



City of Sunrise Affordable Housing Advisory Board Meeting

Date: Monday, May 20, 2019

Time: 6:30 PM – 8:00 PM

Location: City Hall Annex – Osprey Conference Room

Address: 1601 NW 136th Avenue, Bldg. A, Sunrise, FL 33323

Meeting Minutes

I. Call to Order

Edwige Clark called the meeting to order at 6:30 p.m.

Moment of Silence; Pledge of Allegiance

II. Roll Call

Present: Edwige Clark, Jeffrey Hittleman, Edward Gersten, John LaMotta, Susan Evans, Regina Solomon, Jamal Holmes, Janet Tacoronte and Neil Kerch. **Absent:** No Absentees. **Staff Liaison:** Shannon L. Ley. **City Staff:** Stephanie Hahn, Grants Administrator, Joy Tornambe, Board Secretary.

III. Open Discussion

There was no discussion.

IV. Review of Minutes

The motion to approve the minutes of February 4, 2019 was made by Jeffrey Hittleman and seconded by Edward Gersten. It was passed unanimously.

V. Old Business

The City's Local Housing Assistance Plan was submitted to the Commission on April 23, 2019 and submitted to the State, as well. Sunrise made improvements to the plan through the AHAB's recommendations. We increased the limits of our programs, etc. The City is anticipating an approval from the State.

Ms. Ley told the Board that the Fair Housing Art Poster Contest awards were presented on Tuesday, April 9, 2019 and showed them the nine winning posters.

VI. New Business

There is a new study called the Broward County Affordable Housing Needs Assessment ([email a link](#)) prepared by FIU. The study was presented to the County Commission on May 7th 2019 and is scheduled to be presented to the Planning Council, as a presentation, on May 23rd 2019. It's not being brought up as a discussion at this time, only presentation. Historically these studies have been brought the Planning Council first. FIU had prepared a different Affordable Housing a study around 2014/2015. While the previous study was being reviewed for adoption, concerns were raised regarding its methodology, and the study and its methodology was not adopted;

subsequently a different company, Meridian, was hired to analyze affordable housing needs and prepare a new study and methodology. This study was completed and formally adopted by the Planning Council and the County Commission in 2016. This is the current study and methodology being utilized today for land use plan amendments to increase residential densities. Overall, it demonstrates the greatest need, in terms of supply and demand, is in the very low rental market. Addressing affordable housing at a local level is extremely challenging and many say it needs to be approached as a regional solution with more involvement from the state.

Affordable housing has been an issue in the forefront at various levels. The methodology of this study is taking into account not just the supply and demand of housing, it appears to include the effects of economic development and transportation on affordable housing. The City is currently reviewing the study. The study indicates Sunrise is short just over 1,000 units in the Extremely Low (0-30% AMI), 700 in Very Low (31-50% AMI), and just over 800 in the Low (51 – 80% AMI) income categories for renters.

Mr. Gersten, staff, and the board discussed the affordable rent amount cited for the low-income category and the feasibility for these amounts.

Ms. Ley reflected that this study is yielding different results than the previous versions. The study's supply and demands were discussed, as well as the home purchase prices.

Ms. Ley requested input regarding the study. Ms. Evans conveyed that she sees the major demand in the lower income categories.

Mr. Gersten suggested the some of the numbers do not reflect current market conditions and that real estate professionals should be a source for the study. It was discussed that one issue being experienced is that investors are buying up the affordable units, minimizing the supply.

Susan Evans reported that a major contributing factor is the income disparity in Broward County.

Ms. Ley requested board feedback regarding their perceived strength of the real estate market at this time. Mr. Gersten said the inventory is fairly low. He anticipates more foreclosures coming on the market in the near future. Ms. Tacoronte stated that the year over year growth is beginning to slow down but still growing slowly but steadily.

Ms. Evans inquired regarding the City's efforts to ensure that its state and federally assisted affordable housing stock remains affordable. Ms. Ley stated that the City maintains a deed restriction for up to 15 years, depending on the program. Ms. Evans recommended increasing this to ensure affordability for a longer period of time.

Ms. Evans referenced the recent decision of the legislature of the State of Florida to once again reallocate funds directly allotted for affordable housing via the Sadowski Act, to other budget line items.

Ms. Solomon asked what the Broward County Commission would be doing with this study. Ms. Ley stated that it is not established yet as the study was just presented to the commission on May 7th, but could potentially be used towards a linkage fee.

Ms. Solomon asked whether or not the City of Sunrise has opportunity zones. Ms. Ley replied that the City does not have any opportunity zones This federal designation was established about a year ago.

Ms. Evans recommended tiny houses as an option for affordable housing. Mr. Hittleman suggested shipping container homes. Ms. Ley said there are many issues pertaining to shipping containers, such as building code, zoning code, wind mitigation, certifying the container itself, etc. The State and the County control the building code and the cities control the zoning. Regarding the properties included in the Triennial Report, Ms. Ley stated that City staff is developing an RFQ for the property on Sunset Strip.

Ms. Ley relayed an update regarding House Bill 7103. She clarified that the Governor has not yet signed this. The bill is very comprehensive and filled with items regarding zoning, planning, building, etc. It proposes changes regarding affordable housing developments and offsets required by local municipalities.

The board inquired whether the City has any new affordable housing developments and Ms. Ley explained the City is encouraging affordable housing developments and open to potential code modifications if appropriate.

Ms. Ley provided an update regarding FY2019/2020 funding projections. CDBG and HOME will be going up slightly, however SHIP has not yet been established.

Ms. Ley provided an update regarding the East Sunrise Improvements Master Plan. The City Commission approved the plan in March of 2019. The City now has a designated person in the City Manager's office who is dedicated to move the plan forward.

The next Affordable Housing Advisory Board meeting will take place on Monday, August 19, 2019.

VII. Adjournment

A motion to adjourn the meeting was made by Edward Gersten and seconded by Susan Evans. The motion passed without opposition and the meeting adjourned at 8:00 p.m.

Transcribed by: _____

Joy Tornambe, Board Secretary