



**AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
AGENDA**

Wednesday, September 11, 2024 – 6:00 P.M.

**City Hall | 2nd Floor | Council Chambers
776 NE 125 Street, North Miami, FL 33161**

I. Call to Order

II. Roll Call

III. Pledge of Allegiance (Optional)

IV. Approval of Minutes of July 10, 2024, Meeting

V. New Business

- Approval of the 2024 AHAC Report

VI. Upcoming Target Dates

Adoption of AHAC Report to City Council
AHAC Report to FHFC

September 24, 2024
December 13, 2024

VII. Adjournment



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

MEMBERS

- 1. Andrea McDonald (AD)**
- 2. Lola Capers (AD)**
- 3. Jake Canepari (KT)**
- 4. Evan Shields (SG)**
- 5. Ebonni Chrispin (SG)**
- 6. Marie-Frantz Jean-Pharuns (KT)**
- 7. Michael McDearmaid (MEI)**
- 8. Naomi Blemur (MEI)**
- 9. Edwige Clark (PFC)**
- 10. Guerda Theodore (PFC)**
- 11. Honorable Councilwoman Kassandra Timothe (Elected Official)**

**NORTH MIAMI AFFORDABLE HOUSING
ADVISORY COMMITTEE (AHAC)
VIA MICROSOFT TEAMS
July 10, 2024 – 6:00 P.M.**

MINUTES

	Committee Members	Present	Absent
1	Evan Shields	X	
2	Naomi Blemur	X	
3	Ebonni Chrispin		X
4	Marie-Frantz Jean-Pharuns	X	
5	Andrea McDonald	X	
6	Honorable Councilwoman Kassandra Timothe		X
7	Michael McDearmaid	X	
8	Lola Capers		X
9	Guerda Theodore		X
10	Edwige Clark	X	
11	Jake Canepari		X

Staff present: Alberte Bazile, MBA, Housing & Social Services Director; Tommie Frison, Housing Coordinator; Terrie Boultin, Administrative Assistant; Derrick Cook, Assistant Director, Development Services Department Office of Land Use Services

Meeting Opening

Chairman Shields asked Staff member Terrie Boultin to act as Secretary for the meeting until Secretary Andrea McDonald joined. The meeting was called to order at 6:17 p.m. Eastern. The meeting opened with a roll call, led by Secretary McDonald. It was shared that Miss Nikisha Williams has been removed from the committee by City Council.

Approval of Minutes

Chairman Shields entertained a motion for the approval of the minutes from May 22, 2024. The motion was moved by committee member Michael McDearmaid. All were in favor. The motion carried.

Old Business

None

New Business

Chairman Shields commended staff for crafting a full first draft of the AHAC 2024 report. The Chairman stated that given that this is the 3rd year of the committee being reinstated, there will be quite a lot to review in the upcoming September meeting. Director Bazile encouraged Chairman Shields to utilize the draft 2024 AHAC report to provide a summary of the committee's activities for the past three (3) years.

Chairman Shields briefly reviewed the AHAC incentive strategy recommendations made over the last three (3) years.

1. Expedited Permitting – *no recommendation* – in 2022, the committee made a recommendation to allow projects that receive funding from the municipality or the North Miami Community

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Redevelopment Agency (CRA) and developments with at least 15% of their units set aside for affordable housing (60% AMI or lower) to be considered for the comprehensive permitting process.

2. Impact Fee Waivers – *no recommendation* – Previously, the AHAC recommended that if a development has 51% or more affordable units (reserved for 80% AMI or less), then the city strongly considers waivers for impact fees (on a case-by-case basis).
3. Density Flexibility – The committee has had three (3) meetings in 2024 where density flexibility was actively discussed. Chairman Shields shared that there is currently an affordable housing development being discussed at the City Council meetings. The Development Services team presented on this development at the July Council meeting. Chairman Shields shared that the developers could have used the Live Local Act to circumvent the usual city processes; however, they decided to follow due process instead and allow for City Council's thorough review.

The 2024 AHAC recommends that for developments that will utilize the Live Local Act, an administrative review be conducted as well as a publicly advertised hearing be held to discuss the development in the same format and manner that is currently in the city's code.

4. Reservation of Infrastructure Capacity – *no recommendation* – the city currently does not have an incentive strategy for this in place. The city is currently finalizing its infrastructure study as part of its comprehensive plan update. Therefore, this item may be prioritized next year.
5. Accessory Dwelling Units (ADU) – *no recommendation* - The city already allows property owners to add small units to their properties under code which has been adopted under the city's LDRs. This is reflected in the City's 2024-2026 LHAP.
6. Reduction of Parking and Setback Requirements – *no recommendation* – This item is not specific to affordable housing.
7. Flexible Lot Configuration – *no recommendation* – Flexible Lot Configuration strategy is allowed and has been adopted under the City's LDRs. In the City's 2020 - 2023 LHAP, it was mentioned as additional incentives that were submitted to the State.
8. Modification of Street Requirements for Affordable Housing – *no recommendation* - this incentive is not applicable to the City of North Miami.
9. Oversight of Policies, Procedures, Regulations or Plan Provisions that Impact Housing Cost – *no recommendation* - already in place and part of the City's 2020-2023 LHAP.
10. Land Bank Inventory – *no recommendation* – The Chairman indicated that while this strategy is very progressive for the AHAC, implementing it will require work by the next Mayor and Council.

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11. Encourage Development Around Transit-Oriented Hubs – *no recommendation* - This incentive strategy was included in the 2024-2026 LHAP.

Committee member Michael McDearmaid moved a motion to accept the first draft of the AHAC report, which includes the addition of recommendations for density flexibility. This was seconded by Secretary Andrea McDonald. All were in favor of this motion.

Chairman Shields commended the team once more for producing a report so expeditiously.

Other Business

For the next meeting, which will be held on September 11, 2024, the Chairman implored staff and committee members to invite as many persons as possible from the community. The committee could then have a full discussion of all the incentive strategies with members of the community.

Director Bazile cautioned that the target dates below are tentative, until it is ascertained that they do not coincide with the budget hearing dates. She assured the committee that this would be done prior to the publication of the notice. The Chairman shared that all the tentative dates were acceptable, however, he would like staff to submit the report to FHFC earlier than December 13, 2024.

Upcoming target dates for the Affordable Housing Advisory Committee for the remainder of 2024 are as follows:

Upcoming Target Dates

Public Hearing Advertisement submission	August 22, 2024
Public Hearing - AHAC Report adoption (Final)	September 11, 2024
Adoption of AHAC report to City Council	September 24, 2024
AHAC Report to FHFC	December 13, 2024

Next Meeting

September 11, 2024, at 6:00 p.m. (**Council Chambers**).

Adjournment

There being no further business, the Chairman entertained a motion to adjourn the meeting. Committee member Michael McDearmaid moved the motion to adjourn the meeting. The motion was seconded by Secretary Andrea McDonald. All were in favor. The meeting was properly adjourned at 7:33 p.m. Eastern.

Submitted by:

E-SIGNED by Andrea McDonald
on 2024-07-10 14:18:25 GMT


Andrea McDonald, Committee Secretary

ATTEST:

E-SIGNED by Evan Shields
on 2024-07-10 00:16:29 GMT


Evan Shields, Chairperson