



CITY OF FORT LAUDERDALE

**MEETING MINUTES  
CITY OF FORT LAUDERDALE  
AFFORDABLE HOUSING ADVISORY COMMITTEE  
914 SISTRUNK BOULEVARD, SUITE 100  
FORT LAUDERDALE, FLORIDA 33311  
MONDAY, OCTOBER 20, 2025 – 9:00 A.M.**

**Cumulative**

<b>AHAC Committee Members</b>	<b>2025 Attendance</b>	<b>Present</b>	<b>Absent</b>
Susan Spragg, Chair	P	9	0
Shantel Jairam, Vice Chair	P	7	2
Commissioner Dr. Pamela Beasley-Pittman <i>Represented by Jamel Walker</i>	P	9	0
William Condon	P	8	1
Rich Degirolamo	P	8	1
Mindy Figueroa	P	6	3
Willie McKay	P	8	1
Agustina Sklar (arr. 9:07)	P	7	1
Amanda Wilson	P	9	0

**Staff**

Olivette Carter, Assistant Manager, Housing and Community Development/Committee Liaison

Angella Walsh, Administrative Assistant, Housing and Community Development

J. Opperlee, Recording Clerk, Prototype, Inc.

**Communication to the City Commission**

None.

**1. ROLL CALL / DETERMINATION OF QUORUM (6)**

Chair Spragg called the meeting to order at 9:03 a.m. Roll was called and it was noted a quorum was present.

**2. WELCOME INTRODUCTION**

**3. APPROVAL OF PREVIOUS MEETING MINUTES – September 8<sup>th</sup>, 2025**

Ms. McKay advised that her absence from the September 8, 2025 meeting was excused, and requested that this be noted in the minutes of today’s meeting.

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

Chair Spragg advised that she would not seek reappointment to the Affordable Housing Advisory Committee when her term expires on February 17, 2026. She has served on the

Committee for three years. She emphasized the contributions made by Committee members and Staff to promote affordable housing in Fort Lauderdale.

The following Items were taken out of order on the Agenda.

## **7. New Business**

### **II. Guest speaker for October 20<sup>th</sup> AHAC meeting: Roosevelt Walters**

Longtime Fort Lauderdale resident Roosevelt Walters recalled that he had served on the Committee for roughly eight years, beginning when Broward County mandated the creation of an Affordable Housing Advisory Committee (AHAC).

Mr. Walters explained that in 2005, a developer provided the City with \$350,000; however, there was no structure at that time for affordable housing in Fort Lauderdale. In 2017, the City had not yet spent any of these funds on affordable housing, and the AHAC recommended the creation of the Affordable Housing Trust Fund, into which the \$350,000 was placed.

The AHAC members at that time encouraged the City to identify places in which affordable housing could be built, as well as to identify more funding for its creation. Mr. Walters recalled that when the Trust Fund was created, there was discussion regarding what City Staff and the City Commission wanted to do with the funds, which was not the same as what the AHAC wanted to do with them. The Committee encouraged the City to sell some of its residential lots and place 100% of the net revenue from those sales into the Trust Fund.

Mr. Walters continued that the AHAC also recommended that 15% of the net proceeds from the sale of City-owned commercial properties be placed in the Affordable Housing Trust Fund. He emphasized that there is still strong community interest in this proposed policy.

Another recommendation made by the AHAC at that time was that the City pledge at least 5% of its General Fund toward affordable housing, and that the Budget Advisory Board (BAB) allocate some funding to the Trust Fund.

Mr. Walters continued that at one time, Broward County required each residential building with more than 20 units to include some affordable units. This led to the creation of a payment in lieu system similar to the one in use today. He added that one issue is the perception that affordable housing will be limited to households with low incomes, which is not the case: more accurately, housing for low-income households is included in affordable housing, as is housing for moderate-income households or workforce housing. He also noted that affordable housing construction in Fort Lauderdale is typically concentrated in the City's Northwest area.

Mr. Walters asserted that if developers are permitted to make payments in lieu of affordable housing, the amount of the payment should be consistent with the cost of constructing the same unit(s) as part of the development. Broward County currently allows a relatively low payment in lieu. He strongly emphasized the importance of constructing affordable housing for a range of incomes, and encouraged the Committee to continue its work in support of affordable housing throughout the City.

Chair Spragg recalled that in previous years, the Broward County Board of County Commissioners had discussed establishing a payment in lieu amount of roughly \$35,000 per unit; however, the passage of Broward County's Geller Amendment had lowered this payment to its current rate of \$10,609. She requested additional information on how this had occurred. Mr. Walters replied that while he did not have all the information on this issue, many developers had indicated they would construct in Miami-Dade and Palm Beach Counties rather than Broward County due to the payment in lieu or affordable housing requirement. This led to the lowering of the payment in lieu amount.

Mr. Walters strongly encouraged the Committee members to continue providing advice to the City Commission, even if all of their recommendations are not acted upon.

Chair Spragg asked if Mr. Walters would be willing to review the Committee's 2025 Affordable Housing Incentives Strategy Report and provide comments on it at the November 2025 meeting. Mr. Walters agreed to review the document and added that he would try to attend the next meeting.

Ms. Wilson recalled that the City has brought in significant revenue in recent years, but none of that revenue has gone toward affordable housing. She cited the example of the penny sales tax to fund transportation projects, suggesting a similar effort could be made to fund affordable housing. Mr. Walters noted, however, that it would be difficult to pass an additional tax on referendum. He recommended that the Committee suggest a portion of the City's revenue from new construction go into the Affordable Housing Trust Fund.

Ms. Figueroa asked if the Committee should reach out to the new City Manager to discuss her vision for the City with regard to affordable housing. Mr. Walters advised that the new City Manager is very accessible and willing to meet with City advisory boards and committees. He also recommended that the members reach out to their appointing City Commissioners.

The members further discussed different levels of affordability, the need for workforce housing, and payment in lieu amounts.

**III. Guest speaker for November 10<sup>th</sup> AHAC meeting: Sandra Veszi Einhorn**

**IV. Guest speaker for November 10<sup>th</sup> Related Group developer – Long Ha**

The Committee members discussed preparations for future guest speakers.

#### **4. PUBLIC HEARING: Approve Affordable Housing Incentives Strategy Report 2025**

Chair Spragg noted that the public hearing on the 2025 Affordable Housing Incentives Strategy Report would be held at the November 10, 2025 AHAC meeting. Ms. Carter further clarified that the reason for this change was to allow time for publication of notice requirements and the meeting of internal deadlines. Copies of the Report will be available online.

Vice Chair Jairam suggested that in 2026, the Committee provide notice of the public hearing significantly earlier in the year. Ms. Carter advised that she would look into this possibility. Chair Spragg recalled that the Committee has traditionally held the public hearing in September and presented the document to the Commission in October. The Report is due to the state no later than December 31, 2025.

Chair Spragg stated that she would like the Incentives Report to include an additional recommendation, which would be the setting aside of a percentage of incremental property tax growth attributable to new development as a dedicated and sustainable revenue source for the Affordable Housing Trust Fund.

The Committee further discussed payments in lieu as well, with Mr. Degirolamo cautioning that the Committee must keep the realities of construction in mind. He pointed out that any recommendations the Committee makes will need to be feasible for developers without adding significant costs through payments in lieu. He suggested that they request information from developers such as next month's speaker on the costs of underwriting, as this will help them better understand the market.

Chair Spragg encouraged the Committee members to send questions for the November 2025 speakers to Ms. Walsh's office in advance of the meeting.

Vice Chair Jairam suggested that the City consider policies in other South Florida municipalities, citing Coral Gables as an example. She pointed out that the municipality has leveraged their Building Code with developers, requiring that certain incentives be met if the developers want exceptions from that Code.

Mr. Degirolamo also noted that even with the revenue the City has earned from new development, the City does not have a significant surplus, as costs have increased significantly in recent years. He suggested that a conversation with the City Manager could be helpful in understanding the City's budget decisions. Chair Spragg requested that the City Manager be invited to attend the Committee's December 2025 or January 2026 meeting.

Chair Spragg recalled that at the September 8, 2025 meeting, the Committee had discussed potential questions to ask the speaker representing the Related Group. Some of the proposed questions included how affordable developers work with cities and counties, information on funding, the application process for prospective residents, and the use of low-income tax credits for affordable projects.

## **CLOSE PUBLIC HEARING**

### **5. Updates from Chair, General Discussion and Comments by Committee Members**

None.

### **6. Old Business**

#### **I. Affordable Housing Trust Fund Balance Update**

Ms. Carter reported that there is currently \$864,633.50 in the Affordable Housing Trust Fund. Chair Spragg asked for more details on this amount, including the projects which contributed to this total. Ms. Carter replied that she would request this information.

Mr. Degirolamo asked who might be able to provide the Committee with more information on payments in lieu. He advised that he was interested in more information on the payment in lieu process, as it is currently the primary source of income into the Affordable Housing Trust Fund. This information could also inform future Committee recommendations related to payments in lieu. There was discussion of inviting a member of the Urban Design and Planning Department to a subsequent Committee meeting to discuss this further.

#### **II. Update on Status of Affordable Housing Trust Fund Policy and Procedures approval**

Ms. Carter reported that the City is in the process of reorganization, and Housing and Community Development now falls under the umbrella of the Community Services Department. Trust Fund policies are currently being reviewed by the Department's new Director. She anticipated being able to provide an update at the next meeting.

#### **III. Update on communication follow up from February 18 Joint workshop City Commission**

Ms. Carter advised that the Committee members were sent the meeting minutes from both 2025 joint workshops with the City Commission. She requested clarification of the responses requested by the Committee. Chair Spragg explained that the members were awaiting a response from the Commission regarding the recommendations the Committee had made.

Mr. Degirolamo asked if Commissioner Dr. Beasley-Pittman, as a Committee member, might be able to provide updates from the City Commission regarding the Committee's follow-up requests after joint workshops. There was consensus that the members would wait until Commissioner Dr. Beasley-Pittman can attend a meeting and update them on the Commission's response.

#### **IV. Update on communications to City Commission**

##### **a. AHAC presentation to Budget Committee at the next October meeting**

Chair Spragg asked if the Committee needed City Commission approval to speak or present at a Budget Advisory Board (BAB) meeting. Ms. Carter stated that she had spoken to Housing and Community Development Manager Rachel Williams, who had indicated it would not be appropriate for the Committee to hold a joint meeting with the BAB or make a presentation at a BAB meeting; however, the Committee may make a recommendation at an AHAC meeting, and Staff will transmit that recommendation to the Commission. The 2026-2027 budget cycle will begin in March 2026. It was determined that the Committee would prepare a recommendation for the BAB when the budget cycle begins in March 2026.

The following Item was taken out of order on the Agenda.

##### **c. Request for joint workshop with Homeless Committee**

Ms. Carter stated that one option for the Committee is to have one AHAC member attend a meeting of the City's Homeless Advisory Committee (HAC), and/or for a member of the HAC to attend an AHAC meeting, rather than scheduling a joint meeting between the two Committees. It was noted that the chair of the HAC had requested the joint meeting, and that a joint meeting of both Committees was held in 2024.

Ms. Carter clarified that having one AHAC member attend a HAC meeting would not require City Commission approval. It was also noted that while there are some overlapping issues, the two Committees are faced with very different overall challenges. Mr. Degirolamo suggested that a member of City Staff reach out to the chair of the HAC and ask her to clarify her vision for that Committee. Ms. Carter confirmed that Staff would communicate this to the HAC.

##### **b. June 30 joint workshop with City Commission**

This was previously discussed under Item 6.III.

#### **7. New Business**

- I. Review and discuss Three strategies for presentation on December 16<sup>th</sup>, City Commission Joint Workshop**
  - a. Public awareness and education**
  - b. Discussion of using City-owned properties for affordable housing**
  - c. Study of Public and Private employees who earn Low and mid-range area median income (AMI)**

Chair Spragg stated that the Committee's next joint workshop with the City Commission is scheduled for December 16, 2025. She recalled that the three topics listed above were identified as strategies the Committee would present for further discussion at that joint meeting.

Mr. Degirolamo added that with regard to the use of City-owned properties for affordable housing, the Committee may wish to note that there is potential for public-private partnerships (P3s). He pointed out that the City has a strong track record in developing these partnerships, citing the examples of Holiday Park and the City's new water treatment plant.

Mr. Condon asked what type of preparation the Committee should make before the December 16 workshop. Chair Spragg advised that the City will prepare a PowerPoint presentation on behalf of the Committee, recalling that she had provided Housing and Community Development Manager Rachel Williams with "talking points" to be included in a PowerPoint presentation in the past.

Chair Spragg advised that she would review the minutes of the February 18 and June 30 joint workshops to determine if there were any items that were not clear, or if there were any specific items on which they would like the Commission, the City Manager, or Staff to address.

It was suggested that the Committee reach out to a representative of Broward County's Economic and Small Business Development Department, which recently launched a business survey.

**V. Discuss the final draft of Incentive Report 2025**

This Item was previously addressed.

**VI. AHAC Incentive Report Public Meeting – November 10<sup>th</sup>, 2025**

This Item was previously addressed.

**VII. Agenda Items for the next meeting**

It was reiterated that the public hearing for the 2025 Affordable Housing Incentives Strategy Report would be held at the November 10, 2025 meeting. Two speakers, Sandra Veszi Einhorn and a representative of the Related Group, would address the meeting. It was determined that the public hearing would be scheduled first, followed by the speakers.

Chair Spragg added that another Agenda Item for the next meeting would be the update on Affordable Housing Trust Fund policies and procedures.

### **8. Good of the Order**

It was noted that there are currently two vacancies on the Committee.

Ms. Carter stated that Housing and Community Development has a new affordability program for households that are unable to pay their City water bills. The program is income-based. Participants can receive up to \$1,000 per year through this program. Information is available on the City's website. The program is open to both renters and homeowners.

### **9. Public Comments**

None.

**NEXT SCHEDULED MEETING DATE: November 10, 2025**

### **ADJOURNMENT**

There being no further business to come before the Committee at this time, the meeting was adjourned at 10:55 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.]