



Affordable Housing Advisory Board Meeting

Date: Wednesday, September 6, 2023, at 6:08 p.m.
Location: Osprey Conference Room, 2nd Floor
Address: 10770 W. Oakland Park Boulevard, Sunrise, FL 33351

Meeting Minutes

A. Welcome and Call to Order

By: Karen Lawrence

B. Introduction and Roll Call

By: Karen Lawrence

Board Members Present:

Robert Daniels
Maria Doud
Edward Gersten
William Herard
Jeffery Hittleman
Rutledge Huckstep
Derrick Jenkins
John LaMotta
Traci Miller
Neil Kerch
Vernell Roberts

Absent:

None

City Staff:

Isabel Blanco, Grants Division Manager
Karen Lawrence, Grants Coordinator
Rishi Maharaj, Administrative Assistant I

C. Pledge of Allegiance and Moment of Silence

Observed.

D. Open Discussion

No public discussions – one person from the public was in attendance.

E. Review of Minutes

The motion to approve the minutes of April 3, 2023 was made by Robert Daniels and seconded by Traci Miller. The minutes were unanimously approved by the Board members.

F. New Business

a. City Manager's Presentation:

Presentation by Mark Lubelski, City Manager, regarding affordable housing projects. Mark Lubelski (ML) stated that a full presentation will be made at City

Commission meeting on Tuesday, September 12, 2023. He also mentioned that the completion of new City Hall is expected in the next 30 days, and hopeful to have a formal grand opening for the public in October.

- i. Sunset Strip Square affordable housing project - 1577 Sunset Strip is a 3-acre parcel which was bought back by the city in 2015. Mr. Lubelski spoke about the history of the project, where they are and how it works with East Sunrise Improvements Master Plan, and addressed some concerns raised by residents. Purchase Sale Agreement was made with New Urban Committee back in September 2021. Projected 29 single family homes between 1,474 - 1,900 square feet/1-2 car garage/3-4 bedrooms/2 ½ baths with 90% of project being affordable. 25% between 80-100% AMI; 25% between 100-140% AMI; 40% not deed restricted - the developer is committed to keeping if within 100-140% AMI; and 10% true market rate. First options will be given to City of Sunrise residents approximately 30 days prior to the general public, with advertising on the City's website, Sunrise Source email, social media, HOA meetings and ESRA prior. On Tuesday, September 12, 2023, under Local Planning Agency and City Commission there will be rezoning for the first reading, development agreement for the project and plat approval. Second reading for rezoning is expected to be at Commission Meeting on September 26, 2023; and following in October to have the site plan to Commission; following approval, obtaining permits and starting the project. Traci Miller made a motion in favor which was seconded by Vernell Roberts.

- ii. NW 44th Street affordable housing project update – City is speaking with a developer who has purchased a piece of property at 44th Street and Pine Island Road who are proposing a 4-5 story building with 120 units, all rentals within the 51-80% AMI limits. This project will be going under Live Local Act. City is helping navigate the process where funding approval was already received from the State, they are now working with the County to help with their funding, and there is a possibility, if need be, that the City may go to commission to also commit to some funding.

The developer has voluntarily agreed to come in front of commission and give a presentation, get feedback from the commission and community and incorporate it in the project.

Section III – HUD incentive that provides job skills training through workforce for people within the community was discussed to provide the opportunity to create jobs and employ residents. This was also proposed for all future projects. Mark Lubelski will discuss options with the developer.

- iii. Live Local Act update - Approved by state legislature is a development friendly act that ties into affordable housing. For e.g. If you're building a residential project and a minimum of 40% of the units are put towards affordable (defined as up to 120% AMI) with that you can build on any commercial or industrial piece of property without the need for rezoning or land use amendment.

b. Annual Affordable Housing Incentive Report – Draft

City of Sunrise is required, as SHIP grantees, to present to the Affordable Housing Advisory Board an incentive report, a draft was provided last week. This report used to be tri-annually, however, is now required annually by the State. The report captures any inventory of city-owned property and recommendations from the board whether it should be put toward affordable housing use or continue with other activities such as city facilities and parks. Also captures affordable housing initiatives through incentives through our Comprehensive Land Use Plan.

Noted: There has been no changes; no new incentives have been adopted, or any new properties have been purchased since last report.

There will be another board meeting adopting this. Once official approval is given at second meeting in the next quarter, it will be taken to City Commission for approval and then submitted to the State by December 31st, 2023.

Motion to approve made by Jeffrey Hittleman seconded by Robert Daniels.

c. City of Plantation Town Hall Meeting on December 4th at 6:00 pm

i. Nomination of board member

City of Plantation reached out and would like one of our Affordable Housing Advisory Board Members to represent the City of Sunrise in a Townhall meeting that is scheduled for December 4th at 6:00 p.m.

Nominated: Rutledge Huckstep

Motioned to approve made by William Herard and seconded by Commission Neil Kersch.

d. Next Meeting Date:

The board decided that the next meeting would be scheduled for Monday, November 6, 2023. **New meeting** scheduled for November 6, 2023.

G. Board Members Discussion

No additional discussion was had.

H. Adjournment

Edward Gersten made a motion to adjourn at 7:15 PM, and John LaMotta seconded the motion. Passed unanimously by Board.

Transcribed by: _____

Rishi Maharaj, Administrative Assistant I

NOTE TO READER:

- If these minutes do not bear the date of approval, this indicates that they are not the final approved minutes and will become the official minutes when approved by the Board.
- Approved at the Affordable Housing Advisory Board meeting of _____