded that the situation is very complex and no funds are being wasted; the problem is that there is not enough funding or services to go around.

Ms. Figueroa asked what could be done with the \$13 million the City has allocated to assist the homeless population. She suggested that some of these funds could be redirected in a way that would make them more useful. Vice Chair Martin replied that there is already a functioning system in place to move individuals into some type of stable housing; the issue is that there are not enough resources within this system or connections between different aspects of it.

Vice Chair Martin continued that due in part to the lack of affordable housing, individuals are remaining in emergency shelters for a longer time, which means fewer people are helped. He concluded that needs include more rapid re-housing beds instead of emergency shelter space, although he acknowledged that if the City's Ordinance is not amended, there will be a continuing need for emergency shelters as well.

Vice Chair Martin added that the City previously provided more transitional housing, such as small homes or duplexes, to house individuals with substance abuse problems or families with several children. There are now fewer examples of this housing, as the national focus is on moving an individual experiencing homelessness into an affordable community unit as quickly as possible using subsidies.

Chair Barber emphasized that the Fort Lauderdale community has a shrinking number of dwelling units for individuals or households earning very low incomes, as well as zoning restrictions that prohibit the use of some types of dwelling units such as ADUs.

Chair Barber raised the possibility of allocating a portion of Fort Lauderdale's travel and tourism tax, also known as the bed tax, to address homelessness. She recalled, however, that when this possibility was discussed at a recent Broward County Board of County Commissioners meeting, representatives of the travel and tourism industries had objected to the proposal, and the Board of County Commissioners voted against it.

Chair Barber continued that one way the City could be asked to modify zoning could be to eliminate or adjust the City's Ordinance prohibiting mobile home units on single-family residential properties. Mr. Sturgis cautioned, however, that this could result in a "not in my back yard" reaction in those neighborhoods. He proposed that multi-family zoning districts, such as RMM-25 districts, could permit a density of 50 units rather than 25 units per acre. This could lower the costs of development per unit and may be met with less resistance than a change to single-family residential neighborhoods. He felt if this proposal was made to the City Commission, it may have a high probability of success.

Chair Barber asked how many additional units might result from this change in comparison to the number that could result from other changes. She emphasized the need for multiple changes to ensure that different solutions may be applied. Mr. Sturgis advised that there is a great deal of RMM-25 zoning in the City, and doubling this density to 50 units per acre could result in the addition of thousands of units. He cited Flagler Village as an example, noting that the unlimited density in that community has resulted in a significant amount of development there.

Mr. Sturgis concluded that development in some parts of Fort Lauderdale is not affordable to developers because there is not sufficient density. Mr. Dettman added that the City has reduced parking requirements in some areas to encourage development, and developers may be given an additional density bonus if they include an affordable/workforce housing component.

Mr. Sturgis continued that another consideration is height. The RMM-25 zoning district typically includes low-rise garden-style units or town homes, for which the cost of construction is significantly lower than the cost of high-rise construction. RMM-25 neighborhoods were also designed to accommodate lower-rise units because they often serve as transitional zones between the urban core and single-family neighborhoods.

Mr. Sturgis left the meeting at 10:48 a.m.

Mr. Newkirk expressed concern that residents of communities that need affordable housing are not given priority for affordable or workforce units constructed in those neighborhoods. Chair Barber suggested that this concern be transformed into a recommendation for the City Commission to investigate the application processes and policies being used to approve tenants for new affordable units. It was also recommended that residents in the area where affordable units are being built should be given preference over other potential renters from outside those communities.

Chair Barber asked if there were additional recommendations the two Committees wished to make to the City Commission. It was clarified that a member or members of either Committee may make recommendations or a motion.

Motion made by Mr. Dettman that we ask the City Commission to budget for somebody that is a professional zoning person review all these suggestions [and] all these ideas from other cities and come up with a plan.

Chair Barber suggested that the **motion** be amended to clarify that a consultant would be asked to review zoning and make recommendations on how to change zoning to allow more dwelling units.

Vice Chair Martin **seconded** the **motion**.

Ms. Figueroa added that another recommendation could be to revisit the issue of using the bed tax to address affordable housing and homelessness. Vice Chair Martin added that the Commission could also be asked to take a public position on the issue of a pallet shelter and identify potential funding and locations, and partner with Broward County and additional municipalities to launch the pilot program.

The Committee members also discussed when to make their recommendations to the City Commission, as there will be a change in the Commission's composition in December 2024.

Mr. Dettman asked if the additional funding to which Vice Chair Martin had referred earlier in the meeting should also be included in the Committees' recommendations. Vice Chair Martin stated that he did not feel there should be a formal recommendation on how to use funding at this time. He added, however, that if this recommendation is made, there could be review of how Broward County invests in rapid re-housing, and the Commission could then determine whether additional dollars could be added to that component.

Vice Chair Spragg spoke in favor of scheduling a meeting with the City Commission in January 2025 to further discuss the Affordable Housing Incentive Report. There was

consensus between the members of the two Committees that both Committees could be invited to this meeting.

Ms. Figueroa advised that the Committees should also invite representatives of key industries, such as tourism and hospitality, to future meetings, as those representatives may not fully understand the extent to which their industries are affected by the lack of affordable or workforce housing.

[The **motion** was not voted upon.]

VII. NEXT SCHEDULED MEETING DATE – December 9, 2024 for AHAC / December 12, 2024 for HAC

There being no further business to come before the Committee at this time, the meeting was adjourned at 11:03 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.]