



Environmental Protection and Growth Management Department

HOUSING FINANCE AND COMMUNITY REDEVELOPMENT DIVISION

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BROWARD COUNTY STATE HOUSING INITIATIVES PARTNERSHIP

AFFORDABLE HOUSING ADVISORY COMMITTEE

MEETING MINUTES

Housing Finance & Community Redevelopment Division (HFCRD)

2nd Floor Conference Room

Wednesday, January 13, 2020 | 4:00 PM

Recorded by Andy Centeno

CALL TO ORDER

The Chair called the Affordable Housing Advisory Committee (AHAC) meeting to order at 4:13 PM without a quorum.

ATTENDANCE

Roll was conducted by Mr. Andy Centeno.

ADVISORY COMMITTEE

Present:

Michelle Gomez, Chair	Medardo Cevallos – excused absence
Corey Hinds	Nelson Fernandez
Robert Taylor	Dr. Preston Jones
	Charles Patterson

Absent:

STAFF

Andy Centeno	Housing Finance & Community Redevelopment Division
Angela Chin	Housing Finance & Community Redevelopment Division
Mildred Reynolds	Housing Finance & Community Redevelopment Division

The Chair requested to have the Advisory Committee members RSVP for future meetings by 3:00 PM on Fridays before the Monday meetings.

APPROVAL OF MINUTES OF THE 10/30/2019 MEETING

It was agreed by the Advisory Committee that Mr. Taylor's name is to be added to the October 30, 2019 Meeting Minutes. No other changes were requested to the meeting minutes and voting for approval will be held at the next AHAC meeting, February 10th, 2020.

OLD BUSINESS

Ms. Mildred Reynolds stated that she was previously tasked with updating items in the 2017 AHAC Incentive Strategies Report, specifically Incentive Strategy 17-10, 17-11, and 17-12. Ms. Reynolds stated that the updates were listed in the report handed out at the meeting. Ms. Reynolds then read through the updates to the Incentive Strategies.

Incentive Strategy 17-10 Rental Registration Program

Following Ms. Reynold's update to Incentive Strategy Item 17-10 Rental Registration Program, The Chair asked if this item could be removed from the list since the County would not accept any recommendations? Mr. Cory Hinds asked if this was one of the Incentive Strategies that is obsolete? Ms. Reynolds stated that it is not an obsolete strategy, and that it was an incentive Strategy suggested by Mr. Charles Patterson. It was recommended to wait for Mr. Patterson to be present to decide on the removal of this Incentive Strategy.

Incentive Strategy 17-11 Bonus Density

Ms. Reynolds advised the committee members that Ms. Barbara Blake Boy, Executive Director of the Broward County Planning Council will be present at the next meeting to discuss the County's Bonus Density program.

Incentive Strategy 17-12 Other Affordable Housing Incentives

Deferred until the next AHAC meeting. Ms. Blake Boy will advise on other affordable housing incentives being proposed in Broward County.

Obsolete Affordable Housing Incentive Strategies

Ms. Reynolds referred to Mr. Hinds' question regarding the Incentive Strategies that have become obsolete and stated that this can be found in the State Housing Initiative Partnership (SHIP) Statute, Affordable Housing Incentive Strategies, A through K. She then read through each of the Incentive Strategies.

Ms. Reynolds stated that Incentive Strategy D, is not applicable at this time. She stated that a request has been made to the Planning Development Division for a revised copy of the Affordable Housing Incentive Strategies. Mr. Hinds asked for clarification of Incentive Strategy D. Ms. Reynolds read the updates for this Incentive Strategies. Ms. Reynolds stated that it would be best to wait for Ms. Blake-Boy for clarification of this Incentive Strategy.

Ms. Reynolds stated that it would be best to review the Incentive Strategies when Ms. Blake-Boy is present.

Q. Mr. Hinds asked if Incentive Strategy D is the only one that is obsolete.

A. Ms. Gomez stated that it is no longer applicable however Ms. Blake-Boy might be able to give updates on modification to this Incentive Strategy.

Ms. Reynolds clarified that Incentive Strategies A through K are part of the Statute however, the Advisory Committee develops additional Incentive Strategies that are taken to the Board of County Commissioners for approval.

Q. Mr. Hinds asked if there have been any previous surveys for developers to accomplish affordable housing.

A. Mr. Taylor stated that this idea has previously been brought up at other affordable housing meetings however, nothing has come to fruition.

A. Ms. Gomez stated that at a city level, this topic has been brought up and feedback has been received from developers. However, she didn't believe this topic has been addressed at a county level.

Ms. Gomez suggested creating a forum specifically for builders and addressing the topic of affordable housing obstacles.

UPDATE ON COUNTY'S AFFORDABLE HOUSING TRUST FUND BY MS. ANGELA CHIN, HOUSING PROGRAMS MANAGER

Ms. Angela Chin updated the committee members on the County's new Affordable Housing Trust Fund Program is administered by Housing Finance and Community Redevelopment Division (HFCRD) and provides funding as an incentive to create partnerships that produce and/or preserve affordable multifamily rental units. She stated that three (3) Request For Proposals (RFP) have been issued since 2018 for approximately \$21.8M totaling approximately 770 affordable housing units and 45 market rate units. She also stated that six (6) of seven (7) projects approved by the BOCC for GAP financing are for new construction and one (1) project is a preservation/rehab project. Ms. Chin advised the committee members of the projects:

New Construction Projects:

Marquis Apartments, City of Pompano Beach
Solaris Apartments, City of Hallandale Beach
8th Avenue Commons Apartments, City of Hallandale Beach
Sonata Apartments, City Pompano Beach
Pembroke Towers II, Senior Housing Project, City of Pembroke Pines
Fat Live Apartments, City of Fort Lauderdale

Preservation/Rehabilitation Project:

Regency Gardens Apartments, City of Pompano Beach

Ms. Chin concluded by stating that the BOCC has approved a budget of \$10M dollars for Fiscal Year 2020.

Mr. Taylor asked Ms. Chin what method is used to communicate the RFP. Ms. Chin stated that there is an ad placed in the Sun Sentinel newspaper, on the Division's website, and in the local neighborhood newspapers for at least six weeks. She also stated that an Evaluation Committee meeting is held for ranking of the proposals followed by approval by the BOCC.

Additional questions were asked regarding the FY 2020 budget. Ms. Chin advised the committee that an RFP was issued for the \$10M and three projects were selected for GAP financing and indicated that all three projects are new construction affordable housing projects.

Mr. Hinds inquired about the rental cost per unit for the Regency Gardens project, and how are the projects determined affordable. He also requested if Ms. Chin could provide him information on the unit costs for the Regency Gardens project. Ms. Chin said yes and stated that eligibility for programs is based on HUDs income levels. Other questions were asked regarding if any of the projects have been developed, and Ms. Chin advised no, all except for the Regency Gardens Apartments which is a preservation/rehabilitation project. She also stated that the County is in the process of executing an agreement with the Marquis project.

Ms. Chin stated that the Board of County Commissioners has approved a budget of \$10million dollars for Fiscal Year 2020.

NEW BUSINESS

Ms. Gomez stated it would best to wait until Ms. Blake-Boy is present to discuss new business. Ms. Reynolds stated that her goal is to have a staff member speak on the County's various funding sources at a future meeting.

Mr. Hinds inquired about adding new members to the Advisory Committee.

Ms. Gomez stated that Ms. Reynolds will request additional members to the Board of County Commissioners.

Ms. Reynolds stated that the contact person at the intergovernmental Affairs stated that the Advisory Committee can submit names of additional Committee member.

Ms. Gomez stated Ms. Reynolds will distribute a list with the eleven categories that make up the AHAC, and the Committee can make recommendations on the categories that are vacant.

ADJOURNMENT

There being no further items to discuss before the Committee, a **Motion** to adjourn the meeting was made by Mr. Hinds and **Seconded** by Mr. Taylor.
Meeting adjourned at 4:50 pm.

THIS IS NOT A VERBATIM TRANSCRIPT OF THE MEETING