



Housing Finance Division

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**BROWARD COUNTY STATE HOUSING INITIATIVES PARTNERSHIP AFFORDABLE
HOUSING ADVISORY COMMITTEE**

MEETING MINUTES

Housing Finance Division (HFD)
110 NE 3rd Street, Suite 201, Fort Lauderdale, Florida 33301
Monday, February 24th, 2025, | 3:00PM
Recorded by Amalee Badreddine

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

I. CALL TO ORDER – 3:27 PM

Chair Gomez called the Affordable Housing Advisory Committee (AHAC) Meeting to order at the Housing Finance Division (HFD), 110 NE Third Street, Suite 201, Fort Lauderdale, Florida 33301 at 3:13 PM. A quorum was present.

II. ATTENDANCE

Roll call was conducted by Amalee Badreddine.

ADVISORY COMMITTEE:

Present:

Absent:

Mayor Michelle Gomez, Esq., Chair	Alexis Landberg
Janice Hayes	
Nelson Fernandez	
Jacqueline Reed-Stills	
Senator Nan Rich	
Agustina Skylar	
Caroline Cozzi	
Ryan Gebauer (Teams)	

BC STAFF:

Present

Claudia Capdesuner, Esq. (Assistant County Attorney)	Office of the County Attorney
Andy Chandra	Housing Finance Division
Mildred Reynolds	Housing Finance Division
Angela Bauldree	Housing Finance Division
Harrison Grandwilliams	Office of Senator Nan Rich
Amalee Badreddine	Housing Finance Division
Marty Cassini (Presenter)	Office of Intergovernmental Affairs

Other Guests:

Darrel Thomas	City of <u>Weston</u>
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III. Approval of Meeting Minutes

Approval of the October 21, 2024, passed by Mr. Fernandez and seconded by Senator Nan Rich. Motion was passed unanimously.

IV. Old Business

Chair Gomez asked Ms. Reynolds the status of the AHAC Incentive Strategies Report 2024. Ms. Reynolds answered stating that the Report made its way to the Board of County Commissioners, it was pulled by Commissioner Mark Bogen, but Senator Rich addressed his concerns. After, it went to Florida Housing Finance Corporation by the due date.

V. New Business**Topics of interest for 2025 presentations or discussions:**

Senator Rich shared her thoughts on the funding cuts from Washington D.C. which will affect many Human Services programs such as child services council, food stamps, income tax credit etc. Senator Rich continued that our discussions should include what's at risk. She then showed an article by the Washington Post about how cuts are expected to worsen Americas housing crisis and how the work force, federal and local is expected to be cut especially any offices regarding environmental resilience and financing for homes. Senator Rich believes we need to discuss the impacts to this and brace everyone.

Chair Gomez added that she was recently in Tallahassee and that the Live Local 2.0 is happening, she's not sure if these changes will be good or not. Therefore, this topic would be good for further discussion in the future.

Marty Cassini (Director of Office of Intergovernmental Affairs) Presentation:

Mr. Cassini started off by stating that they are tracking the information regarding the cuts and how it would impact housing, affordable housing and homelessness. Further explaining that they have set up a system with all their directors to ensure that when they are told that money is not coming in, they're going to track it and then do their best to make up the shortfall. Mr. Cassini then brought up the possibility of Live Local 2 coming back but with a specific emphasis on avoiding some of the issues relating to NIMBYism.

Continuing, he mentioned the first piece of legislation relating to affordable housing passed early last week, Senate Bill 184, which requires local governments to adopt ordinance. This permits accessory dwelling units in areas zoned for single family residential use, without increased parking requirements. Mr. Cassini continued to

explain that the bill also prohibits denying a homestead exemption on properties with accessory dwelling units that are rented out but requires separate assessment for rented units. It also allows local governments to offer density bonus to landowners who donate property for affordable housing. They will also have the office of Program Policy Analysis and Government Accountability to evaluate the use of mezzanine financing mechanisms and the viability of tiny homes for affordable housing. Finally stating that it passed its first committee last week.

Mr. Cassini then brought up House Bill 409, which mandates local governments authorize multifamily and mixed-use residential developments in areas zoned for commercial, industrial, or mixed-use when part of an adaptive reuse project. As well as House Bill 943, called Real property, which mandates the approval of affordable housing developments on religious owned land. If there's a 40% allocation for affordable housing with a 30-year affordability period, there are a couple exceptions, depending how close they are.

Mr. Cassini mentioned he would send a cheat sheet of all the bills being presented to the AHAC members.

After Presentation:

After concluding the business on the agenda Chair Gomez suggested that the time of our next meeting which is originally scheduled on April 14th at 4:30pm, could change it back to 3:00 pm – after deliberation the members agreed to meet at 3:30 pm.

Mr. Gebauer asked about the possibility of the Housing Authority having a booth at the Abilities Expo that is taking place at the Convention Center from October 17th to the 19th, 2025 to educate the public on the services provided. Ms. Reynolds answered saying he should talk to Ralph Stone, the Housing Finance Division Director to make that request.

ADJOURNMENT

Hearing no further questions or comments, Chair Gomez adjourned the meeting at 3:52 PM.

Next meeting April 28, 2025

THIS IS NOT A VERBATIM TRANSCRIPT OF THE MEETING