

AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING

CITY OF PEMBROKE PINES, FL

August 26, 2024

The regular meeting of the Affordable Housing Advisory Committee was called to order by Chair Shannon at 6:02 P.M. Monday, August 26, 2024, in The Frank Art Gallery.

Present: Chair Shannon, Vice Chair Ramirez, Vice Mayor Good and Commissioner Schwartz, Members Shoua, Guillen, Gonzalez and Almaguer

Absent: Members Shechter, Lawes, Pinto and Dominguez

Also Present: City Staff Liaison Joseph Yaciuk, City Staff Diana Acevedo, Assistant City Attorney Quentin Morgan, and Board Secretary Nicole Lafrance

OATH OF OFFICE

All present members took their Oath of Office

ELECTIONS

On a motion by Vice Mayor Good, seconded by Chair Shannon, to elect Member Ramirez as Chairwoman passed unanimously.

On a motion by Vice Mayor Good, seconded by Member Almaguer, to elect Member Guillen as Vice Chair passed unanimously.

ROLE OF COMMITTEE

Liaison Yaciuk briefly went over the Role of the Affordable Housing Advisory Committee, including reviewing and evaluating local plans and procedures.

APPROVAL OF MINUTES

On a motion by Vice Mayor Good, seconded by Member Almaguer, to approve the meeting minutes of October 02, 2023, passed unanimously.

OLD BUSINESS:

There was none.

NEW BUSINESS

Liaison Yaciuk mentions that this meeting is for organizational purposes and mentions the next meetings will be October 7th and October 21st, and they will present to Commission on the November 20th meeting for approval.

Liaison Yaciuk touches on the demographics of Pembroke Pines, such as median household incomes, residents age and persons per household. Liaison Yaciuk goes over average rent prices and affordability. He mentions that since last year one- and three-bedroom rents have gone up slightly whereas two-bedroom rents have gone down slightly. Liaison Yaciuk reviews the current challenges related to housing, including the 99% build out, the housing shortage that is driving costs and the access to mass transit.

Liaison Yaciuk goes on to talk about the HUD income limits and how the numbers have gone up a bit regarding HUD guidelines and what would be considered “low income”. He reviews the affordability of rents and mortgages in the City of Pembroke Pines. Liaison Yaciuk mentions the affordable housing within the city such as Pines Point, which is 190 units for senior living, Pines Place which is 614 units of workforce housing, as well as other housing that is identified as affordable. Liaison Yaciuk reviews future affordable housing projects that are under review in the city.

Liaison Yaciuk reviews the new affordable housing developments in the city including Southwest Hammocks, Douglas Gardens IV & VI, and Southport – Pembroke Tower 2. Vice-Chair Guillen asks about Southwest Hammocks, she wanted to know what the criteria is for this community, Liaison Yaciuk lets her know that this is a rehabilitative housing so there would need to be some medical requirements. Vice-Chair Guillen also asks about rent prices, which Liaison Yaciuk lets her know he can get for her. Commissioner Schwartz mentions how Douglas Gardens is the largest affordable housing development in all of Florida. Liaison Yaciuk speaks about the affordable housing trust fund and how to date the city has received a total of \$696,000 in support for affordable housing. Liaison Yaciuk notes other city funding where during the June 5th, 2024, Commission meeting there was a motion made to amend Proposed Ordinance No. 2024-02 that all profits received –from the sale of Pines Place Residences– be earmarked for affordable housing and work up to workforce housing.

Liaison Yaciuk gives the legislative updates including senate bill 328, and the amendment to the Live Local Act. Assistant City Attorney Quentin Morgan quickly reviews the amendment with members and lets them know the key differences to rental

developments. Commissioner Schwartz speaks on the Live Local Act and why there hasn't been any Live Local developments in the city of Pembroke Pines.

Member Shoua and Commissioner Schwartz have a discussion on how people are moving to the area from other states in the country and how it is affecting the housing market in a negative way.

Liaison Yaciuk reviewed the Housing Broward: 10 – Year Affordable Housing Master Plan and Accessory Dwelling Units.

FUTURE AGENDA ITEMS:

Liaison Yaciuk reviews the items that will be discussed during the next meeting as well as encourages members to review the Senate Bill 328 and the AHAC Training Videos. Liaison Yaciuk also asks members to bring forward any recommendations they may have for discussion at the next meeting.

ABSENCES

On a motion by Member Almaguer seconded by Member Shannon to excuse the absences of Members Shechter, Lawes and Pinto from the August 26, 2024, meeting passed unanimously.

ADJOURNMENT

On a motion by Vice Mayor Good, seconded by Member Almaguer to adjourn the meeting at 7:06 P.M., passed unanimously.

Respectfully submitted,

Nicole Lafrance

Nicole Lafrance
Board Secretary

Approved: