

Village of Wellington

*12300 Forest Hill Blvd.
Wellington, FL 33414*



Meeting Minutes - Final

Tuesday, October 15, 2024

6:30 PM

Village Hall

Affordable Housing Advisory Committee

Tanya Siskind (Elected Official)

John Bowers

John Greene

Elliott Johnson

Juan Pagan

Satyanarayana Polineni

Diana Stevens

Kesnel Theus, Jr.

I. CALL TO ORDER

Mr. Johnson called the meeting to order at 6:46 pm.

Committee Members in attendance: Tanya Siskind, Councilwoman; Vice Chair Elliot Johnson; Juan Pagan; John Bowers; Diana Stevens; Satyanarayana Polineni.

Committee Members absent: Chairman Kesnel Theus Jr.; John Greene

II. PLEDGE OF ALLEGIANCE

Mr. Johnson led the Pledge of Allegiance.

III. REMARKS BY COMMITTEE CHAIR

Mr. Johnson had introduced the idea of how Airbnbs are effecting housing affordability in the Village of Wellington as a topic for discussion.

IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Mr. Bowers had requested that the discussion of Airbnbs be moved to the end of the new business items.

V. NEW BUSINESS

[AHAC-21](#)

APPROVAL OF MINUTES OF THE FEBRUARY 27, 2024, REGULAR MEETING

A motion was made by Juan Pagan, seconded by Councilwoman Tanya Siskind, and unanimously passed (6-0), to approve the February 27, 2024 meeting minutes.

[AHAC-24](#)

REVIEW OF THE 2022-2023 SHIP ANNUAL REPORT SUBMITTED TO THE FLORIDA HOUSING FINANCE CORPORATION

Mr. Stoops presented on the 2022-2023 SHIP Annual Report submitted to Florida Housing Finance Corporation timely by the 9/15/2024 deadline.

Mr. Bowers had asked for clarification on the 22-23 encumbrance amount. He asked if that amount were projects that staff have targeted as potential projects.

Mr. Stoops responded that was correct. Once an award letter is sent to the resident it may be counted as encumbered.

Mr. Bowers wanted confirmation the 22-23 expenditure deadline was 6/30/2025. Mr. Stoops responded that was correct.

Councilwoman Siskind and Mr. Bowers asked about the carryover of SHIP funds to the next year. Ms. Kelly and Mr. Stoops was able to answer questions about the carryforward for the current and following year.

Mr. Stoops gave a presentation on the Village's SHIP projects to date. He noted the increase in SHIP applications year over year.

Since program inception 48 SHIP projects have been approved and 14

completed with an average program cost of \$26,522.00. He mentioned that Wellington based contractors have won 21 of 31 SHIP projects that have been awarded.

Mr. Johnson asked a question about the 20% allocation rule. Mr. Stoops responded that it was formulized by the state statutes.

Mr. Bowers and other members of the committee asked about the special needs reporting requirements. Ms. Kelly responded with the state requirements for qualification.

AHAC-25

RECOMMENDATION TO APPROVE THE ANNUAL HOUSING INCENTIVES REPORT.

Mr. Stoops presented on the Annual Housing Incentives Report. Highlighting that the two strategies that the Village of Wellington has adopted are expedited permitting and ongoing process review. Mr. Stoops concluded that the staff suggests no changes be made to the Incentives Report.

Mr. Johnson asked if any board members had any comments about the recommended incentives, no comments were made.

Mr. Bowers asked a question about how the staff feels about the affordable accessory residential units.

Tim Stillings responded that the existing provisions in the LDR already allow for efficient response to that incentive.

Mr. Johnson asked if the accessory residential units allow for seperate electrical meters.

Mr. Stillings responded that it does allow for that.

A motion was made by Mr. Johnson, seconded by Mr. Bowers, and unanimously passed (6-0), to approve the Annual Housing Incentive Report.

VI. STAFF COMMENTS

There were no comments from the staff.

VII. BOARD COMMENTS

Mr. Johnson had inquired about the existence of Airbnbs in the Village and how it could effect affordability, potential support for the countys housing plan, and review of inventory of undeveloped land.

Mr. Pagan commented about his experience with Airbnb rentals on his residential street.

Mr. Johnson asked about the total number of vacation rental properties in the Village of Wellington.

Mr. Stillings responded with 220. He went on to say that in relation to the total number of residential properties its a small number and he feels its effecting quality of life not affordability. Mr Bowers asked of the 220 vacation rentals how many are permitted. Mr. Stillings responded with 160.

Mr. Johnson asked if the percentage of housing turnover was known. Mr. Stillings responded he did not have that data readily available.

Mr. Johnson asked that the housing turnover rate in Wellington, and what is the percentage of AirBnBs in Wellington including the housing turnover rate be provided at the next meeting as well as the number of corporate owned residential units and a map of vacant parcels.

VIII. PUBLIC COMMENTS

There was no public comment.

IX. ADJOURNMENT

The meeting adjourned at 7:54 pm.

NOTICE