



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, SEPTEMBER 17, 2018 – 9:00 A.M.

Committee Members Attendance – July 2017 through September 2018

		Present	Absent
Debbie Orshefsky, Chair	P	13	1
Roosevelt Walters, Vice Chair	P	14	0
Peter Cooper	P	13	1
Fran Epstein	P	12	2
Skeet Jernigan	A	6	8
Donnalee Minot	P	11	3
Edwin Parke	P	13	1
Mitchell Rosenstein	P	13	1
Brandon Stewart	P	13	1
Nancy Daley	P	3	1
Margi Northard	P	3	1

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

Staff

Avis Wilkinson, Housing Programs Administrator/Staff Liaison
Mario Desantis, Acting Housing Development Program Manager

Communication to the City Commission – None.

I. ROLL CALL / DETERMINATION OF QUORUM

Chair Orshefsky called the meeting to order at 9:18 a.m. Roll was called and it was noted that a quorum was present.

II. APPROVAL OF MINUTES – August 13, 2018

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

III. OLD BUSINESS

- Review and approval the final Affordable Housing Trust Administrative Procedures

Chair Orshefsky mentioned one addition to the procedures document, Page 3 of 6, Paragraph 2F, and noted that the 15% invested has been incorporated. Chair Orshefsky questioned if this was sufficient to make sure that happens.

Mr. Desantis stated that two things going on at the same time. On September 25, 2018, there will be a First Reading amending the ordinance to include the 15% net proceeds for the commercial property. On October 9, 2018, there will be a Second Reading, which will be accompanied by a secondary CAM, approving recommendations of this document once a motion or any changes are made.

Vice Chair Walters will attend the September 25, 2018 and the October 9, 2018 meetings to answer any questions.

Ms. Wilkinson indicated that the meetings will be held during the Regular City Commission meeting at 6:00 p.m. in the City Commission Chambers.

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

- AHAC Affordable Housing Incentive Report Public Hearing

Chair Orshefsky advised that the Incentive Report was approved in its final form in August. This draft needs to go to tonight's Public Hearing and then to the City Commission. Chair Orshefsky requested that Ms. Wilkinson advise the Committee as soon as there is a projected date in case the City Commission would like to have discussion.

Ms. Wilkinson indicated that comments will be received at the hearing and after being officially approved, the information will be forwarded to the City Commission. The entire Committee does not need to attend tonight's meeting as long as there is a quorum. The meeting will be held in the 8th Floor Conference Room.

- Affordable Housing Trust Fund Monthly Balance Report

Chair Orshefsky advised that the Trust Fund balance is currently \$755,855. Once the Reports and Public Hearings are finished there will be an agenda item to recommend how the Commission should spend this money, which will set them up for the LHAC.

IV. NEW BUSINESS

- Discussion of the feedback from the Manager regarding the 15% net proceeds

See above under Old Business.

- List of the non-residential properties and their market values

Mr. Cooper questioned if the list includes commercial. He also questioned market value, which was calculated by the BCPA.

Ms. Wilkinson stated that the list is non-residential.

Chair Orshefsky referenced the list of non-residential properties by acres and noted that just because these properties have historically been non-residential does not mean that should be their life forever, particularly in the northwest section. Chair Orshefsky questioned if there was an opportunity to look at these properties and if it would be possible to pull up properties that are a minimum of five acres to evaluate whether they may have a life beyond their non-residential status. The neighborhood would like to see mixed-use, ground level, commercial, and residential on top.

Ms. Northard suggested having the plotted locations on a map.

Discussion ensued, and it was noted that perhaps the City could package the properties as P-3's. There are 13,000 unbuilt units in the northwest RAC and the Committee needs to understand the land use of these lands in excess of three acres. Research could be done on Google maps. There was mentioned that Colliers should do a lot of this work since they were engaged to oversee the disposition of these properties. It was suggested that columns be added regarding property zonings, different zoning designations, and height restrictions, etc.

Chair Orshefsky clarified that the starting point was anything over three acres and suggested identifying the properties and understanding the current basic land use and zoning. A threshold should be first and then working backwards if necessary. This information was requested for the next meeting.

V. AGENDA TOPICS FOR NEXT MEETING – None.

VI. GOOD OF THE ORDER – None.

VII. NEXT SCHEDULED MEETING DATE – October 15, 2018 - City Commission Chambers

VIII. ADJOURNMENT

There being no further business to come before the Committee at this time, the meeting was adjourned at 9:38 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.]