

Village of Wellington

*12300 Forest Hill Blvd.
Wellington, FL 33414*



Meeting Minutes - Final

Wednesday, August 9, 2023

6:00 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/ROLL CALL

Mr. Christian Santa-Gonzalez called the meeting to order at 6:00pm.

Members present: Councilwoman Tanya Siskind, John Bowers, John Greene, Juan Pagan, Satyanarayana Polieni, Diana Stevens.

Chair Kesnel Theus, Jr. arrived late to the meeting.

Members absent: Vice Chair Elliot Johnson

Staff Members Present: Gloria Kelly, Community Grants Manager, Christian Santa- Gonzalez, Planner and Andrew Stoops, Community Grants Coordinator.

II. PLEDGE OF ALLEGIANCE

Mr. Santa-Gonzalez led the Pledge of Allegiance.

III. REMARKS BY COMMITTEE CHAIR

There were no remarks.

IV. INTRODUCTION OF STAFF AND NEW MEMBERS

Mr. Santa-Gonzalez introduced Gloria Kelly and Andrew Stoops to the committee. He also introduced the newest committee members, John Bowers and Diana Stevens.

Mr. Bowers shared that he has been a longtime Wellington resident and he is a banker who works at Seacoast Bank.

Ms. Stevens shared she has lived in Florida for 13 years and happy to be attending this meeting.

V. APPROVAL OF MINUTES

A motion was made by John Greene, seconded by Juan Pagan, and unanimously passed (6-0), to approve December 6, 2022 meeting minutes.

[AHAC-9](#)

DECEMBER 6, 2022 AFFORDABLE HOUSING ADVISORY
COMMITTEE MINUTES

VI. NEW BUSINESS

[AHAC-12](#)

Discussion of 2024 Florida Recreational Development Assistance Program (FRDAP) grant application in the amount of \$50,000 for improvements to Field of Dreams Park

Mr. Santa-Gonzalez shared the two Recreational Development grant applications for improvements the Field of Dreams Park and the Tennis Center.

Mr. Greene asked why the Affordable Housing Advisory Committee would be discussing recreational development. He stated he supports grant funding but

was wondering why this is being brought up in this meeting.

Mr. Santa-Gonzalez explained that these items needed to be discussed in an advisory meeting and that the Affordable Housing Advisory Committee was the first meeting on the calendar for these items to be discussed, while meeting the grant application deadlines.

Councilwoman Siskind was able to share that she spoke Deputy Manager, Tanya Quickel about these items and that she inquired similar to Mr. Greene for why these items were on the Affordable Housing Advisory agenda. Councilwoman Siskind shared that since these applications are in the submittal process it needed to be presented to the first committee to have a scheduled meeting.

[AHAC-13](#)

Discussion of 2024 Florida Recreational Development Assistance Program (FRDAP) grant application in the amount of \$200,000 for improvements to the Tennis Center

[AHAC-10](#)

RESOLUTION NO. R2023-41 (A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND ADOPTING AN AMENDMENT TO THE FISCAL YEAR 2022/2023- 2024/2025 LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE VILLAGE MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.)

Mr. Santa-Gonzalez introduced Mr. Andrew Stoops who would be presenting the proposed LHAP amendments. Mr. Stoops shared the importance and purpose to the LHAP document and what strategies and incentives are being updated to the plan. He mentioned that Rental Assistance and Security/Utility deposits will be removed and replaced with Disaster Recovery.

Mr. Pagan asked why the rental assistance was being removed.

Mr. Stoops explained there was lack of interest and individuals who qualified for the program.

Mr. Greene asked what happens to the funds that were originally allocated to SHIP funds. Mr. Santa-Gonzalez stated that with the SHIP program, the administrators would like to keep a strategy for homeownership so funds can be moved over to the strategy with no issue.

Mr. Santa-Gonzalez explained that the homeownership incentives for Wellington pertain to rehabilitation on owner-occupied residences.

Mr. Stoops continued with sharing the proposed changes to the SHIP programs and explained why staff recommends these changes to be approved by the committee.

Mr. Bowers asked if staff feels we will be able to use up all the SHIP funds that the state will be giving us?

Mr. Santa-Gonzalez shared that it was challenge to meet the eligibility requirements for the rental assistance.

Mr. Santa-Gonzalez was able to answer grant related questions by the committee members.

Mr. Greene inquired about what the qualifications were along with home values for the program. He stated he ran the numbers and the average home price are pretty strong over the last year.

Mr. Stoops shared the program requirements with the committee and continued with the proposed LHAP amendments.

A motion was made by John Greene, seconded by Tanya Siskind, and unanimously passed (7-0), to approve the Resolution No. R2020-41.

AHAC-8

RECOMMEND APPROVAL OF THE ANNUAL HOUSING INCENTIVES REPORT.

Mr. Santa-Gonzalez went on to present the Annual Housing Incentives Report. He shared that this report is one of the biggest responsibilities of the Affordable Housing Advisory Committee.

A motion was made by John Greene, seconded by John Bowers, and unanimously passed (7-0), to approve The Annual Housing Incentives Report.

VII. STAFF COMMENTS

Mr. Santa-Gonzalez thanked Ms. Stevens and Mr. Bowers for joining the committee.

He stated the next Affordable Housing Advisory Committee meeting will be Tuesday, February 27, 2024 at 6:00pm.

VIII. PUBLIC COMMENTS

There was no public comment.

IX. BOARD COMMENTS

The Board inquired if there were any other incentives being addressed for developments.

Mr. Santa-Gonzalez shared that staff is monitoring the Live Local Act.

The committee wanted to ensure that the money being spent is going to those in need.

Mr. Theus inquired about the number of applicants who have rental assistance.

Mr. Greene asked if the board could receive some metrics on the applications coming in for the SHIP program.

Mr. Bowers asked how staff verifies income levels for residents. He asked if there was anything to assist residents who have a gap in employment.

X. ADJOURNMENT

The meeting adjourned at 6:58pm.

NOTICE