



CITY OF FORT LAUDERDALE

**Approved**  
**MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**100 NORTH ANDREWS AVENUE**  
**CITY COMMISSION CHAMBERS**  
**1<sup>ST</sup> FLOOR CITY HALL**  
**MONDAY, FEBRUARY 14, 2022 – 9:00 A.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>January-December 2022</b>	
		<b>Present</b>	<b>Absent</b>
Brandon Stewart, Chair	P	2	0
William Condon	P	2	0
Donnalee Minott	A	0	2
Margi Nothard	A	1	1
Edwin Parke	P	2	0
Reed Solberg	P	2	0
Ryan Wipplinger	P	2	0
Mayor Dean Trantalis / Scott Wyman, Alternate	P	2	0

**Staff**

Avis Wilkinson, Housing Programs Administrator/Staff Liaison  
Jamie Opperee, Recording Secretary, Prototype, Inc.

**Communication to the City Commission**

None.

**I. ROLL CALL / DETERMINATION OF A QUORUM**

Chair Stewart called the meeting to order at 9:04 a.m. Roll was called and it was noted a quorum was present.

**II. APPROVAL OF MINUTES – January 10<sup>th</sup>, 2022**

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

**III. OLD BUSINESS**

Chair Stewart asked for an update on the Local Housing Assistance Plan (LHAP). Ms. Wilkinson explained that she made corrections to the document when it was returned to her by the Florida Housing Finance Corporation and submitted it once more to that entity for approval.

- **Affordable Housing Trust Fund Balance – Avis A. Wilkinson**

Ms. Wilkinson stated that as of today's date, the undesignated Affordable Housing Trust Fund balance remains \$305,568.31 in unencumbered funds.

#### **IV. NEW BUSINESS**

- **AHAC 2022 Action Plan**

Ms. Wilkinson advised that the Affordable Housing Incentive Plan must be submitted every year due to administrative changes. The Committee will begin work on this document at their March 2022 meeting. She recommended that the Committee make changes to one or two key strategies they feel are most important to affordable housing in this year's document.

Mayor Trantalis arrived at 9:07 a.m.

Chair Stewart asked if any projects are expected to be submitted by Fort Lauderdale Community Development Corporation (CDC) or other community agencies involved in housing. Ms. Wilkinson stated that a groundbreaking ceremony is scheduled for a new project by Fort Lauderdale CDC on March 11, 2022. This organization was allowed to keep the proceeds from the sale of their last project and plans to use them to build a new single-family dwelling.

The City also proposes that fiscal year (FY) 2022-2023 State Housing Initiative Partnership (SHIP) funds be used to assist Habitat for Humanity with new construction. A Community Housing Development Organization (CHDO) project is also a possibility. The City is negotiating with the City's Community Redevelopment Agencies (CRAs) to give several of its lots to CHDOs for affordable rental housing for seniors.

Mayor Trantalis asked for the Committee's opinion with regard to applying funds toward multi-family housing projects rather than single-family, pointing out that focusing on multi-family projects typically provides a greater return on investment given the limited amount of funds available. He added that he would also like to know how Broward County uses its affordable housing dollars.

Chair Stewart agreed with the importance of multi-family development, stating that the number of units that can be produced by a project is a consideration when determining how funds are used. Ms. Wilkinson added that the Habitat for Humanity project is located near a residential area, and they may consider constructing town homes as an option.

Chair Stewart asked which source of funding will be used toward the Habitat for Humanity project. Ms. Wilkinson replied that \$700,000 will come from SHIP funds. The City may also provide the organization with Community Development Block Grant

(CBDG) or other funds for infrastructure. No use of funds has been finalized at this point.

Mayor Trantalis observed that Broward County is accumulating money for affordable housing, but their plans for these dollars have not been made public. He added that the competition among Broward municipalities for affordable housing funds is less than might be expected, as some cities are not interested in creating affordable housing.

Chair Stewart suggested that the Committee extend an invitation to a County representative who can provide more information on their use of affordable housing dollars. Ms. Wilkinson confirmed that she would reach out to County officials to attend a future meeting.

Mr. Parke stated that he also agreed with Mayor Trantalis regarding a greater focus on multi-family housing rather than single-family where this density is permitted. He proposed that a City zoning official also be invited to address a future meeting.

Chair Stewart recalled that one recommendation of a previous Affordable Housing Incentive Plan was establishment of a grant program to help developers offset certain infrastructure costs. He pointed out that the amount in the Trust Fund may be helpful as gap funding for certain projects, grant funds for infrastructure improvements, or minor upgrades or repairs to existing affordable housing, all of which are ways in which the funds could have an immediate impact.

Ms. Wilkinson emphasized that there are a great many needs that could be assisted by Trust Fund dollars, as these funds do not have any grant restraints or requirements. At present, the City is only assisting individuals and families with rent, although there is also an ongoing need for mortgage and utility assistance. She encouraged the Committee members to be more engaged in 2022 and seek to develop new ideas.

Ms. Wilkinson also provided an update on 2022-2023 SHIP funds. Money from document stamps, which go into the state's Sadowski Fund, have been cut by 50%. The Governor has proposed that \$220.526 million be placed in the state's Affordable Housing Trust Fund; however, the State Senate and State House of Representatives must approve this amount as part of the budget. The Senate has proposed decreasing the amount to \$209 million, while the House has proposed increasing it to \$268 million. The House has also suggested that affordable housing dollars only go to the SHIP program and not to any other affordable housing programs at the state level.

Ms. Wilkinson noted that SHIP is the most flexible fund that can be used toward affordable housing, with fewer constraints than programs such as the HOME Investment Partnerships Program (HOME) or Community Development Block Grant (CDBG).

Chair Stewart requested that the previous Affordable Housing Incentive Plan be sent to the Committee's newer members so they can familiarize themselves with it. Ms.

Wilkinson replied that in addition to this report, she would also send the manual created by the Florida Housing Coalition for review and preparation of the Affordable Housing Incentive Plan.

**V. AGENDA TOPICS FOR NEXT MEETING**

Chair Stewart concluded that the Committee would continue to outline its plans for the rest of the year, and reiterated that Ms. Wilkinson would reach out to County officials involved in affordable housing and extend an invitation to address the Committee. Ms. Wilkinson added that she would also provide an update on upcoming CHDO and other projects.

**VI. GOOD OF THE ORDER**

None.

**VI. NEXT SCHEDULED MEETING DATE – March 14, 2022**

**VII. ADJOURNMENT**

There being no further business to come before the Committee at this time, the meeting was adjourned at 9:45 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.]