

MINUTES OF HYBRID MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, FEBRUARY 8, 2022 – 5:30 P.M.

1. Call to Order/Roll Call

Chair James called the meeting to order at 5:30 p.m.

Present:

Chair:	Tamara James
Vice-Chair:	Marco A. Salvino, Sr.
Board Members:	Joyce L. Davis
	Lori Lewellen
	Lauren Odman
Executive Director:	K. Michael Chen
City Attorney:	Eve Boutsis
CRA Secretary:	Thomas Schneider

2. Citizen Comments

There were no comments at this meeting.

3. Administrative Reports

3.1 Administrative Reports

Director Chen reviewed the information included in the agenda packet, consisting of updates on the Dania Beach Innovation Ecosystem (the Dania Beach Business Academy and the Passions To Profits program), Dania After Dark, Smith Store properties, Painted Crosswalk Pilot Program, economic development activities (securing City/CRA event sponsorships for the BLC meeting, State of the City event, and Arts & Seafood celebration), pending Façade Grant inquiries, Arts District (he explained the three components of the plan and the involvement of the Complete Street Program), surplus property – duplex structure, CRA Plan update, CRM software, the PATCH (new Produce Prescription program, educational activities, volunteers, and grant reports), and the Dania Beach Arts and Seafood Celebration.

4. Presentations

- 4.1 Presentation on affordable housing by Ralph Stone, Director, Broward County Housing Finance and Community Redevelopment Division - requested by Chair James

Mr. Stone gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Vice-Chair Salvino noted Mr. Stone mentioned the rent increases which are drastic, yet we have a rental shortage. It is difficult seeing someone making \$50,000 a year and getting charged \$3,000 a month to rent. He questioned where this money is coming from and how people are able to pay that.

Mr. Stone said because of COVID and modifications to the tax code, people coming here are moving from metro areas that are much more expensive than we are, and they are making cash offers. We are basically down to condos since no one can touch single-family homes. It is a problem that is almost overwhelming; people come here with cash in hand who think it is a good deal here.

Director Chen commented contributing to the statistics about our bad position in Broward County is the fact that clearly, we are not the most expensive in the country and people are coming here because of the 2017 tax change. Local taxes are no longer deductible in the northern states and people are fleeing to Florida.

Board Member Odman questioned when the new data would be available.

Mr. Stone responded late spring/early summer and it will be published on their website.

Chair James asked how many affordable housing units we have in Dania Beach.

Mr. Stone said about 1,700 units that are rental, which are low and low to moderate income.

Chair James questioned the home infill projects done by Broward County.

Mr. Stone responded many cities have decided to launch their own and they are following the same formula as the County.

Chair James commented Mr. Stone said the County gave free plans and subsidies to both developer and homeowner.

Mr. Stone explained they provided \$20,000 for the lot, \$20,000 for development and he addressed the additional \$60,000 given.

Chair James asked if the ARPA funding would be available to the cities to use if we had down payment assistance program.

Mr. Stone said there is some challenge when you start spending General Fund money with the ARPA funds. It does not preclude it but makes it trickier to structure.

Board Member Lewellen asked if Mr. Stone had a breakdown of each of the cities in Broward County and how Dania Beach is doing.

Mr. Stone noted they have a breakdown for the 2018 data which could be used as a baseline until Dr. Murray finishes his study this year. There is not one city in Broward County that does not have a deficiency. He added he could send Director Chen an electronic copy of the study; there are two profiles for Dania Beach. They distinguish moderate income and workforce income.

4.2 Introduction of Vanasse Hangen Brustlin (VHB) CRA 2022 Plan Update Consultant

Director Chen introduced Neale Stralow, Senior Planner, Vanasse Hangen Brustlin, who gave a PowerPoint presentation which was included in the agenda packet.

5. Consent Agenda

5.1 Minutes:

Approve Minutes of January 11, 2022 CRA Board Hybrid Meeting

Approve Minutes of January 18, 2022 CRA Board Hybrid Workshop – Board
Priorities

5.2 Travel Requests: None

Board Member Lewellen motioned to approve the Consent Agenda; seconded by Board Member Davis. The motion carried unanimously.

6. Proposals and Bids

6.1 RESOLUTION NO. 2022-CRA-002

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, SELECTING AN RFP RESPONDENT AND AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE AN AGREEMENT FOR CONSULTING SERVICES TO UPDATE THE CRA PLAN WITH THE SELECTED CONSULTANT, VANASSE HANGEN BRUSTLIN, INC. (“VHB”), A FLORIDA CORPORATION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Boutsis read the title of Resolution #2022-CRA-002.

Vice-Chair Salvino motioned to adopt Resolution #2022-CRA-002; seconded by Board Member Lewellen. The motion carried unanimously.

7. Discussion and Possible Action

There were no discussion items on this agenda.

8. Board Member Comments

Board Member Davis noted she is excited about DAD and fundraising from the Business Attraction & Investment Manager.

Vice-Chair Salvino noted Mr. Stone's presentation had great points to it and asked if Director Chen could call the apartment complexes in the City and find out what their rents and amenities are and possibly the new construction to see what their rents are. Once we find that out, they probably cannot call them affordable housing. He does not know that we could build affordable housing with all these people coming down from other states. He clarified he would like to know the rental amounts for apartments, duplexes, and single-family homes.

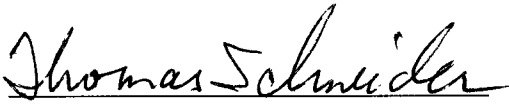
9. Information Items

There were no items on this agenda.

10. Adjournment

Chair James adjourned the meeting at 6:35 p.m.

ATTEST:


THOMAS SCHNEIDER, CMC
CRA SECRETARY

COMMUNITY REDEVELOPMENT
AGENCY

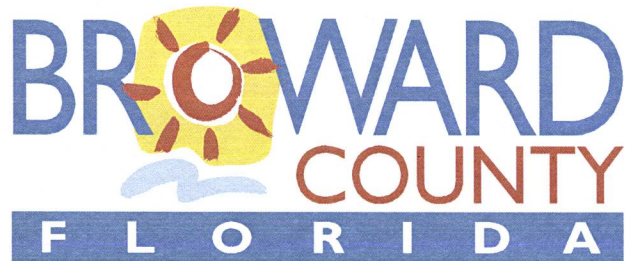

TAMARA JAMES
CHAIR – CRA

Approved: March 8, 2022





FUNDING AND PROGRAM UPDATES



Presented by:

*Ralph Stone, Director
Housing Finance Division (HFD)*

*Executive Director, Housing Finance
Authority (HFA) of Broward County*



Franklin Park Estate, BMSSD



WE ARE STILL NUMBER LAST

Existing Conditions - 2018

- **12.7% of all households can afford median price home \$355,000 (now \$500,000)**
- 147,331 Cost Burdened Renters
- 77,677 Severely Cost Burdened Renters
- **54% of all workers are employed in low wage service sector occupations**
 - Earn 40-60% of County's Area Median Income (AMI) \$68,600
- 89,969 new jobs projected in the next eight years; most will be in service sector occupations
- 10,000 Baby Boomers retire daily for next 15 years; 75% have less than \$30,00 in savings*
- **Broward County Last, and only County in State with less than 25 affordable units for every 100 residents at 60% AMI****
- No vacant land in Broward County

Source: Broward Housing Needs Assessment, 2018

*American Association of Retired People

**Florida Housing Finance Corporation

RECURRING COUNTY/CITY FEDERAL/STATE RESOURCES

CDBG	HOME	SHIP	FY 08 \$38 million	County and City
CDBG	HOME	SHIP	FY 19 \$21.1 million	
CDBG	HOME	SHIP	FY 08 \$11.8 million	County Only
CDBG	HOME	SHIP	FY 19 \$6.63 million	

New Era for Sadowski Trust Funds

SB 2512 statutory permanently reduced the housing trust funds by changing the percentage of doc stamps that goes to housing.

% Doc Stamps (after distributions made to the Land Acquisition Trust Fund, Department of Revenue Administration cost, and the General Revenue Service Charge)	24.17%	9.70254%
SEED	Less \$75 million for SEED	No SEED
Available for Housing Current Revenue Estimate	\$423.1 million	\$209.2 million *
Sweeps	Permitted	No Sweeps
Appropriation Status	Non-Recurring	Recurring

*this amount will go up or down each year depending upon doc stamp projections

<https://www.flhousing.org/wp-content/uploads/2021/08/Sadowski-Trust-Fund-Webinar-2021-05-11.pdf>

**PROPOSED
CRA TIF EXPIRATION
ANNUAL PROJECTED FUND AVAILABILITY
AFFORDABLE HOUSING/COUNTYWIDE REINVESTMENT PROGRAMS**

\$ MILLIONS	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33
TOTAL TO BOCC	1.0	4.40	4.12	4.94	4.96	4.92	8.98	17.97	50.38	58	58	63.95	67.5	67.5
50% FOR AFFORDABLE HOUSING	0.5	2.2	2.06	2.47	2.98	2.46	4.49	8.99	25.19	29	29	31.98	33.75	33.75
50% TO COUNTYWIDE REINVESTMENT PROGRAM (CRP)	0.5	2.2	2.06	2.47	2.48	2.46	4.49	8.99	25.19	29	29	31.98	33.75	31.78

*Provided normal annual growth in County general revenues and expenses and no unanticipated costs shifts from the state or federal government.

Recent Municipal Initiatives

Dania Beach

- Contributing Tax Increment funds for new infill affordable housing.

Fort Lauderdale

- Gap financing for affordable multifamily development;
- Tax increment gap financing to match County funding.

Hollywood

- Using converted TIF funds for affordable home purchase assistance.

Miramar

- Dedication of 16-20 acres for affordable development (*proposed*).

Pompano Beach

- Contributing City land and funding assistance for affordable project.

Wilton Manors

- Gap financing for affordable senior special needs project.

2019 LINKAGE FEE STUDIES

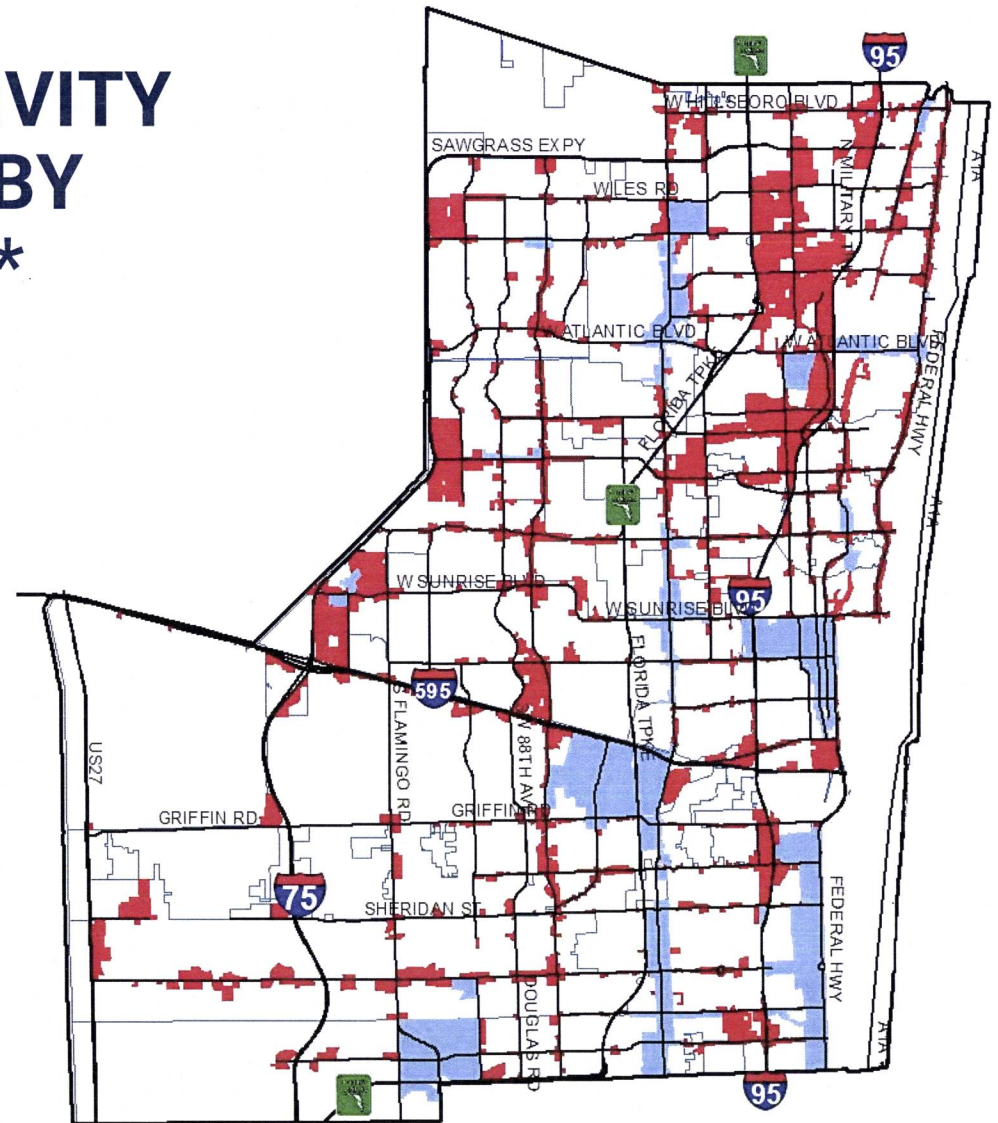
- **FIU/Metropolitan Center Broward County Studies:**
 - Rational Nexus between new development and demand for affordable housing;
 - Included new Commercial and Residential development;
 - Found both create demand for affordable housing.
- Linkage fees are Impact fees.
- Similar studies have been used nationally to support local impact fee ordinances or “Linkage Fees.”

COMMERCE AND ACTIVITY CENTER LAND USE BY ARTERIAL ROADS*

* Includes Principal and Minor Arterials.



Draft for Discussion Purposes Only



Broward County Multifamily Financing FY 2018 – FY 2021

UNITS	COUNTY GAP FINANCING	HOUSING FINANCE AUTHORITY	SAIL	9% TAX CREDITS
3,744	\$33.7M	\$353.5M	\$26.5M	\$24.9M*
28 Projects	10 Projects	13 Projects	7 Projects	11 Projects

*9% Tax Credits each year for ten years. Total value \$250M

BROWARD COUNTY FY 22 PROPOSED MULTIFAMILY FINANCING

- ❑ American Rescue Plan (ARP) Funding/Up to \$40M Gap Financing
 - \$29M for large projects over 70 units.
 - \$5M for small nonprofit projects under 70 units.
 - \$5M for land acquisition over 70 units/in perpetuity.
 - \$1M new construction single family infill Revolving Loan Program (adds to the existing SFRPC Program).

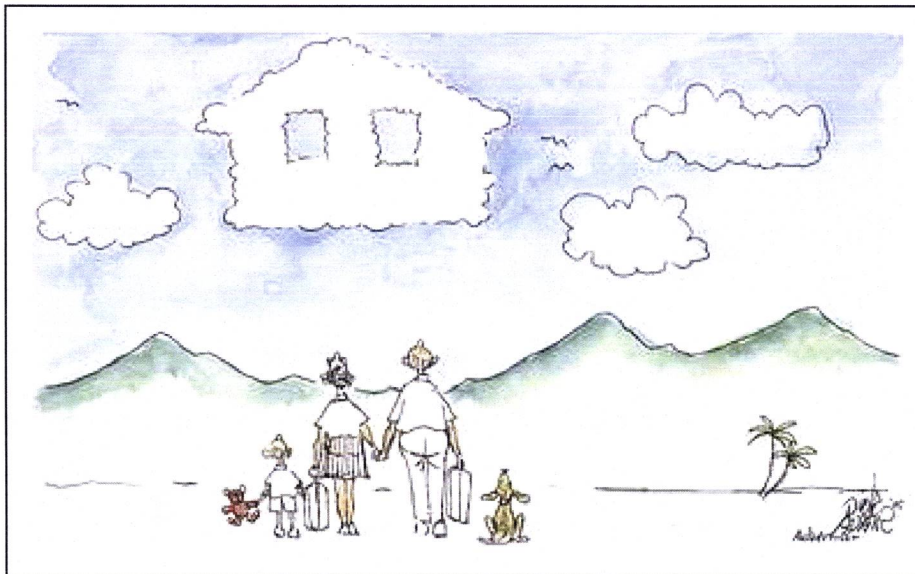
- ❑ \$13M HOME Grant (American Rescue Plan)
 - Up to \$5M per applicant.
 - Acquisition/Rehab or New Construction.
 1. Homeless Prevention
 2. At Risk Population, Domestic Violence, Sexual Assault, Stalking, Human Trafficking

- ❑ \$15M General Fund Gap Financing
 - Up to \$5M per applicant/minimum 70 units.
 - May be used for ARP Applications if over subscribed.

BROWARD COUNTY SINGLE FAMILY FUNDING

- ☐ Purchase Assistance
- ☐ Minor Home Repair
- ☐ Infill New Construction
 - 100 new homes in Broward Municipal Services District (BMSD).
 - 40 new homes / 10 Non-profits.
 - 3 bedroom, 2 full baths, and a 2-car garage
 - Free Lot
 - \$20K Pre-development costs
 - Free house plans
 - Housing Finance Authority Revolving Loan Fund – New Construction
 - Purchase Assistance \$40 – 60K
 - 25% at 120% Area Median Income (AMI)

Thank You



Broward County Board of County Commissioners

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine

www.broward.org