

Village of Wellington

*12300 Forest Hill Blvd.
Wellington, FL 33414*



Meeting Minutes

Wednesday, March 12, 2025

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

Councilwoman Siskind called the meeting to order at 6:30 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

Councilwoman Siskind led the Pledge of Allegiance.

III. APPROVAL OF AGENDA

After presentation of the Live Local Act, a motion was made by Juan Pagan, seconded by Councilwoman Tanya Siskind, and unanimously passed (6-0), to approve the Agenda.

IV. APPROVAL OF MINUTES

A motion was made by John Bowers, seconded by Councilwoman Tanya Siskind, and unanimously passed (6-0), to approve the October 15, 2024 meeting minutes.

a.

Attachments: [MeetingMinutes 10.15.24](#)

A motion was made by John Bowers, seconded by Elliot Johnson, and unanimously passed (6-0), to approve the October 15, 2024 meeting minutes.

V. PRESENTATIONS

a.

Attachments: [FHC-Overview-of-the-Live-Local-Act2024](#)

Mr. Ryan McKinless, Florida Housing Coalition Policy Analyst, presented an overview of the Live Local Act. The Live Local Act.

Juan Pagan had commented that other cities in the county have participated in the program, but there hasn't been any noise on the positive or negative impact.

Mr. McKinless responded that the land use mandates are not under the table and that they have to go through an administrative process and heavy staff oversight.

Mr. Johnson commented that county land use planners are incorporating the land use mandates when they can. Mr. Johnson asked Mr. McKinless about House Bill 923 and 943 about which either provide a provision in SHIP funding for hold harmless. In which SHIP funding would be reallocated from some of the larger counties to some of the smaller counties. Mr. McKinless responded that senate president Ben Albritton is pursuing a rural renaissance initiative that Mr. Johnson is referring to. The minimum SHIP allocation for smaller counties would be raised from \$350,000 to \$1,000,000. Mr. McKinless went on to say that the proposal still has a long time to go.

Mr. Bowers asked about the restrictive covenant conditions and penalty conditions in the act. He went out to question who is fact checking the affordable housing units receiving the property tax exemptions from the Live Local Act. Mr. McKinless responded that the compliance of the affordable housing is being monitored by FHFC and local property appraisers. Mr. McKinless went out to say that the Live Local provisions don't provide compliance help and that the burden is put on the local governments. His agency has provided land use templates to provide the local governments to help with compliance. Mr. Bowers asked if there are any incentives for the counties to grant property tax exemptions. Mr. McKinless responded that there are no incentives and that the decision lies with the local government.

VI. STAFF COMMENTS

Mr. Stoops reminded the committee that the membership term length is for three years and each member would be up for reappointment pending Village Council approval. Mr. Stoops went on to provide an update regarding Village SHIP funds and current SHIP projects.

VII. BOARD COMMENTS

No additional board comments.

VIII. PUBLIC COMMENTS

There was no public comment.

IX. ADJOURNMENT

The meeting was adjourned at 7:05PM

NOTICE