



BROWARD HOUSING COUNCIL MINUTES

CALL TO ORDER: A regular meeting of the Broward Housing Council was held on August 26, 2011, commencing at 10:05 a.m., at the African American Research Library and Cultural Center (AARLCC), located at 2650 Sistrunk Boulevard, Seminar Room 2, Fort Lauderdale, Florida.

ROLL CALL: Roll call was conducted by Ms. Elizabeth Kersting

Council Members Present:

Robert Baldwin	Monica Navarro
Cynthia Chambers	Mercedes Nunez
Ann Deibert	John Primeau
Paul Figg	Lisa Vecchi
Richard Lemack	Lois Wexler, Chair, Broward County Commissioner

Council Members Absent:

Richard Barkett	Patricia Good, Broward County School Board
George Castrataro	Tina Mulligan

Staff:

Angela Chin	Ralph Stone	Suzanne Fejes
Patrice Eichen	Elizabeth Kersting	Michael Wright

Guests:

Chris Akagbosu, Broward County School Board
Susan Harbin, Broward County Office of Intergovernmental Affairs and Professional Standards
Gretchen Harkins, Broward County Office of Intergovernmental Affairs and Professional Standards
Daphnee Sainvil, Broward County Office of Intergovernmental Affairs and Professional Standards
Lisa Wight, Broward County School Board

I. APPROVAL OF JULY 29, 2011 MEETING MINUTES:

MOTION: *It was moved by Mr. Primeau and seconded by Ms. Deibert to approve the Minutes of the Broward Housing Council meeting of July 29, 2011 as submitted. The Motion was passed by a unanimous voice vote.*

II. CHAIR'S REPORT:

Chair Commissioner Wexler informed Council Members that Mayor Lori Moseley, representing the Broward League of Cities, Officer of the Organization, resigned from the Housing Council. She stated that a letter of resignation received from Mayor Moseley expressed her thanks and appreciation for the opportunity of working with the Council Members. Chair Commissioner Wexler stated that a new appointee from the Broward League of Cities may be announced at the next Housing Council Meeting of October 14, 2011.

III. DIRECTOR'S REPORT:

Mr. Stone announced that the regularly scheduled Housing Council meeting of Friday, October 28th has been rescheduled to Friday, October 14, 2011, following the Broward Housing Partnership Quarterly Meeting. Mr. Stone provided an overview of the program agenda, stating Dr. Ned Murray of the Metropolitan Center at Florida International University will be presenting a preliminary update to the 2011 Broward County Affordable Housing Needs Assessment (Study). The preliminary Study will provide a current perspective of the economy and housing needs of Broward County. There will also be a presentation on the launching of the new Broward Housing Council Affordable Housing Web Site. Mr. Stone indicated that the Housing Council will meet briefly immediately following the presentations.

IV. NEW BUSINESS:

A. Proposed Adoption of Bylaws

Ms. Patrice Eichen, Assistant County Attorney provided a brief overview of the proposed Broward County Housing Council Bylaws. She stated that according to Section 2.09(C) of the Broward County Charter, the language states "Boards, Committees, Authorities, and Agencies established by the Charter shall adopt rules and procedures, including rules and procedures regarding attendance and removal of members due to absenteeism." She indicated that the Housing Council already adopted an Attendance Policy last December 2010; however, it is recommended that the Housing Council adopt Bylaws. She noted that at the last meeting a question was raised with regards to residency of Council Members. Ms. Eichen informed Council Members that they are not subject to Section 1-233, Broward County Code of Ordinances Attendance Policy where the residency requirement is cited. She stated that the Housing Council can elect to adopt Bylaws and make residency a requirement where it is applicable either by making the appointee a resident or the business they represent be located in Broward County.

Chair, Commissioner Wexler called the members' attention to Article VI., Page 5 of the proposed Bylaws in reference to Residency Requirement pointing out for clarification the words: either/or in the article. She quoted that "Members appointed to positions on the Council shall be residents of Broward County or the primary place of business representing an appointed category must be located in Broward County." There was discussion among the Council Members including Mr. Figg, and Mr. Primeau requesting clarification in terms of the residency requirements. Ms. Eichen stated if the Council Members adopt the Bylaws, she will then have the bylaws in a final format for acceptance and ready for dissemination to Council Members.

MOTION: *It was moved by Ms. Nunez and seconded by Mr. Primeau to approve the adoption of the Housing Council Proposed Bylaws. The Motion was passed by a unanimous voice vote.*

B. 2012 Legislative Package Recommendations:

Chair Commissioner Wexler mentioned to an email that was sent to the Board of County Commission by the Board of Realtors regarding a position to take on the Double Doc Stamp Tax. The email message states, "I am a voter and resident of District 5. I am writing to ask you to fight for the removal of language in Broward County's State Legislative Program. This language enforces legislation to enable government to enact a local option doc stamp tax on certain real estate transactions. We simply cannot afford another tax on real estate transactions. Just as we are working

endlessly to get on market a needed “boost” and as you know, there are no bigger advocates in affordable housing than my fellow realtors. The leaders in my industry have worked tirelessly to scrap the cap on the Sadowski Affordable Housing Trust Fund.” The Chair further stated that her colleagues have previously removed the item from the legislative program and will not take a position. Chair referred to Mr. Stone for further discussion.

Mr. Stone provided an overview on the three (3) legislative priorities listed below that were discussed and approved for the 2011 legislative package session:

1. Restoration of the State Housing Initiative Partnership (SHIP) Program
2. Broward Documentary Stamp Tax
3. Florida Housing Finance Corporation (FHFC) Program overview

Mr. Stone recommended that the Housing Council approve the following for the 2012 Legislative Session:

(1) Restoration of the State Housing Initiative Partnership (SHIP) Program and follow the existing statewide formula. Mr. Stone indicated that Broward County received approximately \$4 million in funding, and countywide \$15 million to provide down payment assistance, home repairs, housing development, foreclosure intervention and other uses to assist income eligible households. He stated that over the last three (3) years collectively, the Entitlement Cities and Broward County lost approximately \$45 million in SHIP funds.

(2) Amend the existing State legislation to allow Broward County the same opportunity as Miami-Dade County to levy a Documentary Surtax Program. He stated that over a twenty-four (24) year period, Miami-Dade averaged approximately \$17 million a year. He indicated that Miami-Dade leverages their Documentary Stamp Surtax program towards gap finance for affordable housing projects.

(3) Support continued participation in the Program Development, Rulemaking, and funding opportunities being developed by the Florida Housing Finance Corporation (FHFC) on an annual basis.

There was a lengthy discussion among the Council members and staff. Ms. Gretchen Harkins, Director of the Broward County Office of Intergovernmental Affairs and Professional Standards was present along with Ms. Susan Harbin who works on affordable housing issues within their office, and Ms. Daphnee Sainvil who is a volunteer intern. Ms. Harkins indicated that their position is to lobby all of the issues in the federal and state programs. At the conclusion of discussion, the following motions were made:

1. Restoration of the State Housing Initiative Partnership (SHIP) Program

MOTION: *It was moved by Ms. Navarro and seconded by Ms. Nunez for the Housing Council to approve the recommendation that the State Legislature reinstate funding for the SHIP program. Motion was passed by a unanimous voice vote.*

2. Broward Documentary Stamp Tax

MOTION: *It was moved by Ms. Navarro seconded by Mr. Primeau to move forward in support of amending state legislation to allow Broward to levy a local Documentary Surtax with the understanding that there are no dollars and cents attached to it. A friendly amendment was made to the motion to include language to pursue the closing of the loopholes which allow LLC transfers to not be counted in the Documentary Stamp operation; request permission to do a referendum. There being no further changes or additions, and with the suggested language being considered as a friendly amendment to the motion, Motion was passed by a unanimous voice vote.*

3. Florida Housing Finance Corporation (FHFC) Program overview

MOTION: *It was moved by Ms. Deibert and seconded by Mr. Figg recommending that the county participate in the Program Development and Rule Making Process of the FHFC. Motion was passed by a unanimous voice vote.*

C. Broward County School Board School Impact Fees Waiver Program:

Mr. Stone introduced Mr. Chris Akagbosu, and Ms. Lisa Wight with the Broward County School Board. He indicated that the school board held a workshop on Tuesday, August 23, 2011 to discuss whether the School Board should reinstate the Impact Fee Waiver Program. He mentioned that the school board suspended the impact fee waiver program as of November 2010. He also stated that the school board only waive school impact fees for units designated as “very low” and that the fee waiver requests are granted via School Board resolution. Mr. Stone referred to the presentation material that was included in the Housing Council package which provided an overview of the School Impact Fee Waiver Process. He stated that staff recommended the School Board provide a full impact fee waiver for projects that serve the very low income population and further recommends that a 50% waiver be provided for projects that serve the low income population.

There was discussion among the Housing Council Members. Council Members recommended that this item be place back on the agenda for the October 14th meeting prior to taking a position. This will allow ample time for members to receive feedback from their stakeholders and allow Council Members who were not present at the current meeting to provide their feedback too. *Patrice Eichen left the meeting at 11:10am.*

V. OLD BUSINESS:

There was no old business brought before the Council.

VI. INFORMATIONAL ITEM:

Chair Commissioner Wexler made reference to informational items pertaining to the 2011 Legislative Wrap-Up. She informed Council Members that the legislative session will begin early this year due to redistricting. Redistricting of Florida legislative and U.S. Congressional Districts occurs every ten years, after the U.S. Census is completed.

VII. NEXT MEETING:

The next Housing Council Meeting will be immediately following the Broward Housing Partnership Quarterly Meeting.

Date: Friday, October 14, 2011
Time: 7:30 a.m. – 9:00am
Location: Tower Club
One Financial Plaza, 28th Floor
Fort Lauderdale, FL 33394
(Southeast of Broward Boulevard and Southeast 3rd Avenue)

VIII. ADJOURNMENT:

Meeting was adjourned at 11:15am.

Disclosure: The above captioned Minutes are transcribed in a summary format. To hear the full meeting, a compact disk of the meeting (#DR-11-SC-133) can be provided within 24 hour notice to Broward County's Document Control and Minutes Section at 954-357-4900.