

DRAFT MINUTES

AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) October 6, 2025

The regular meeting of the Affordable Housing Advisory Committee was called to order by Liaison Joe Yaciuk at 6:04 P.M. on Monday, October 6, 2025, at 6:04 PM, at The Frank Art Gallery.

Present: Chair Ramirez, Vice Chair Guillen, Members Shoua, Shannon, Gonzalez, and Shechter.

Absent: Members Pinto, Stewart, Almaguer, Dominguez; Commissioner Good, Alternate Member Commissioner Schwartz.

Also Present: City Staff Liaison Joseph Yaciuk, City Staff Diana Acevedo, Assistant City Attorney Quentin Morgan, and Board Secretary Marlene Graham.

CALL TO ORDER

Liaison Joe Yaciuk called the meeting to order at 6:04 PM.

ROLL CALL: Board Secretary Graham could not declare a quorum due to the presence of less than six (6) members. The meeting proceeded as a workshop until the arrival of Member Shannon.

APPROVAL OF MINUTES: The meeting minutes of August 19, 2024, were approved.

- **Motion:** A motion was made by Member Shechter, seconded by Vice Chair Guillen, to approve the minutes of August 19, 2025. **The motion passed unanimously**

LIAISON REPORT: Mr. Yaciuk discussed the development of Pinnacle at La Cabana. He spoke about expedited permitting. Permits are reviewed within one day for affordable housing projects, and standard permits are reviewed within two to five business days.

OLD BUSINESS: None.

NEW BUSINESS: Mr. Yaciuk discussed Legislative Update - Senate Bill 180: Emergencies – Amendments. Mr. Yaciuk asked Assistant City Attorney Quentin Morgan to further discuss the legislative update. Mr. Yaciuk introduced discussion regarding gathering recommendations that could help with affordable housing initiatives, and

included the following 2025 AHAC Staff recommendations for discussion at the next meeting:

- Expedited Permitting (Mandatory Incentive): no additional recommendation.
- Fee Waivers for affordable housing: no additional recommendations.
- Flexible Densities: The city to reduce the minimum permitted floor area for multifamily housing units from 750 square feet to 550 square feet for developments that include affordable housing.
- Reservation of infrastructure capacity: The City should monitor Broward County's progress on the sewer conversion project and determine the appropriate timing to begin outreach to County Phase residents. In preparation, the Housing Administrator should consider establishing a non-binding resident interest list to help streamline outreach and application distribution once the grants become available.
- Park and setback requirements: Amend the City's Land Development Code to clarify that, upon request from the applicant, parking reduction requests for affordable housing developments located near transit will be reviewed in accordance with applicable state legislation and local development standards, allowing flexibility for future changes in state law.
- Affordable Accessory Residential Units: The City continues to provide the AHAC with an annual summary of newly permitted ADUs, including their locations, and evaluate strategies to support increased ADU development.
- Flexible lot configuration: no additional recommendations.
- Modification of Street Requirements: no additional recommendation.
- Process of Ongoing Review Mandatory Incentive: no additional recommendation.
- Public Land Inventory: no additional recommendation as the State currently requires such inventory.

Support of development near transportation hubs: The City should continue to actively advocate for future expansion of the Flamingo Road Greenway throughout the County to promote safe, accessible, and sustainable non-automobile transportation options for residents and visitors.

Member Gonzalez asked if landscaping would separate the greenway from the traffic. Mr. Yaciuk said yes and discussed the possible development of the greenway from the county line in the south through I-595 in the north, for walking and bicycling, with thoughts on micro-mobility.

- Additional 2025 recommendations: 1. Encourage partnerships with local for-profit and not-for-profit entities to expand affordable housing options, including both rental and homeownership. Where feasible, the City should leverage existing affordable housing funds or grant funding, with an emphasis on assisting low-income residents in securing homeownership or rental opportunities. 2. The city to consider developing an ordinance to establish LDC guidelines for affordable housing development that would allow developers to seek site-specific waivers – such as for unit size, parking, height, roadway width, and/or lot configurations – in lieu of variances, as part of the site plan process.

Mr. Yaciuk said if board members had any other recommendations that they would like staff to review, those can be discussed at the next meeting on October 27, 2025. He said that the recommendations once approved will be noticed as legally required.

MEETING SCHEDULE: The meeting on **Monday October 27, 2025** would focus on general discussion of the report and final approval of the report in preparation for City Commission's approval of the report at the November 19, 2025 Commission meeting.

ABSENCES:

- **Motion:** A motion was made by **Member Shechter**, seconded by **Vice Chair Guillen**, to excuse the absences of Members Pinto, Stewart, Almaguer, Dominguez, Commissioner Good, Alternate Member Commissioner Schwartz. **The motion passed unanimously.**

FUTURE AGENDA ITEMS: Mr. Yaciuk encouraged members to review the AHAC Draft report and bring forward any additional recommendations pertinent to the report by October 14, 2025. Members discussed the timeline for variances. Mr. Yaciuk encouraged board members to attend the Broward County Housing Council's affordable housing workshop on October 23, 2025 while reminding participants about sunshine law regulations. Board members could not discuss matters at the event that could come before the board for a vote.

ADJOURNMENT

- **Motion**: A motion was made by Member Shechter, seconded by Vice Chair Guillen, to adjourn the meeting. **The motion passed unanimously.**

The meeting adjourned at 7:04 PM.

The next meeting is scheduled for **Monday October 27th, 2025.**

Respectfully submitted by:

Marlene Graham, Board Secretary

APPROVED: _____