

**TOWN OF DAVIE
WORKSHOP MEETING
MARCH 22, 2004**

The meeting was called to order at 6:50 p.m. Present were Mayor Truex, Vice-Mayor Paul, Councilmembers Crowley, Hubert and Starkey. Also present were Town Administrator Willi, Town Attorney Kiar, and Town Clerk Muniz recording the meeting.

Terri Santini, Vice Chair of the Florida Housing and Finance Corporation, spoke about the State's initiatives for affordable housing. She explained that the State gave tax credits and loans to get Florida residents into affordable housing. Ms. Santini stated that Broward County was the worst county with regard to requesting assistance for affordable housing, as people generally held a negative view of it. She explained the cycles in the application process and pointed out that the County asked for the least funding for affordable housing.

Councilmember Hubert asked how the funds were repaid. Ms. Santini explained that funds were repaid through a combination of low rate mortgage payments and soft mortgage loans. She spoke about various housing options that could be explored. Councilmember Hubert asked if the Town would get funds for land or for housing. Ms. Santini stated that it would be a combination.

Vice-Mayor Paul asked about the timeframe for application. Ms. Santini advised that there were two to three cycles per year involving a 12-month to 180-month process.

Councilmember Starkey spoke about information she had collected on the Atlanta Housing Authority's program for workforce housing which included mixed income housing such as townhouses, condominiums and single-family homes within the same development. She asked Ms. Santini if the funding she spoke of would be usable for mixed communities. Ms. Santini responded in the affirmative and stated that it was up to the Town to ask for it.

Shirley Taylor-Prakelt, Director of Housing and Community Development (HCD), stated that the HCD's mission was to create viable urban neighborhoods using a holistic approach to revitalization. She pointed out areas in Davie such as Orange Park to the west, Potter Park and Palma Nova to the east, and Driftwood to the south, which were selected as target areas. Ms. Taylor-Prakelt advised of the progress of Habitat for Humanity homes being built and explained how families' income and housing costs factored into affordable housing criteria. She stated that the government only built affordable housing in partnership with the private sector. Ms. Taylor-Prakelt pointed out that affordable housing was built by many of the same developers who built luxury communities, which assured the same high quality of housing. She explained that the only difference between market rate and affordable housing was in the subsidy provided to help the residents with home financing. Ms. Taylor-Prakelt described State funding programs and their stipulations and spoke about other financing options. She spoke of Summerlake Apartments and Stirling Road Apartments, which were affordable housing units, and about Harmony Village, currently being developed. Ms. Taylor-Prakelt pointed out that in addition to building the new housing, existing housing was being upgraded. She added that a new Boys and Girls Club and childcare centers were being developed.

Ms. Taylor-Prakelt spoke of community demographics in relation to housing, and advised that based on a summary analysis of housing in Davie, 23% of homes were multi-family, 53% were combinations of attached and detached (single family homes, townhouses and

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condos), and 24% were mobile homes. From statistical research, she reported that 45% of Davie renters paid more than 30% of their income on housing and 29% of Davie homeowners were considered cost burdened as well. Ms. Taylor-Prakelt reminded Council that the Town qualified to be an individual recipient of State funding and spoke of various activities of HCD including: preparing the Town's first analysis of impediments to fair housing choice, developing the Town's first affordable housing incentive plan, providing for new construction, housing rehab, purchase assistance, homeless prevention, and counseling and assisting residents with accessing home financing to purchase or improve homes. She stated that affordable housing was needed because the Town did not have sufficient affordable housing to support the workforce for new jobs being created in Davie. Ms. Taylor-Prakelt pointed out that timing was critical as the County was being built-out, leaving fewer available parcels for affordable housing.

Mayor Truex asked about funding for affordable housing trust funds. Ms. Taylor-Prakelt explained that developers contributed small, specific percentages of projects they built into a fund for affordable housing. Mayor Truex asked if the Town could use this trust fund for any type of affordable housing, such as mobile homes. Ms. Taylor-Prakelt responded in the affirmative.

Councilmember Hubert gave a presentation on an affordable housing project she wanted to see developed in her district. She indicated that she had found land and advised that the funds would come from the Florida Housing and Finance Corporation. Councilmember Hubert described the project, which would include 18 units per acre of attached townhouses with 3 bedroom, 1 1/2 bathroom units and common playground areas. She felt this would help people get out of mobile home communities and into safe, affordable complex.

Councilmember Crowley asked what the property's zoning was. Councilmember Hubert indicated it was commercial. Bill Laystrom advised of the property's location and expressed his interest in helping pursue the project. Councilmember Hubert advised that there were a total of nine acres.

Mayor Truex stated that he was opposed to affordable housing alternatives that would increase density. He indicated that it was difficult to change zoning from commercial to residential and stated there were many alternatives that should be explored to stimulate affordable housing, rather than those which would involve land use changes. Mr. Laystrom advised that the particular site had not been used for a long time. Mayor Truex felt that Council needed to come up with funding because land costs were high. He stated that the presentation was helpful and agreed that affordable housing was needed; however, taking property off the tax rolls would not help the Town in the long term. Councilmember Hubert disagreed and stated that in her district, people on fixed incomes had few options. Mayor Truex suggested exploring coming up with funding to entice some residents to convert from mobile homes into affordable housing communities. Ms. Taylor-Prakelt stated that the Town had no vacant parcels remaining that were larger than eight or nine acres.

Councilmember Starkey spoke of her concerns regarding an exit plan for specific communities, such as mobile homes areas, which would be negatively affected by future airport expansion. She spoke of existing problems with specific residences such as Everglades Mobile

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Home Community, and felt the Town should find an appropriate area where the complex could be placed for this purpose. Councilmember Hubert felt the Town could not wait as the proposed land would not always be available, as airport expansion may not happen for five years. Councilmember Starkey felt designating specific land for transferring mobile home residents, would be a win-win situation.

Ms. Taylor-Prakelt reminded Council that Congress was not giving housing authorities money to build public housing. She advised Council against creating its own housing authority as the County already had six other such bodies. Both Councilmember Hubert and Ms. Taylor-Prakelt spoke of financial difficulties of several of the Town's residents. Ms. Taylor-Prakelt felt if the Town made a long-term commitment and sought partnerships, it would be possible to meet the Town's affordable housing needs.

Councilmember Hubert asked if Nova Southeastern University was granted a rezoning to 22 units per acre as a private entity, why the Town could not support building 18 units per acre for its residents. Mayor Truex spoke in favor of providing cash to help developers build affordable communities.

Vice-Mayor Paul spoke of a similar dilemma in the western target area. She stated that even with an exit plan to transfer residents, the Town was looking at a 10-year period at least, to accommodate the transition. Vice-Mayor Paul stated that each project and each parcel had to be looked at individually. She indicated her willingness to see if Councilmember Hubert's project could work and asked Councilmember Hubert if she saw it as part of a transitional community. Councilmember Hubert advised that she was working with one mobile park and trying to get a written statement that each person transferred would not be replaced.

Councilmember Starkey asked if the business owner of the mobile home community would want to be involved with the new community as an investment. Councilmember Hubert responded in the negative. Mayor Truex felt this was not a bad idea.

Councilmember Hubert suggested asking staff to look for other large properties if the property she located was not chosen. She stated that the homes described in her complex were no-frills, economical, safe homes for families and children, at a price of \$70,000. Ms. Taylor-Prakelt stated that Habitat homes were valued at about \$132,000, whereas first time homebuyers would be able to buy the proposed homes for \$70,000 at zero percent interest. She further stated that Davie's ownership pattern for mobile homes was unique in comparison to other communities.

Martin Kiar, member of the Florida Housing and Finance Authority, spoke in favor of Councilmember Hubert's plan.

Anne Kashmir, director of the FANNIE MAE Partnership Office for South Florida, thanked Council for discussing affordable housing, as other official bodies rarely addressed this issue. She spoke of the Town's need to retain workforce housing in Davie and advised that FANNIE MAE worked with lender partners on low-money-down programs. Ms. Kashmir discussed the need for quick action as the land in subject would not be available indefinitely.

Councilmember Hubert advised that three developers had offered to help with her development at cost, with no profit. Vice-Mayor Paul commended Councilmember Hubert for her efforts on this project.

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Ira Koor, a real estate broker and proponent of affordable housing, pointed out that efforts to provide affordable housing should also factor in creating lifestyles for families. He spoke of various options for providing low cost family housing. He indicated his willingness to refer developers to assist with the project.

Mayor Truex asked staff to look more closely at the subject site and to research the affordable housing trust fund and inclusionary zoning. Ms. Taylor-Prakelt indicated the trust fund would be the quickest to establish.

Councilmember Crowley wanted to look at redevelopment of the entire subject area. He spoke about the affordable housing proposed by the City of Cooper City.

Councilmember Starkey voiced her concerns about mobile home units in the Town and their vulnerability to hurricanes. She asked if there was a way to help apply grant funds toward transitioning mobile home communities into solid permanent housing. Councilmember Hubert indicated this provision was part of the criteria being developed.

Ms. Taylor-Prakelt indicated her willingness to move forward on exploring the various options outlined during the workshop.

Councilmember Crowley asked if the housing was created, could it be guaranteed that only Davie residents would live there. Ms. Taylor-Prakelt stated that this depended on the funding program and indicated that this could not be guaranteed.

Mr. Willi indicated that a resolution based on the workshop would be brought before Council on April 7th.

There being no further business to discuss and no objections, the meeting was adjourned at 8:54 p.m.

Approved _____

Mayor/Councilmember

Town Clerk