



CITY OF FORT LAUDERDALE

Approved

**AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING MINUTES**

**CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
CITY COMMISSION CHAMBERS**

1ST FLOOR CONFERENCE ROOM

MONDAY, OCTOBER 15, 2018 – 9:00 A.M.

<u>Committee Members</u>	<u>Attendance – July 2017 through October 2018</u>		
		Present	Absent
Debbie Orshefsky, Chair (left at 9:26 a.m.)	P	14	1
Roosevelt Walters, Vice Chair	P	15	0
Peter Cooper (left at 9:26 a.m.)	P	14	1
Frances Epstein	P	12	2
Donnalee Minott	P	12	3
Edwin Parke	P	1	1
Mitchell Rosenstein	P	14	1
Brandon Stewart	P	14	1
Nancy Daley	A	3	2
Margi Northard	P	4	1

At this time, there are ten appointed members to the Committee, which means six would constitute a quorum.

Staff

Avis Wilkinson, Housing Programs Administrator/Staff Liaison
Akilah Grant, Senior Accounting Clerk
Jamie Opperlee, Recording Secretary, Prototype, Inc.

Communication to the City Commission – None.

I. ROLL CALL / DETERMINATION OF QUORUM

Chair Orshefsky called the meeting to order at 9:02 a.m. Roll was called and it was noted that a quorum was present.

II. APPROVAL OF MINUTES – September 17, 2018

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

Motion by Vice Chair Walters, seconded by Mr. Rosenstein, to change the agenda order and put New Business first. In a voice vote, the **motion** passed unanimously.

III. OLD BUSINESS

- **AHAC Affordable Housing Incentive Report**

Ms. Wilkinson reported that all the items passed.

- **Affordable Housing Trust Fund Policy**

Ms. Wilkinson indicated that the Trust Fund was recommended to 15% proceeds for the sale of non-residential. The Affordable Housing Trust Fund Policies and Procedures were revised, and the statement suggested by the Committee, "Administrative procedures will be governed by the most current State approved SHIP Local Housing Assistance Plan", was removed. The City Auditor did not want that statement included because he wanted to provide flexibility. It was noted that City Commission can override recommendations by the Committee.

Mr. Rosenstein questioned if there was a concern that the statement could become political and suggested discussing this next month.

- **Affordable Housing Trust Ordinance update**

Ms. Wilkinson stated that the Ordinance passed.

- **Affordable Housing Trust Fund current balance**

Ms. Wilkinson advised that the balance for the Trust Fund is currently \$765,755.63 adding another residential property that was sold.

IV. NEW BUSINESS

- **Non-residential properties that are one-acre or more**

Chair Orshefsky recapped that at the last meeting the Committee looked at the property list and requested staff to identify 11 properties, which were the ones of greater acreage, starting with just under three acres.

Ms. Wilkinson clarified that those are properties owned by the City; they are non-residential.

Chair Orshefsky referenced Note #3, total AHAC properties, 11. The parcels on the north end were mentioned but, unfortunately, those properties are too close to the airport and are prohibited from having active uses that close to the runways as per Federal Regulations. Properties with potential would be the rectangular property on the northernmost end and the property at the southwest end that looks like two rectangular lots west of SW 31st Avenue, north of Davie Boulevard. Additional information is needed about the properties to determine if they are feasible, such as the surrounding uses, current zoning, land use, etc. One other property on the southernmost section of the map was mentioned. In the future, if IT could label the properties with a number there would be a code to refer to.

Ms. Wilkinson advised that the properties would be labeled next time.

Chair Orshefsky mentioned that feasibility of developing as residential would depend on surrounding uses, not zoning, and if the properties could be rezoned. The existing surrounding uses, particularly for the north piece, need to be understood.

Ms. Northard questioned if it was worth looking at the two west parcels of NW 31st Avenue.

Chair Orshefsky stated it would be a waste of time as Federal Regulations do not permit any development in that proximity to the end of the runway. She mentioned smaller parcels.

Ms. Northard recommended that smaller properties be considered given that a substantial portion of the properties were eliminated.

Chair Orshefsky referenced the third page of the listing where properties were shown as 1.94 and 1.67. Maybe everything could be taken that is almost an acre to the 1.9.

Mr. Rosenthal commented that if the zoning was right, an acre is large enough to develop a multi-family home with some scale. In looking at the list with three plus acres, it includes zoning and height restrictions; therefore, he thought zoning and height restrictions for properties that are a .9999-acre site all the way up to a 2.9-acre site should be considered.

Ms. Wilkinson advised that she would get the specs on the properties in question.

- **New Local Housing Assistance Plan for 2019-2020, 2020-2021 & 2021-2022**

Chair Orshefsky requested that Ms. Wilkinson describe how this report is used from the State process.

Ms. Wilkinson explained that the report is a roadmap for SHIP funding. There are strategies for developers, rehabilitation, and disaster. Another thing to consider this year would be putting a strategy for rental subsidies to help provide rental assistance for the homeless program. Regarding the rehab program, the City is currently doing substantial rehabs up to \$60,000 and this is the time to recommend something different. Some Cities are taking a different approach and are not doing substantial rehabs anymore, they are doing major repairs up to a certain amount such as roofs, air conditioning, and electrical repairs. The housing stock for the City of Fort Lauderdale is in very poor condition and only \$60,000 in repairs can be done, which is not enough.

Chair Orshefsky questioned how much is expected in SHIP funds next year.

Ms. Wilkinson stated that for 2018-2019, there would only be \$233,000 and 10% would be used for Administrative. This will not be a good year because that money was put towards the Guardians for the schools. It is hoped that normal funding will be received in 2019-2020, which is at least \$800,000. It was noted that this is a three-year report.

Chair Orshefsky commented that there are discussions within the Affordable Housing world that there is an urban coalition where all the Cities are getting together and trying to get the Legislature to stop raiding the Sadowski Funds. Last year, Broward County contributed \$68 million to the Sadowski Fund. The Committee needs to relate back to the incentive report and see how the two reports link together. This report was scheduled to be reviewed in December, so we are two months ahead. Members need to be prepared to give recommendations relating to this document at the December meeting, so staff can do revisions and present them to this Committee in January. A draft would then be created and sent to the Florida Housing Finance Corporate in February and the Final LHAP would be presented to the City Commission for approval in March.

Mr. Cooper questioned how many people apply for SHIP funding.

Ms. Wilkinson advised that approximately 25 to 30 applications are received for rehab. Applicants must meet HUD income limit requirements and fill out a lengthy application, which is reviewed, and income verified. Whoever is first gets the first opportunity. Assistance is provided to low income residents, which means income would have to be no more than 80% of the median.

NOTE: Chair Orshefsky and Mr. Cooper left the meeting.

Vice Chair Walters did not think using the \$60,000 for certain repairs would work when other things are still wrong with the house. More properties would be served; however, the properties would not be served better. Keep in mind, Broward County, along with Dade, Duval, and others, are major donor counties to the State of Florida and to change that in Tallahassee would be extremely difficult.

Ms. Epstein commented about better defining criteria for recipients of the LHAP funds or SHIP funds. She suggested looking at where to add the additional criteria. It was questioned if the 10% for Administrative includes inspections.

Ms. Wilkinson stated that there are criteria for each strategy in the LHAP. The 10% for Administrative does not include inspections. Inspections are called a “delivery charge”. When the City receives the money, 10% is taken for Administrative and another \$30,000 is put aside for “delivery charges”, which is all activity that must be performed.

Mr. Stewart questioned what types of projects can be done with the \$60,000.

Ms. Wilkinson indicated that projects include roofs, kitchens, bathrooms, flooring, curb appeal, paint, and ADA compliance.

Mr. Rosenstein understood the benefit of having curb appeal but questioned if applications are prioritized.

Ms. Wilkinson stated that curb appeal is the last priority. Beautification is not stand alone, the focus is on repairs.

V. AGENDA TOPICS FOR NEXT MEETING

- Discussion regarding removal of a statement from the Policies and Procedures and whether there was concern that the statement could become political.
- Discussion regarding homelessness.

Vice Chair Walters indicated that the City had a Homeless Program but there was no more funding.

Ms. Wilkinson mentioned the strategies and noted that the LHAP could create a strategy to tie into homelessness to provide rental subsidies. There is already a template and Florida Housing recommends that be listed as a strategy. A new strategy could be used to provide LHAP funds for people who are homeless through the County’s Continuing of

Care Program. Ms. Wilkinson stated that she would invite someone from the Broward County Continuing of Care to attend the next meeting.

Vice Chair Walters noted that would be Item 2 on the agenda.

VI. GOOD OF THE ORDER

Mr. Rosenstein thanked Vice Chair Walters for always attending important meetings, specifically City Commission meetings when this Committee had something on the agenda.

VII. NEXT SCHEDULED MEETING DATE – November 12, 2018 - City Commission Chambers

Ms. Wilkinson advised that November 12th is Veteran's Day; therefore, the meeting date needs to be changed to November 5th, 19th or 26th.

Vice Chair Walters suggested checking November 5th and 19th and sending an email asking Committee members to select a date.

VIII. ADJOURNMENT

There being no further business to come before the Committee at this time, the meeting was adjourned at 9:53 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 C. Guifarro, Prototype, Inc.]