

Draft
AFFORDABLE HOUSING ADVISORY COMMITTEE
CITY HALL – 100 ANDREWS AVENUE
CITY COMMISSION CHAMBERS
Monday May 9, 2016 - 9:00 A.M. Minutes

Cumulative Attendance

Committee Members	Attendance	7/15 through 6/16	
		Present	Absent
Roosevelt Walters, Chair	P	10	0
Edwin Parke	P	10	0
Brian Poulin	P	8	2
*Skeet Jernigan	A	0	1
*Peter Cooper (apt 8/14)	P	10	0
*Katharine Barry (apt 1/05/16)	P	3	2
*Mitchell Rosenstein (apt 2/2/16)	P	3	1

*Members were appointed after July 2014

*Skeet Jernigan reinstated 04/29/2016 per Vice Mayor Dean Trantalis

Staff

Avis Wilkinson, Housing Programs Supervisor and AHAC Liaison

Kerry Arthurs, Housing Senior Accounting Clerk

Claudia Goncalves, Housing Rehabilitation Financial Aide

Jonathan Brown – Manager, Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF-CRA) and Housing & Community Development (HCD) Divisions

Member of Community

Coleen Christian

Roosevelt Walters, Chair called the meeting to order at 9:02 a.m. There was a quorum of 6 members for voting on official business. Roll was called by Kerry Arthurs.

Katharine Barry arrived at 9:09 a.m. and Jonathan Brown arrived at 9:20 a.m. Brian Poulin left the meeting at 9:58 a.m.

Approval of Minutes – April 11, 2016

Peter motioned to approve the Minutes for April 11, 2016; the motion was second by Edwin and unanimously approved by vote.

New Business

➤ SHIP 2016-2017 Funding Certification

The State Housing Initiatives Partnership (SHIP) 2016-2017 Funding Certification was presented by Staff, Avis Wilkinson. The funds are used for Owner Occupied housing that is in need for repairs for up to Sixty Thousand Dollars (\$60,000) with a 15 year lien on the property. The Special Needs fund will do repairs and additions to make it user friendly to accommodate persons who are categorized under Special Needs based on the definition, and it will be up to Sixty Thousand Dollars (\$60,000). The Purchase Assistance program without rehab is up to Seventy Five Thousand Dollars (\$75,000), and will be able to do a few moderate incomes with the new funds. New construction infill housing is new based on the recommendations of Commissioner McKinzie, and will be awarded to eligible contractors and housing developers to include non-profit and for-profit entities as a preconstruction loan for City-owned infill housing lots. The proposed amount is up to Fifteen Thousand Dollars (\$15,000) for home ownership units and Twenty-Five Thousand Dollars (\$25,000) for single family property if doing multiple. The total amount is One Hundred Thousand Dollars (\$100,000) but can be flexible and monies can be moved around as long as we stay within strategies.

Avis continued that impact fees are used to promote new construction home ownership and economic prosperity. The SHIP funds will be awarded to developers to offset a portion of the impact fees for developing of Affordable Housing and the proposed amount is Seventy Five Thousand Dollars (\$7,500) per unit. Brian stated that he is concerned that there is no rental component and would like to see the SHIP funds leveraged to get other funds from the State funds to help more people. Mitchell commented that SHIP funds can be used to match tax credits as long as the award per development present values back to the minimum amount which might be Seventy Five Thousand Dollars (\$75,000). Brian stated that the City will compete better with larger counties so leveraging will assist with larger scale developments, but rental component still needs to be addressed. Brian continued stating that Seventy Five Thousand Dollars (\$75,000) infusion by the City could bring in \$10 to \$20 million worth of development so the scale is much higher if used correctly so the leveraging is higher. Mitchell stated that the State requires that for Broward County, the minimum of per application is 75 units, and this is one development. Brian stated that it is developer driven because the developer puts the plan together and go to the City and ask for matching funds at least Seventy Thousand Dollars (\$75,000) worth of benefits to be competitive to wins tax credits to build in the City.

Avis continued that it was not a strategy due to limited funds, but in the Local Housing Assistance Plan (LHAP) there is a new construction rental strategy which will be awarded to developers of affordable rental housing to develop or rehabilitate affordable rental housing units and can be changed if there is a need for it and if it is approved. Mitchell continued that State only funds a certain amount of developments with tax credits per year and other cities will provide a local match to qualified applicants but only

commits to award to only one or two subject to funding allocation. Katharine commented that the owner occupied is based on the Commission trying to redo the Sistrunk area in a major way to upgrade the housing stock as well as building new houses. Avis stated that she will have to get approval to move some money to put Seventy Thousand Dollars (\$75,000) to \$100,000 to rental strategy. The qualifications for Veterans is not only Special Needs, they also have to meet the HUD income limits. Mitchell wants to know if a developer can double dip into different pots of monies qualifying under different categories. Avis stated that she will get back to the Board about that.

Brian motioned for changes to be made to 2016-2017 Funding Certification to allocate some SHIP funds to rental housing repairs and as match funds to make tax credits more competitive; the motion was second by Mitchell and unanimously approved by vote.

Old Business

➤ Final Affordable Housing Trust Ordinance

Jonathan stated that there will be two meetings with the Commission to get the Ordinance passed. Brian requested a copy of the document with the mark-ups based on the original to be clear on what has been changed.

Roosevelt stated that in the last meeting AHAC spoke of for very low and low income, AHAC wanted to set a minimum and not a maximum in beginning of Section B. Katharine inquired about including the definition of income in the Ordinance, to know which definition is being used. Jonathan stated that HUD standards are being used except for the 80% to 140% to be used for moderate and because these are funds that the City gets through this, it will not be limited to SHIP or HUD; it is what will be best in getting the developments done. HUD is concerned about certain parts of the City especially the NW is low income rentals, so they need to be mindful of where the projects will be located to not let those areas be known for low income.

Brian stated that the targeted group should not be their decision; it should left open to any one as they come through the door with the goal of helping as many people as possible. Peter stated that the trust fund should not be based on funds that may not be available the following year. The premise is that whoever drafted it does not want low income housing clustered in one area.

Jonathan commented that with his conversation with City Manager and HUD, there is too many low income affordable housing and not enough in other categories. Mitchell asked Jonathan if this change is with the intention to avoid a concentration of low and very low income housing in a particular area. Jonathan answered that it was not the intent but he is more concerned that the 80 to 120 income category that are not being targeted to bring balance to the affordable housing community. Looking at the Housing Authority in NW area, the income category will be 60% and below, and the Advisory Board should consider if we are perpetuating a problem in the communities.

Jonathan will confirm with the Attorney's office if the whole of the Housing Trust Fund will be used and not the interest only. Katharine suggested taking that paragraph out of the Ordinance. Roosevelt suggested using language to establish a reserve, and anything else above that can be used so that the whole fund is not used up and it goes away. Brian commented that he does not agree because the money will not gain interest and it can be used to help people.

Katharine motioned to have a Special Meeting to go thru changes to Affordable Housing Trust Ordinance draft; the motion was second by Mitchell and not unanimously approved, the motion was approved by four votes to one vote.

Agenda Topic/s for Next Meeting

- Infrastructure Tax with dollars for Affordable Housing component.
- Special Meeting with City Attorney to discuss changes to the Affordable Housing Trust Ordinance

Good of the Order

- Edwin inquired about the time limit when the funds the 2016-2017 SHIP funds have to be spent. Avis answered that they have two (2) years to encumber and three (3) years to expend. If they do not meet that deadline, they can apply for an extension in writing to not lose the money. Jonathan stated that they will amend the LHAP before having to have to apply for an extension, to put monies in activities that are already producing and spending. Edwin stated that there was a last minute rush to spend the money like six (6) years ago, and inquired as to whom is keeping track of the balance being spent. Avis commented she is the SHIP Administrator and work with the Financial Administrator and feels confident the monies will be spent.
- AHAC members were given a copy of The Guide for Members of Boards and Committees.

Next Meeting Date: June 13th, 2016

Adjournment

The meeting adjourned at 10:18 A.M.

Exhibit 1 – Affordable Housing Trust Fund Ordinance with Markups

[Minutes prepared by Kerry Arthurs]