



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
CITY OF FORT LAUDERDALE
AFFORDABLE HOUSING ADVISORY COMMITTEE
914 SISTRUNK BOULEVARD, SUITE 100
2ND FLOOR CONFERENCE
FORT LAUDERDALE, FLORIDA 33311
MONDAY, JANUARY 8, 2024 – 9:00 A.M.

Cumulative

Committee Members	2024 Attendance	Present	Absent
Margi Nothard, Chair	P	1	0
Leann Barber, Vice Chair	P	1	0
Vice Mayor Dr. Pamela Beasley-Pittman	A	0	1
Pablo Calvo (arr. 9:12)	P	1	0
William Condon	P	1	0
Willie McKay	P	1	0
Sister Robin Merrill	A	0	1
Roderick Newkirk	A	0	1
Susan Spragg	P	1	0
Ryan Wipplinger	A	0	1

Staff

Rachel Williams, Housing Manager
Carla Blair, Recording Secretary, Prototype, Inc.

Communication to the City Commission

None.

I. ROLL CALL / DETERMINATION OF A QUORUM

Chair Nothard called the meeting to order at 9:11 a.m. Roll was called and it was noted a quorum was present.

II. APPROVAL OF MINUTES – December 11, 2023

Mr. Calvo arrived at 9:12 a.m.

Ms. McKay noted a correction to the December 11, 2023 meeting location.

Motion made by Vice Chair Barber, seconded by Ms. Spragg, to approve [as corrected]. In a voice vote, the **motion** passed unanimously.

III. OLD BUSINESS

- **Affordable Housing Trust Fund Update**

Ms. Williams reported that at present, the Affordable Housing Trust Fund has a \$0 balance, as funds were provided to a project in FAT Village.

- **Review of Affordable Housing Incentives**

- **Summary of current city affordable housing incentive**

Ms. Williams showed a PowerPoint presentation on Fort Lauderdale affordable housing incentives, noting that the incentives approved by the City Commission are now available for review. These include two tiers of density bonuses. Tier 1 includes expedited review of Site Plans and requires that 10% of all units be set aside for affordable housing. While these units may range in affordability up to 100% of family median income, 5% of these units should be reserved for households at or below 80% of family median income. These units are subject to a 30-year deed restriction.

Ms. Williams advised that these incentives go through the City's Planning and Zoning Department. A part- or full-time position has been requested to monitor these units to ensure ongoing oversight. The City has also purchased software for Housing and Community Development which includes an asset management component to track the affordable units.

Ms. Williams continued that Tier 2 incentives also offer expedited Site Plan review. These requirements allow developments to request up to 200% of density when incentives are met. 5% of all units must be set aside as affordable, ranging up to 100% of family median income levels.

Mr. Calvo asked if there is a minimum unit size for affordable units. Ms. Williams replied that there are no size requirements for number of bedrooms or square footage. The Committee members also discussed the height bonus available for this tier, which may vary depending upon the location of the project.

Ms. Williams stated that in some areas, a developer can build an additional four market-rate units for every affordable unit at or below 80% of median family income. For every two market-rate units, they must provide one affordable unit at up to 100% of median family income.

Mr. Condon asked which of the tiers has created the most interest among developers. Ms. Williams replied that there has not been a great deal of interest thus far, recalling that these incentives have been overshadowed by Broward County's Geller amendment, which was adopted by Fort Lauderdale. This policy allows a developer to make a payment in lieu of \$10,000 per unit. This appears to be the most attractive option for developers at this time. All monies generated by payments in lieu will go into the Affordable Housing Trust Fund.

Vice Chair Barber asked if there is a pipeline of planned income from payments in lieu. He also requested clarification of when the Geller amendment took effect. Ms. Williams stated that the Geller amendment was passed by the City Commission within the last couple of months and would not apply to buildings that are already under construction.

Chair Nothard proposed that the Committee receive regular updates on affordable units that are being tracked by City Staff. Ms. Williams noted that the City will be able to track these units more effectively if there is a committed Staff member to collect and oversee data. Chair Nothard suggested that the Committee consider making a motion in support of a Staff position to monitor affordable units under the City incentives.

Motion made by Ms. Spragg, seconded by Mr. Condon, to support the application for a dedicated position to support and track monitoring of affordable housing units to be included in the fiscal year 2025 budget, and finding alternative funding sources to accelerate that position.

Ms. Williams advised that the position was likely to begin in a part-time capacity, with the possibility of expanding to a full-time position in the future if there is sufficient demand.

Chair Nothard added that the Committee is asking to find funding for the proposed position in the months preceding fiscal year (FY) 2025 budget approval.

In a roll call vote, the **motion** passed unanimously.

Vice Chair Barber asked if it would be possible to schedule a workshop with developers so the City could better understand how to develop incentives that may result in the desired activity from developers. She pointed out that better incentives could encourage developers to construct affordable units instead of making a payment in lieu. Ms. Williams advised that City Staff has held roundtable discussions of the proposed incentives. For-profit developers are primarily interested in money-making ventures.

Vice Chair Barber also noted that some cities are working with nonprofit partner entities who do not have the same profit incentive as for-profit developers. Ms. Williams confirmed that the City is actively working on projects of this nature with its Community Redevelopment Agency (CRA). The Commission has approved the transfer of several residential lots to the CRA, which may then put these lots through a competitive process open to nonprofit developers, who may secure the lots for free. Housing and Community Development (HCD) has partnered with two nonprofit developers and added State Housing Initiative Partnership (SHIP) or Home

Investment Partnerships Program (HOME) dollars in order to help the development be lucrative.

Chair Nothard asked what is expected to happen once the CRA sunsets, as the CRA currently provides a mechanism for the transfer of surplus parcels to nonprofit entities. Ms. Williams explained that this is the reason the City is seeking to transfer all appropriate lots before the CRA sunsets. If the CRA is extended, it would be as a City entity with less funding.

Mr. Calvo asked if it would be appropriate for Committee members to speak, as individuals, in favor of extending the CRA. Ms. Williams advised that these members would need to coordinate with the CRA to find out when potential extension would go before the City Commission. Chair Nothard suggested that the Committee be updated on the CRA's activities so they are more knowledgeable about what the organization does.

Chair Nothard encouraged the Committee members to individually review the incentives discussed today and bring additional questions back at a later time.

Ms. Spragg noted that the Committee had made several recommendations which did not fall within the adopted incentives discussed today, and asked if they can expect any feedback or comments on their recommendations. Ms. Williams suggested that the members take a closer look at the incentives listed on the City's website, as some of the City incentives are likely to achieve the same purpose as the Committee's proposed incentives. She cited expedited review as one example, pointing out that while the City mentions a business management officer rather than a concierge, both positions would oversee expedited review for affordable projects.

NEW BUSINESS

- **Update on the award of SHIP Senior Rental Housing Development**

Ms. Williams stated that HOMES, Inc. is the vendor for the proposed senior rental housing development. The City is currently in the process of preparing the development agreement.

- **Review and Update of the Affordable Housing Trust Policy**

Ms. Williams asked if the Committee wishes this to be brought back as a working item at their next meeting. Chair Nothard recommended that this be done. Ms. Williams advised that the Committee members have been emailed copies of this policy, which will be discussed in greater depth at the next meeting.

Chair Nothard added that the Committee had previously discussed having each member take on a specific aspect of this policy to discuss with their respective City Commissioners.

AGENDA TOPICS FOR NEXT MEETING

Chair Nothard noted that review and update of the Affordable Housing Trust Fund policy will be addressed at the next meeting.

Mr. Calvo reported that there are proposed amendments to Florida's Live Local Act, including narrowing the range in which additional height is allowed to within one quarter-mile of an affordable project rather than one mile. Chair Nothard asked if there is a list of recommended changes to the Live Local Act which the Committee members may review. Mr. Calvo advised that he could share this information with Ms. Williams, who could then distribute it to the members.

Chair Nothard asked if this was intended to be a discussion topic for the next meeting. Mr. Calvo replied that if information is available, the Committee could discuss it and provide some input for the City on potential changes to the Live Local Act.

GOOD OF THE ORDER

Vice Chair Barber recalled that the Committee had previously discussed "what goes into housing costs," and asked if they could see a presentation on this issue. She asserted that current construction does not seem to alleviate the demand for affordable housing, as the units being built are not at affordable prices. She suggested that the City may wish to look into what can be done to reduce housing costs, or how it can be produced at a lower cost.

It was noted that this conversation would involve several aspects of housing, including legal, land use, and architectural considerations, as well as construction and design costs and the availability of tax credits.

Ms. Williams advised that while she did not have any potential presenters in mind on this topic, potential changes may include the use of artificial intelligence (AI) to design certain components of projects in order to reduce costs. Another consideration is "3D development," although she cautioned that it is not known whether or not this type of development would be able to withstand hurricane conditions.

Mr. Calvo suggested that the Committee could schedule a presentation on "the big picture" of elements that drive up all housing costs. He proposed reaching out to contacts at Florida International University (FIU), who could schedule a presentation later in the spring.

Chair Nothard also encouraged the members to respond to attendance requests from Ms. Williams' office so it will be possible to determine whether a quorum will be present.

NEXT SCHEDULED MEETING DATE – February 12, 2024

There being no further business to come before the Committee at this time, the meeting was adjourned at 9:57 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.]