



## **CITY OF MIRAMAR AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING MINUTES**

**May 22, 2025**

**6:30 p.m.**

A meeting of the City of Miramar Affordable Housing Advisory Committee (AHAC) took place at 6:35 p.m. on Thursday, May 22, 2025, at the Miramar Town Center, Development Services Building, Parks & Recreation Conference Room, 2<sup>nd</sup> Floor, 2200 Civic Center Place, Miramar, FL 33025.

### **I. CALL TO ORDER/ROLL CALL**

The following Board members were present:

Matthew Thompson, Chairperson  
Ian Evans-Smith, Co-Chairperson (Late)  
Commissioner Avril Cherasard  
Ryan Coote  
Saran Earle-Cunningham  
Stephanie Elvine-Presume  
Tamika Moses  
Annette Payne  
Rose Thompson

A quorum was declared.

The following members of staff were present:

City Attorney Jordan Gary  
Andrew Azebeokhai, City Consultant/President, CRA  
Delissa Corbin, Housing Analyst  
Eva Petitfrere, Housing Analyst  
Travis Johnson, Economic Dvmt. Analyst/Recording Sec.  
Kevin Tamayo, Economic Development Analyst/Apprentice

## II. BOARD MEMBER/STAFF INTRODUCTIONS

All persons in attendance briefly introduced themselves.

## III. CHAIR AND VICE CHAIR VOTING

Ms. Corbin, Staff member indicated the board needed to vote on its annual selection of a board chair and vice chair.

**Ms. Payne made a motion to reappoint Mr. Thompson as board chairperson; Ms. Elvine-Presume seconded the motion.**

Commissioner Cherasard requested that discussion occur prior to recording votes. She then inquired whether Chairperson Thompson currently served as chair on any other city advisory board.

Chairperson Thompson confirmed that he did.

Commissioner Cherasard commented that city administration preferred not to have individuals serving on more than one city advisory board; in the subject instance, Mr. Thompson was currently appointed to two city advisory boards, serving as the chair on both boards. In an effort to avoid what appeared to be an unfair advantage, she encouraged the board to select another chairperson from among its members.

Mr. Coote advised that, pursuant to AHAC rules, a member of the Planning and Zoning Advisory Board is required to serve on the Affordable Housing Advisory Committee.

Commissioner Cherasard noted that her comments were primarily in reference to the practice of one individual chairing multiple boards simultaneously. She emphasized the importance of providing residents of the City of Miramar who serve as board members the opportunity to lead and not dynasty the positions held by current chairpersons.

Chairperson Thompson asked whether the City of Miramar intended to implement a new policy concerning service on multiple boards.

Atty. Jordan Gary explained that, while members typically serve on only one board, this board is an exception due to the requirement for a Planning and Zoning Board delegate.

Chairperson Thompson clarified that his query was concerning chairpersons.

Atty Jordan Gary noted that the issue of chairing multiple boards would only arise with this board due to its specific requirements and that she would seek additional information as needed.

Ms. Corbin, staff member, opened the floor for additional nominations. Commissioner Cherasard nominated Ms. Moses as chairperson. Atty. Jordan Gary confirmed that Commissioner Cherasard was an active member of the board.

Chairperson Thompson established protocol for voting procedures and advised that the first nomination be considered before proceeding to subsequent nominations.

**Ms. Payne made a motion to approve the reappointment of Mr. Thompson as chairperson, seconded by Member Elvine-Presume; the motion failed passed unanimously**

Ms. Corbin, stated, thus far, three members voted to approve, three members abstained, and one member voted no.

**Commissioner Cherasard made a motion to approve the nomination of Ms. Moses as chairperson, seconded by Chairperson Thompson; the motion passed unanimously**

**Commissioner Cherasard made a motion to approve the appointment of Ms. Earle-Cunningham as vice chairperson, seconded by Member Moses; the motion passed unanimously**

Mr. Evans-Smith entered the meeting at 7:01 p.m.

#### **IV. PRESENTATIONS:**

- o **Program Overview/Testimonial Presentation: By Staff**

Ms. Corbin stated the subject presentation consisted of video testimonials of residents who benefited from programs and/or initiatives implemented as a result of recommended AHAC strategies that were then approved by the City Commission. Videos were shown accordingly.

Discussion points: Question as to whether the rental assistance program was SHIP funded; city housing programs utilized a combination of SHIP and CDBG dollars; question as to which agency funded the City's purchase assistance programs; city staff prequalified, etc. the individual who received financial assistance via the purchase assistance program, and buyers met the 80 percent

or lower income threshold to qualify.

## **V. REVIEW OF AFFORDABLE HOUSING STRATEGIES FOR 2024**

Chairperson Moses indicated that for 2025 the board and staff would look at implemented, and other strategies/initiatives that were included in the backup.

Discussion points: It was important for the City's affordable housing strategies to be in alignment with the State laws that superseded local strategies; the local strategies should facilitate affordable homeownership; in the recent AHAC meetings, the board's dialog was heavily geared toward looking at the Live Local Act (Act) that resulted in suggestions from the board; they were deferred for later discussion, to allow the board time for more discussion before proposing related strategies to the Commission; the Act was new when it was presented to the board by the City Attorney in 2023/2024, so the board needed to have a better understanding of the ramifications of the Act; the Act was now implemented in a number of areas in Florida, including Miami-Dade County; the City's AHAC needed to have dialog with the City's planning, and building staff to learn more about how to learn how the City's practices were in line with the Act; the City should consider doing mixed-income housing developments, along with affordable housing; this, too, was in line with the Act; the City did not own any land, so housing came to the City via private development; it was important not to impact the City's housing market by reducing the value of residential property; the board, and the City Commission needed to consider what they wished Miramar to look like in the future when deciding on affordable housing strategies for implementation; the vision for the City had to be that of the residents, and it was the City's responsibility to educate its residents as to pros and cons of how Miramar chose to grow; more data was needed from the citizenry of Miramar as to what they thought the City would look like, for example, in ten years; such decisions affected the City's decision on the type of housing it wished to see prevail in Miramar in the near and distant future; current residents might not be comfortable with the housing situation in Miramar with regard to why they chose to move to the City, why they remained, and how they absorbed the housing product decisions the City was making, such as deciding to go vertical.

Ms. Corbin stated staff could invite city department representatives to upcoming board meetings for clarification on housing-related matters. Board members were encouraged to review the backup material on existing and possible affordable housing strategies for 2025, so further discussion on strategies could take place at the next board meeting.

Member Payne felt the board needed to be better educated on the Act to learn if its requirements could benefit Miramar's existing and future residents; this would likely require staff to invite someone to speak to board on the Act. The board

should read all backup documents, so they could ask questions to help them understand how the Act would facilitate the implementation of strategies for the benefit of residents, help the board make recommendations to the City Commission, and decide how best to educate residents.

Ms. Corbin said she would resend copies of the Act to the board members, as well as City Attorney Booker's presentation.

## **VI. COMMENTS/QUESTIONS**

- **Staff Comments/Updates: Katherine Randall, Chief Housing Administrator:**

Ms. Corbin directed the board's attention to the backup material for them to review for discussion at the next meeting, including flyers with details on housing programs currently implemented in the City, and contact information board members and residents could use to gain more information.

Member Thompson asked about the City's mortgage assistance program.

Ms. Corbin replied that the City's Moderate Income Mortgage Assistance Program funded through the City's General Fund was launched, and it was a success; they assisted one person, and another's closing would take place on May 31, 2025. She sent out an approval letter to a third applicant, who then had 30 days to get under contract, so city staff could proceed with the program for them. There was another applicant who pulled her application, stating it was not yet ideal for her to proceed; city staff retained her contact information, and staff continued to work to help her with any other city housing programs available. She said the program was currently open for applications, and staff hoped to have testimonials from that program by the end of the year to show how well the program was working. The program's current funding was capable of helping the four persons mentioned above.

- **City Attorney Comments: NONE**
- **Member Comments: NONE**
- **Public Comments: NONE.**

## **VII. FUTURE MEETING SCHEDULE: TBA**

The next AHAC meeting would take place on Thursday, June 26, 2025 @ 6:30 p.m.

**VIII. ADJOURNMENT:**

The meeting was adjourned at 8:00 p.m.



Tamika Moses, Chairperson

TM/cc