



CITY OF FORT LAUDERDALE

**APPROVED
MEETING MINUTES
CITY OF FORT LAUDERDALE
AFFORDABLE HOUSING ADVISORY COMMITTEE
914 SISTRUNK BOULEVARD, SUITE 100
FORT LAUDERDALE, FLORIDA 33311
MONDAY, MARCH 9, 2026 – 9:00 A.M.**

Cumulative

AHAC Committee Members	2026 Attendance	Present	Absent
William Condon, Chair	P	2	1
Shantel Jairam, Vice Chair	P	3	0
Jay Adams	P	1	0
Commissioner Dr. Pamela Beasley-Pittman	P	2	1
Rich Degirolamo (arr. 9:15)	P	2	1
Dr. Rebecca Howell	A	0	1
Erin Lecuyer	P	2	0
Marilyn Mammano (arr. 9:30)	P	1	0
Willie McKay	A	2	1
Agustina Sklar	A	1	2
Amanda Wilson	P	3	0

Staff

Rachel Williams, Housing and Community Development Manager
 Olivette Carter, Assistant Manager, Housing and Community Development/Committee Liaison
 Angella Walsh, Administrative Assistant, Housing and Community Development
 Porshia Garcia, Community Services Department Director
 Katrina Johnson, Acting Community Services Department Assistant Director
 Amanda Hatter, Planner, Housing and Community Development
 J. Opperlee, Recording Clerk, Prototype, Inc.

Also Present

Ali Ankudowich, Director of Land Use Innovation, Florida Housing Coalition (via Zoom)
 Tamara West, Florida Housing Coalition (via Zoom)

Communication to the City Commission

None.

I. ROLL CALL / DETERMINATION OF QUORUM (5)

Chair Condon called the meeting to order at 9:06 a.m. Roll was called and it was noted a quorum was present.

II. WELCOME INTRODUCTION

The Committee members and Staff introduced themselves at this time, including new member Jay Adams.

III. APPROVAL OF PREVIOUS MEETING MINUTES – February 9, 2026

Motion made by Ms. Lecuyer, seconded by Ms. Wilson, to approve. In a voice vote, the **motion** passed unanimously.

4. Updates from Chair, General Discussion and Comments by Committee Members

None.

5. Old Business

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

II. Florida Housing Coalition AHAC Support Initiative Introductory Meeting

Ali Ankudowich, Director of Land Use Innovation with the Florida Housing Coalition (via Zoom), explained that the Affordable Housing Advisory Committee (AHAC) Support Initiative provided a competitive process between 14 AHACs across the state to seek support and technical assistance. Four committees were selected. The Florida Housing Coalition (FHC) is a statewide nonprofit offering training and technical assistance to local governments and nonprofit developers. They also gather data and research in order to look at different aspects of affordable housing.

Ms. Ankudowich stated that FHC had looked for AHACs which seemed well-positioned with good ideas in order to help move them forward into actual activities within the local community. The intent is to help Fort Lauderdale's AHAC strengthen its policy recommendations to elected officials. FHC will provide policy guidance and support.

One goal of today's kickoff meeting is for FHC to understand the AHAC's priorities. Prior to the meeting, FHC sent out a survey to the Committee members, which will remain open for additional time so all members may provide feedback. They have received five responses thus far. Ms. Ankudowich advised that she will also send the survey to the new Committee members once provided with their contact information.

FHC will provide a set of recommendations as well as case-building support that the Committee can use going forward. There will be a final session between the AHAC and FHC in June 2026 to review and expand on these results.

Ms. Ankudowich noted that AHACs are required for any communities which receive State Housing Initiative Partnership (SHIP) allocations beyond the minimum of \$350,000. The

primary responsibility of these committees is to produce the annual AHAC report. They may also undertake other activities in coordination with local governments and staff, including improvement on existing policies and creation of new policies. The AHAC report is ultimately taken before the local government in a public hearing before the end of each year.

The 11 incentives included in the Affordable Housing Incentive Strategies Report are required for inclusion; however, the Strategies Report is not limited only to these incentives. Local governments are required to implement two of these incentives:

- Expedite permitting for affordable housing
- Provide an affordable housing impact statement to consider how policies and procedures affect the cost of housing

Many of the nine remaining incentives are related to land use, addressing density, lot dimensions, parking, and infrastructure requirements and capacity. Ms. Ankudowich noted that the support initiative intends to provide assistance from a place of land use and zoning expertise. She emphasized the importance of coordination with City Staff and identification of best practices.

Another way to proceed is moving past the initiatives to implement more substantive change. This may include the creation of subcommittees to focus on specific aspects and move them forward. A few of the 11 incentives can also be focused upon and brought forward to the City Commission.

Beyond the 11 incentives included in the Strategies Report, there are other roles that FHC can assist with, including connection to the community and tracking progress on certain strategies. Ms. Ankudowich concluded that there is a perception of difference between affordability of units that receive subsidies and are legally restricted regarding who can live there, and changes that can help with housing affordability on a smaller scale, such as zoning reform, greater flexibility to build within the general housing market, and affordability for households at the higher end of the income ladder.

Ms. Ankudowich continued that the regulations considered by the Committee do not have to relate only to affordable housing; they are also considered by developers building housing at every level.

Ms. Ankudowich reviewed the survey results, noting that questions addressed the following:

- The greatest barriers to affordable housing
- What is or is not working
- Additional options beyond the 11 incentive strategies

Survey responses addressing barriers to affordable housing included:

- Political will
- Availability of land

- Availability of funding
- Restrictions of large lots to single-family homes only

Areas on which the AHAC has made progress include:

- Expediting the permitting process for affordable housing
- Providing greater flexibility of density
- Accessory unit allowances
- Public land inventory

The survey feedback was positive regarding interactions with the City Commission, which is open to initiatives related to the tracking of affordable housing units, as well as other ideas that have been brought forward.

Areas in need of improvement include:

- Ongoing work in addition to the 11 incentive strategies
- The AHAC's effectiveness in light of a lack of building expertise

When considering activities beyond the 11 incentives, some recurring themes were:

- Strengthening partnerships with different types of developers, particularly smaller developers
- General revenue to support affordable housing
- Improving ties to the community related to affordable housing
- Retaining engagement and momentum through organization, communication, and leadership, some of which relates to the SHIP program

The survey responses indicated that another need was greater general training, including how local AHAC efforts relate to what is being done at the state level or in other communities. Ms. Andukowich advised that FHC can also help by bringing in experts to discuss fields with which the Committee may have little experience.

Ms. Andukowich requested clarification of two to three strategies that can provide specific types of support, suggesting that these can be clarified by reviewing policies and procedures, mapping and spatial analysis, case study research, and more.

Tamara West, also representing FHC (via Zoom), observed that the Committee may need more information on SHIP administration, structure, and organization. She explained that she is available to provide additional support in her role as a SHIP administrator.

Chair Condon asked if the FHC representatives wished to further discuss some of the specific 11 strategies. He felt this was one area which warranted more discussion, including identification of two to three incentives on which the Committee should focus going forward. Ms. Wilson agreed, stating that the Committee should seek to offer the Commission suggestions on ways to implement the incentive strategies.

Mr. Adams pointed out that units that are affordable to households earning as much as 120% of area median income (AMI) are not affordable to the average person. He emphasized that incentives should help households in need of affordable housing rather than developers. Chair Condon recalled that the Mayor had agreed with the Committee that affordability efforts should not leave out households earning much lower percentages of AMI, particularly 50% of AMI or below.

Mr. Adams continued that there should be ways to encourage developers to build units that are affordable to households earning lower percentages of AMI, or to build developments that offer a range of affordability levels. Ms. Mammano noted that the original version of Florida's Live Local Act focused on households earning 100% of AMI; however, that percentage was raised when the final version of the bill was passed. She agreed that providing incentives to build units at 120% of AMI is subsidizing market-rate housing.

Vice Chair Jairam noted that the City cannot require developers to build units at a certain level of affordability; they are limited to encouraging construction of a sufficient supply of units to drive rents downward. Housing and Community Development Planner Amanda Hatter pointed out that Adam Schnell, who previously served as interim Liaison for the Committee, can be a good source of information on affordable incentives. She offered to bring this information back to a later meeting.

Mr. Adams noted that square footage is also not taken into account when determining affordable rates. He suggested that this could be a potential Code amendment in the future. Chair Condon explained that the AHAC operates in an advisory capacity, which means it is limited to making recommendations to the City Commission.

Ms. Mammano observed that one potential bill at the state level addresses starter homes, which would allow subdivision of neighborhoods into smaller lots. This was based on the theory that smaller lots would produce more affordable housing. She cautioned, however, that this type of increase in density is a fallacy, rarely resulting in more affordable units. She recommended focusing on affordability rather than on increasing density.

Vice Chair Jairam asked if there is sufficient political will in Fort Lauderdale to subsidize housing. Ms. Lecuyer commented that adults in many professions, including teachers, cannot afford to live in Broward County, though they may work here. She expressed concern with the term "affordability," which means different things to different people. It was also noted that luxury units continue to sell very well in the City.

Commissioner Dr. Beasley-Pittman explained that the City was not responsible for the definition of affordable housing. In addition, the City Commission is limited by state legislation in the action it may take. Ms. Lecuyer commented that seeking change at the state level may be more effective, pointing out the need to bring the interests of families and developers together to make a difference.

Ms. Mammano noted that households earning 120% of AMI are considered the “missing middle,” which refers to individuals and families who do not qualify for subsidies but are also often priced out of housing. It was also noted that another driver of inequities is the median income in Broward County as compared to other counties, as this median is significantly higher in Broward. Ms. Mammano suggested that the number of units priced for households at 120% of AMI could be limited within developments in order to leave room for units priced for lower-income households.

Mr. Degirolamo stated that the City has a limited number of ways it can affect affordability, particularly in comparison to those offered at the state and federal levels. He strongly recommended more conversations with developers to determine what they do and do not like about building in Fort Lauderdale, followed by discussion of how the Committee can help address these concerns.

Ms. Hatter noted that developers seek the highest density and percentage of incentives possible; one difficulty is ensuring that these levels are not concentrated in a single area of the City. Mr. Degirolamo added that another issue may be that developers do not want to make units available to households earning less than, for example, 80% of AMI, as they may believe it attracts residents who would not blend well with other income levels represented in the development. They are more likely to make payments in lieu than to accommodate lower income levels in housing.

Ms. Hatter asked if it would be helpful to provide a land use analysis of parcels that may be suitable for the development of affordable housing. Mr. Degirolamo confirmed this. Chair Condon advised that a lack of data has limited the Committee’s ability to propose changes and solutions in the past, and hoped that the FHC program would address this need.

Ms. Hatter advised that spatial analysis can be conducted using GIS data to identify parcels and note their distances to amenities, public transportation, existence of environmental concerns, and more. Ms. Ankudowich added that FHC can help with this analysis as well.

Mr. Degirolamo asked what developers ask for at the FHC level. Ms. Ankudowich replied that FHC hears significant concerns about timing, particularly with respect to density levels. Processing a rezoning request, for example, can take over a year. A density bonus program could help streamline this process. Additional concerns include the availability of subsidies and other resources that affect affordability levels.

Mr. Adams suggested that a density and zoning map could also clarify where the City owns property as well as identify areas that may need to be rezoned. It was noted that this information, as well as a listing of City-owned properties, is available on the City’s website. Chair Condon cautioned, however, that many of these properties are not developable due to the shape, size, and location of the lots.

Chair Condon continued that the Committee has not focused on encouraging construction of single-family homes, as these developments require significant effort but have minimal impact on the housing market. He pointed out that smaller lots, however, may have opportunities if transferred to other entities that may be able to develop them. He cited the example of lots transferred to the City's Community Redevelopment Agency for ownership.

Chair Condon concluded that with the assistance of FHC, the Committee may be able to more easily identify specific strategies on which to focus their attention and recommendations.

I. Status of Affordable Housing Trust Fund Balance & pending detail report

Ms. Carter reported that the Affordable Housing Trust Fund Balance has remained the same as the previous month at \$970,274.40. Chair Condon commented that it would be helpful to the Committee to see additional reporting on this fund.

Commissioner Dr. Beasley-Pittman requested more information on the entities that are making deposits into the Trust Fund, as well as the amounts of those deposits and how funds are being paid out. It was noted that most of the Trust Fund comes from payments in lieu made by developers.

A question was asked regarding the City's receipt of Federal Emergency Management Agency (FEMA) funds related to the April 2023 flood. Ms. Williams explained that the City has developed an Action Plan showing how the community has advised the City to spend these funds. Approximately \$18 million is earmarked for use toward affordable housing; however, all of these funds must be tied to the April 2023 flood in some way, which requires more complex analysis to determine how many affordable units were lost as a result of the flood and make a case for their replacement.

A question was asked regarding information on pending payments in lieu. Ms. Williams replied that these fees are being tracked by the Department of Sustainable Development; however, they are not received until a project enters the permitting phase. She recalled that Mr. Schnell from that Department has provided this information to the Committee in the past. It was recommended that the documentation previously provided to the Committee would be made available to the new members as well.

Ms. Williams also addressed earlier mention of the transfer of City-owned lots to the CRA, recalling that there are active infill affordable housing developments on many of these lots. These lots are made available for affordable home ownership, as most of them are zoned for single-family development. She estimated that 25 lots have been transferred to the CRA for this use. Commissioner Dr. Beasley-Pittman added that Habitat for Humanity of Broward County is also developing some parcels for affordable home ownership.

III. Discussion on City Manager/staff Response to Questions for City Manager

Chair Condon noted that the Committee members should have received this document by email. It included responses to questions submitted by the members prior to the City Manager's appearance at the February 2026 meeting.

The Committee members briefly discussed the questions and answers, with Ms. Wilson noting that the AHAC may be able to act in some capacity as a liaison to the public. Chair Condon recalled that this was also discussed at the recent joint workshop with the City Commission. Ms. Mammano noted that many residents are uninformed about the need for affordable housing and where they can apply for affordable units.

Commissioner Dr. Beasley-Pittman also emphasized the need to ensure that information on affordable housing reaches the public that needs the information. She advised that targeting the correct audience is key. Outreach may include civic associations, churches, libraries, and more; however, it is still difficult to reach all the individuals who need access to the information.

Ms. Mammano noted that there is no government oversight of units developed under the Live Local Act, which makes it more difficult for the City to share this information. She emphasized once again that a significant part of the problem with affordability occurs at the state level, where the parameters of affordability programs are established by the Florida Housing Finance Corporation.

Ms. Mammano reviewed some of the initiatives the City offers to developers, including height and density bonuses associated with affordable projects. These are listed on the City's website.

IV. Review of directions from Commission Joint Workshop on February 17, 2026

6. New Business

VI. Welcome new AHAC members

- 1. Jay Adams**
- 2. Dr. Rebecca Howell**
- 3. Marilyn Mammano**

Ms. Mammano introduced herself to the Committee and Staff members.

VII. Timeline and Workplan for AHAC 2026 Affordable Housing Incentive Strategies Report

Ms. Carter noted that the members received copies of the work plan for the 2026 AHAC Affordable Housing Incentive Strategies Report, stating that they will focus on narrowing down the incentives over the next three months to focus on two to three specific items. The work plan includes key dates by which milestones should be met in order to submit the Strategies Report in December 2026. The timeline includes a public hearing.

Ms. Carter provided additional information for the new Committee members, adding that the Strategies Report is required annually by the state of Florida from all communities that receive SHIP funding. The report lists 11 required incentive strategies for affordable housing, which are reviewed annually by the Committee. Additional incentives may be included as well.

VIII. Discussion on 2026 incentives with a focus on selecting two to three incentives for the semi-annual Joint Workshop with the City Commission

Chair Condon advised that beginning with the April 2026 meeting, the members will identify two to three of the incentives on which to focus going forward. The Committee briefly discussed legislative activity addressing accessory dwelling units (ADUs) at the state level. The City has proposed its own 2024-2030 ADU Action Plan, which is currently in the process of collecting data. Ms. Williams stated that aspects of this Action Plan will be discussed at the next Committee meeting.

IX. Future Speakers:

- 1. Broward County Property Appraiser's office**
- 2. Andres Defilice, Green Mills Group – April**
- 3. Roosevelt Walters**
- 4. Broward County AHAC**
- 5. Fort Lauderdale Chambers of Commerce**
- 6. Greater Fort Lauderdale Alliance / Workforce Housing**

Chair Condon suggested the addition of Mr. Degirolamo's proposal of speaking with developers to identify five items they are in favor of with regard to affordable housing policy and initiatives, as well as five items they dislike, within Fort Lauderdale. It was suggested that the Committee reach out to nonprofit developers as well. Commissioner Dr. Beasley-Pittman also recommended contacting developers who do not regularly work in Fort Lauderdale.

Chair Condon continued that he has also spoken with representatives of the Fort Lauderdale Chambers of Commerce and the Greater Fort Lauderdale Alliance to discuss workforce housing. He pointed out that these organizations' primary focus is on bringing businesses to the City, which cannot be easily done if housing is not available. He has also spoken with the Broward County AHAC as possible speakers at an upcoming

meeting. Commissioner Dr. Beasley-Pittman proposed outreach to the Black Business Alliance as well.

5. Agenda Items for the next meeting

Chair Condon recommended that any members who have not undergone the City's training for members of boards or committees attend one of these sessions, which provides information on the state's Sunshine Law. He suggested that a representative of the City could be invited to attend an upcoming Committee meeting to provide an overview of this legal requirement.

Chair Condon also recalled that the FHC representatives had raised the possibility of creating subcommittees to focus closely on specific issues. He stated that he would like more information on the process required to create subcommittees.

The following items were briefly reviewed for the April 2026 Agenda:

- Chair Condon will work on bringing in a speaker
- Affordable Housing Trust Fund Balance and reports
- Discussion of all 11 incentives
- ADU map

6. Good of the order

None.

7. Public Comments

None.

NEXT SCHEDULED MEETING DATE: April 13, 2026

ADJOURNMENT

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.]