



Affordable Housing Advisory Board Meeting

Date: Monday, February 3, 2020, at 6:30 p.m.

Location: City Hall Annex – Osprey Conference Room

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

Meeting Minutes

I. Welcome and Call to Order

1. **Roll Call - Present:** Marsha Eloi, Edwige Clark, Jeffrey Hittleman, Robert Daniels, Edward Gersten, John LaMotta, Neil Kerch, Susan Evans, Janet Tacoronte **Absent:** Regina Solomon. **Staff Liaison:** Shannon L. Ley. **City Staff:** Stephanie Hahn, Grants Administrator, Joy Tornambe, Board Secretary

Introduction and Roll Call

II. Introduction and Roll Call

Joy Tornambe welcomed new and current members.

III. Open Discussion

Meeting was called to order; Pledge of Allegiance was observed.

Joy opined that since this is a new year, the Board needed to elect a chair and vice-chair. Shannon stated that it would be appropriate to welcome the new members.

1. Susan Evans with Habitat for Humanity said that Habitat had a project going on for energy efficient homes. They have a very aggressive schedule aimed at getting more people qualified. The website had the necessary criteria. Those wishing to apply were required to put in sweat equity hours, as well as attend a home ownership education program. The project came to fruition after 10 years as it took that long for parcels of lands to be assembled. It is located directly across the street from where Blanch Ely, the pioneer and educator, lived with her husband Joseph.

Habitat for Humanity came up with six million dollars to purchase the land, and that fundraising effort spanned a 10-year period. They also invested an additional three million dollars for infrastructure. Eighteen (18) of the seventy seven (77) homes were completed as of this meeting. The residences are both one- and two-story homes.

Rick and Rita Case were one of the lead benefactors for the project's infrastructure. Further, Ed Hansen from Channel 7 has always supported affordable housing in Miami-Dade and Broward Counties. It is important to note that Habitat for Humanity tries not to finance.

While Rick and Rita Case were okay with having naming rights, Ed had no interest in having his name on the project. Shannon inquired additional information about the land, with Susan confirming that Habitat had acquired the land that sits next to the FEC railway, the original railway that enabled Pompano Beach to become what it is today. Susan stated that a lot of money has been invested, and that Habitat for Humanity is very happy with the project results. Commissioners have been very involved and actively trying to work with local businesses. Additional projects planned for these residents include a park, a reading garden, and a statue of Mary Porter. The park is in pre-development and Habitat has plans to progress with this phase in the future, however additional funding is needed for the reading garden and statue. All this information and more can be found on the Habitat for Humanity website.

2. Commissioner Kerch wanted to know more about the back-story of how the land came about. Susan mentioned another affordable housing project at Linear Park. Habitat is building six townhomes on land that was dedicated by the City. Conversation ensued regarding the NSP renovations which were done in the City of Sunrise, as well as Heritage Point, Dania Beach, and Oakland Park.

Susan stated that Habitat will be renovating a series of homes, which is not typically how in Habitat's model, and will continue to do critical repairs. Existing housing in Florida is getting old, and low-income families do not have funding to properly upkeep their homes. Susan stated that a grant was awarded by Broward County with an emphasis on home preservation. This grant is funded using CDBG money.

Shannon stated that this is the second or third year that the County has set aside five million dollars for the Affordable Housing Trust Fund. Susan stated that she would inquire with the Government Relations/Community Outreach Liaison who is also the chairperson of the Broward Coordinating Council. Susan stated she may be able to provide additional information on that funding.

3. A question was asked about closing cost, and Susan stated that Habitat pays all closing cost with the exception of \$2,000; Habitat is currently working with banks and other mortgage companies to provide table funding, or have them originate the first month. Susan stated the greatest challenge to low-income homebuyers is coming up with down payment assistance. This problem has been exacerbated as subsidies are drying up.
4. Shannon asked the members to introduce themselves as follows:

Marsha Eloi - is a Sunrise resident and a registered nurse who had minimal experience dealing with Affordable Housing. She looks forward to being on the board.

John LaMotta - is a Hearing Officer with the Broward County Housing Authority as well as a Realtor. He was once a resident of Sunrise, but currently lives in Pembroke Pines.

Robert Daniels - grew up in Sunrise, and is now retired military veteran with the U.S. Marine Corps. He is a license mortgage banker in 19 states, and recently returned to Sunrise about two years ago. He is also a real estate broker.

Edwige Clark – is a Vice President for a healthcare redevelopment firm, and a general contractor.

Neil Kerch - is a Commissioner with the City of Sunrise, and also an attorney.

Ed Gersten - was a real estate broker and did a lot of foreclosure work with Bank of America.

Jeffrey Hittleman - is an attorney with Legal Aide. He was born and raised in Sunrise.

Janet Tacoronte - is an attorney with a primary focus in real estate law. She has experience in foreclosure and bankruptcy work.

Susan Evans – is a Grants Administrator with Habitat for Humanity Broward. She has been in housing over 14 years.

Stephanie Hahn – is the Grants Administrator for the City of Sunrise, and has over 10 years of housing experience.

Shannon Ley – is the Community Development Director, overseeing the Community Development Department of the City. She is also an engineer by trade.

Joy Tornambe – is an Administrative Assistant with the City of Sunrise.

Joy instructed John, Ed, and Robert Daniels to participate in taking the oath of office for the Affordable Housing Advisory Board.

IV. Review of Minutes

Jeffrey Hittleman made a motion to approve the minutes of August 19, 2019. The motion was seconded by Edwige Clark. The motion was passed unanimously.

V. Old Business

VI. East Sunrise Improvement Master Plan

Shannon spoke about the East Sunrise Improvements Master Plan which is an effort that the City Commission had staff undertake to look at the older part of the city. The

area embodied in the plan is primarily from University Drive east to the city limits, to 58th Terrace, Oakland Park to Sunrise Boulevard. This plan is now known as *Celebrate Sunrise*. The plan includes a list of improvements that can be done to recognize and maintain the diversity of cultures within the City. Staff is currently working on developing a Form Based Code with a Consultant to streamline the process. Staff will present the plan to Commission for final approval. Hopefully, this will allow for more affordable housing. The scope of work for development is currently underway.

VII. Village Civic Center

Shannon stated there was a post office that was demolished at the Village Civic Center at Sunset Strip and 68th. The future vision is to have an art plaza where there will also be a Farmers Market. This is intended to stimulate investment within the community.

VIII. Census

Shannon spoke about the importance of the Census which she stated began mid-March, 2019. The City is currently reviewing artwork and other informative methods of keeping the Census in the forefront of people's mind. She stated that all Census data is kept private, as that information is protected by law. She emphasized the tremendous impact of the Census on future funding in the State and local communities. It is important to note that every response counts, as this is vital for getting affordable housing funding for the community. Both schools and churches play an important role in reminding residents of their role in the Census, and reinforcing this is a confidential program. People better relate to those they trust and have the ability to receive the information from those they trust more efficiently. Efforts are being made by those on the Complete Count Committee who will be responsible for ensuring responsiveness from the homeless community.

Shannon asked members to encourage faith base groups to stress the importance of participating in the Census. She reminded the Board that the Census has now been simplified to make it easier and far more efficient to complete. The Census is also more accessible, as it can be filled out on the internet or mailed in physically. The official count date of the Census is April 1st. Funding is determined by population, so it is imperative that the correct counts are received by the Census Bureau.

Shannon stated the *Consolidated Annual Performance and Evaluation Report (CAPER)* is an annual performance report for the CDBG program which is required by the U.S. Department of Housing and Urban Development.

Shannon stated Broward County Commission has proposed for various policy amendments related to affordable housing. It's important to note that the County, City, and State have different policies which can sometimes prove to be problematic. For example, Broward County has policy amendments that cities are concerned with, related to inter-jurisdictional consistency.

IX. New Business

Director Update: Shannon stated that the City Commission has approved the site plan for the old BJ's which will now allow for roughly 235 market rate residential units to be developed by the end of the year. There will be a lot of improvement on the public right-a-way.

Affordable Housing Contest: Shannon explained the purpose of the Affordable Housing Contest is to teach the City's youth the importance of everyone having an equal opportunity live somewhere safe and affordable. For this reason, the City focuses on elementary schools. The City collaborates with educators to encourage students to participate, which in turn gets the attention of the parents.

Shannon stated that the board tries to meet every three months, and the meeting will be set accordingly.

X. Adjournment

Edward Gersten made a motion to adjourn. Susan Evans seconded the motion. There was no opposition from the Board.

Transcribed by: _____
Karen Lawrence and Coral Galpine