

**MINUTES OF THE CITY OF FORT LAUDERDALE  
WORKFORCE HOUSING ROUNDTABLE DISCUSSION**

**MAY 4, 2006 – 5:00 P.M.**

**FORT LAUDERDALE CITY HALL  
8<sup>TH</sup> FLOOR CONFERENCE ROOM**

Marc LaFerrier, Director of Planning and Zoning, called the meeting to order.

**DRAFT WORKFORCE HOUSING ORDINANCE**

Mr. LaFerrier explained the meeting purpose is for a dialogue to take place so there will be a mutual understanding of workforce housing. The City cannot solve any housing shortages, in and of itself, or market conditions. A workforce housing ordinance could offer some assistance, but there are larger issues involved. Tools from various agencies and private entities would be helpful. The plan is to prepare an overall package to address this issue. He summarized the ordinance.

**CITY COMMISSION POLICY CONSIDERATIONS**

Mr. LaFerrier outlined fourteen policy considerations.

**WORKFORCE HOUSING TRUST FUND ACTION PLAN**

Margarette Hayes, Planning and Zoning Department, Community Development Division of the City administers the Block Grant Program, summarized the concept of a workforce housing trust fund action plan.

Mr. LaFerrier said that if a trust fund is established, an action plan has to be adopted. Even if an ordinance is adopted tomorrow, the fees would not be collected until the time of the CO, and therefore, they are about nine months to one year away. An action plan would be prepared before the City's budget is adopted in October. Everyone's good ideas could be incorporated into the plan.

**OTHER LEGISLATIVE/PROGRAM INITIATIVES (COUNTY, STATE AND FEDERAL)**

---

The following is a summary of the public comment received:

1. The City needs to leverage Trust Fund with private fundings.
2. Sales tax needs to address more than transportation, portion should go to attainable housing Trust Fund.
3. The City needs to expedite the permit process.
4. The specifics of the Trust Fund need to be defined in a business plan.
5. Graduated scale should be moved up for higher priced units, percentage lower in moderate price units.
6. The City needs to create incentives for development.
7. The current plan puts the onus on one industry, development.
8. Maximum allowable fee adjustments need to be clarified and defined.

9. CRA funds should be included in the Trust Fund.
10. The City should work with developers on land acquisitions to alleviate some expenses.
11. Developers should be able to utilize the multiple Trust Funds for assistance, City, County, State.
12. Legality of tax for new units.
13. Find other sources for Trust Funds.
14. Large corporate employers should assist with the funding for attainable/workforce housing.
15. Time consumption for verification. CRA program funds to be used on an attainable/affordable housing development is too long. The process is too complicated.
16. New fees i.e. attainable fees: park, waterworks, etc...(too high for development.)
17. Study fee structure: reduce fees in redevelopment or blighted areas.
18. Bonus density should be considered.
19. What about rental units?
20. What about bond initiatives?
21. Will a board be appointed to oversee Trust Funds?
22. Ad valorem tax from the county, or portion of ad valorem from county should be used toward funding?
23. Methods are currently not in ordinance to address the issues with flexibility.
24. Non-profits in blighted neighborhoods: More incentives need to be created due to high risk factors. Need exclusion of fees for non-profits.
25. A \$300,000 unit price is too low for \$97,000 fee.
26. Required mix use and mixed income in workforce housing developments.
27. Exempt or reduce requirement in CRA.

A list of individuals who attended the roundtable discussion is attached to these minutes.

The session ended at 7 p.m.

## ATTENDEE LIST

<u>Name</u>	<u>Affiliation</u>
Robert J. Gray	Strategic Planning Group, Inc.
Sharon Miller	City of Fort Lauderdale
Margarette Hayes	City of Fort Lauderdale
Marc LaFerrier	City of Fort Lauderdale
Charlotte Rodstrom	Commissioner District II
Christine Teel	Commissioner District I
Carlton Moore	Commissioner District III
Brandon Biederman	Builders Association of South Florida
Joan Oliva	City of Fort Lauderdale
James Crowley	Gunster Yoakley
Elizabeth Veliky	Downtown Development Authority
Andrea Scarborough	EDI
Jim Ellis	
Chris Wren	Downtown Development Authority
Norman Howard	Broward County
Peter Parkin	Broward County
Richard Mancuso	Beverly Heights Neighborhood Association
Kathleen Gunn	City of Fort Lauderdale
Mandy Spangler	BHP
Edward Leb	Developer
Katharine Barry	Homes, Inc.
James Carras	Broward Housing Partnership
Alan Hooper	Downtown Development Authority
George Gretsas	City Manager
Sue Batchelder	City of Fort Lauderdale
William Nielsen	Sailboat Bend Civic Association
Kyle Jones	Stiles Corporation
Marc Brown	M.A.R.K.D. Corporation
John Milledge	Downtown Development Authority
Dwayne Dickerson	Ruden McClosky
Jim Naugle	Mayor
Ron Hicks	City of Fort Lauderdale
Courtney Crush	Crush Law
John Turrill	