



BROWARD HOUSING COUNCIL MINUTES

CALL TO ORDER: A regular meeting of the Broward Housing Council was held on August 24, 2012, commencing at 10:10 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:

Lois Wexler, Chair	Ann Deibert
Monica Navarro, Vice Chair	Frances Esposito
Richard Barkett	Richard Lemack
George Castrataro	Mercedes Nunez
Cynthia Chambers	Frank Schnidman
Innocent Chinweze	Marcia Barry-Smith
	Lisa Vecchi

Council Members Absent:

Robert Baldwin	Patricia Good
Paul Figg	Caryl Hattan

Staff:

Angela Chin Ralph Stone Elizabeth Kersting Patrice Eichen

Guests:

Sharon Thorsen, Broward County Attorney's Office
Melissa Tom, The FLITE Center

I. APPROVAL OF JUNE 22, 2012 MEETING MINUTES

***MOTION:** It was moved by Ms. Monica Navarro and seconded by Mr. George Castrataro to approve the Minutes of the Broward Housing Council meeting of June 22, 2012 as submitted. The Motion was passed by a unanimous voice vote.*

II. Chair's Report: Commissioner Lois Wexler

The Chair informed Council Members that the Broward League of Cities has appointed Councilmember Caryl Hattan with the Town of Davie in the category of Officer of the Broward League of Cities. She indicated that Ms. Hattan was unable to attend the meeting due to a prior commitment but looks forward to participating as a Council Member. *Mr. Richard Lemack entered the meeting at 10:15am.* In addition, the Chair and Council Members in attendance concur that all board packets be distributed electronically to save cost and paper. She requested that Ms. Chin inquire whether any Council Member prefer a hard copy of the board package.

III. Director's Report: Mr. Ralph Stone

Mr. Stone provided a brief overview regarding the Florida Housing Finance Corporation (FHFC) Rule Making process in particular the Universal Cycle 9% Tax Credit funding source. He stated that the State Legislature took action this year to direct the branch of state government to evaluate the FHFC universal cycle process. As a result of correspondence the agency received from the Housing Council Chair, Ms. Debbie Zomermaand Financial Advisor with the Housing Finance Authority, and Mr. Stone, Mr. Stone was contacted to discuss the Universal Cycle process. He discussed the success of various affordable housing projects in Broward County that benefited from the tax credits and the improved quality of life of residents in the county. Mr. Stone further indicated that he stressed to the agency that the FHFC in his opinion is not allocating their resources on a needs basis.

The Chair requested Mr. Stone provide an update on Item #6 of the Work Program, Evaluate Community Reinvestment Act Activities by Banks in Broward County. Mr. Stone stated that in the Housing Council FY 2013 budget, \$35,000 was earmarked for consulting services to assist in this effort.

IV. Old Business

A. Work Program Areas of Emphasis, Item II. Legislation: Proposed "Support establishing a Local Documentary Stamp Surtax Program based on the Miami Dade model."

(Item was deferred until August 24, 2012 meeting)

Chair Wexler stated that at the June 22, 2012 Housing Council Meeting, Council Members were discussing item II. B. Support Establishing a Local Documentary Stamp Surtax Program, and the item was deferred until the next meeting so that specific questions and concerns raised by Council Members can be addressed by the Assistant County Attorney representing the Housing Council. A request was made to the Office of the County Attorney to respond to the questions and concerns raised by Council Members and to report back at the next Council meeting. Ms. Sharon Thorsen and Ms. Patrice Eichen were available to answer any questions regarding the Local Documentary Stamp Surtax Program. Information material was included in the board packets.

The Chair introduced Ms. Thorsen who provided information on the Miami-Dade Local Documentary Stamp (DOC) Surtax model. She stated that the DOC Stamp was authorized by the Florida Statute at the current rate of \$.70 per \$100.00. She noted that the issue being discussed by Council Members is the Statutes authorizing an additional surtax not to exceed \$.45 on \$100.00. She stated that the problem is that this surtax is only applicable to counties that are specifically defined by the Statutes. She stated that the Statutes authorize that this surtax be payable on all reportable transactions except for single family residences. She further stated that this surtax is collected by Miami Dade County and that in order for Broward County to collect this surtax they would have to go through the legislative process. Ms. Thorson provided information on legislative efforts put forward in 2005 to get approval for Broward County but stated that this proposal did not pass.

The Chair stated that a funding source to fill the financial gap for affordable housing needs to be further researched and implemented. *Mr. Innocent Chinweze entered the meeting at 10:20am.* There was some discussion regarding this matter with various Council Members. Mr. Barkett indicated that a recommendation would be to raise the sales tax to a ½ a penny which would generate approximately \$120 million dollars towards affordable housing and/or transportation. He stated that this is a burden and a need they all share and that this would be a broad base solution that encompasses everyone across Broward County. *Ms. Cynthia Chambers entered the meeting at 10:35am.*

B. 2012-2013 Work Program

There was a lengthy discussion on Item II. B., “Support establishing a Local Documentary Stamp Surtax Program based on the Miami-Dade Model” of the 2012-2013 Work Program. A consensus among Council Members was permanently removing the item from the work program with the option of discussing it again next year.

MOTION: It was moved by Mr. George Castrataro and seconded by Mr. Barkett to permanently remove Item II. B. Support Establishing a Local Documentary Stamp Surtax Program based on the Miami-Dade Model from the 2012-2013 Work Program with the stipulation to discuss bringing the item back next year. Yes-7 No-5, Carried.

C. Innovative Housing Solutions - Define Criteria for items to be included (open for discussion).

Chair Commissioner Wexler made reference to the last paragraph of the minutes of June 22, 2012 stating “Mr. Figg requested that a new item be added to the agenda as New Business with an emphasis of having an open dialogue for approximately 15 minutes on innovative housing solutions being implemented globally or nationwide. The Chair requested that all suggestions be emailed to Ms. Chin.” Chair Wexler stated that this request required a better definition by the Housing Council. There was discussion among Council Members who provided their perspective in reference to innovative housing solutions and provided recommendations. Ms. Vecchi recommended that as members of the Council, each member should add their portion of expertise in order to move the Housing Council forward in addressing innovative housing solutions. Chair Wexler made the recommendation that any presentations that members would like to present should be forwarded to Ms. Chin.

V. New Business

There was no new business brought before the Council.

VI. Informational Only

The Chair informed Council Members that the 2010-2011 Broward Housing Council Annual Report was accepted by the Board of Council Commissioners at their August 21, 2012 meeting. A copy of the final report was distributed to each Council Member in their board packet.

VII. Next Housing Council Meeting

Friday, October 26, 2012
10:00 am – 12:00 pm
AARLCC – Seminar Room 2

VIII. Adjournment

There being no other business to discuss the meeting was adjourned at 11:30 am.

Disclosure: The above captioned Minutes are transcribed in a summary format. To hear the full meeting, a compact disk of the meeting (#DR- 12-SC-150) can be provided after 24 hour notice to the Document Control and Minutes Section at 954-357-4900.