



BROWARD HOUSING COUNCIL MINUTES

CALL TO ORDER: A regular meeting of the Broward Housing Council was held on Friday, February 27, 2015, commencing at 10:05 a.m. in the African American Research Library & Cultural Center (AARLCC), Seminar Room 2, located at 2650 Sistrunk Boulevard, Fort Lauderdale, FL 33311.

ROLL CALL: In the absence of the Chair, the Vice Chair called the meeting to order. Roll call was conducted by Mr. Albert Cummings.

Council Members Present:

Lisa Vecchi, Vice Chair
Richard Barkett
Ann Deibert
Vice Mayor Caryl Hattan
Commissioner Dale V.C. Holness
Richard Lemack
Gino Moro
Mercedes Nunez
Randall Vitale

Council Members Absent:

Monica Navarro, Chair
Robert Baldwin
Frances Esposito
John Peters
Frank Schnidman
Ralph Stone

Staff:

Henry Sniezek, Board Coordinator, Planning & Redevelopment Division (PRD)
Angela Chin, PRD
Albert Cummings, PRD
Suzanne Fejes for Ralph Stone, HFCDD
Mark Journey, Office of the County Attorney
Vena Paylo, PRD
Michael Wright, Homeless Initiative Partnership

Guests:

Rosemarie Fallon, Housing Finance Community Development Division (HFCDD)
Dave Wallace, United Way of Broward County

I. APPROVAL OF THE DECEMBER 19, 2014 MEETING MINUTES

MOTION: *It was moved by Randall Vitale and seconded by Ann Deibert to approve the Minutes of the Broward Housing Council Meeting of December 19, 2014, as amended to read, "It was moved by Vice Mayor Caryl Hattan and seconded by Randall Vitale to approve and adopt the proposed Housing Council's Work Program for 2015. The motion was passed with a 13-1 voice vote with Gino Moro opposing. Motion carried." The motion was passed by a unanimous voice vote.*

APPROVAL OF THE JANUARY 23, 2015 SUMMARY NOTES

MOTION: *It was moved by Vice Mayor Caryl Hattan and seconded by Commissioner Dale Holness to approve the Summary Notes of the Community Reinvestment Act, Bank Performance in Housing & Investment in Broward County Next Steps Workshop of January 23, 2015. The motion was passed by a unanimous voice vote.*

II. CHAIR'S REPORT

Vice Chair Vecchi, No Chair's report.

III. DIRECTOR'S REPORT

Mr. Henry Sniezek welcomed Commissioner Holness to his first regular meeting on the Broward Housing Council. He mentioned that Chair Monica Navarro was unable to attend today's meeting because of a scheduling conflict with her job and wanted Council members to be aware that she would respectfully decline a nomination for another term as Chair when the item is mentioned at the April meeting. Mr. Vitale asked Mr. Sniezek or Ms. Angela Chin to briefly go over the expectations of the Chair and additional time commitments. Mr. Sniezek advised Mr. Vitale that the Chair presides at all meetings of the Council, and reviews and assists with creating items for the Agenda. In addition, the Chair also prepares a message for inclusion in the Annual Report. Ms. Chin concurred with Mr. Sniezek's explanation of the responsibilities of the Chair, and added that the Chair may attend meetings on behalf of the Housing Council.

IV. HOMELESS INITIATIVE PARTNERSHIP (HIP) ADMINISTRATOR'S REPORT & HOMELESS CONTINUUM OF CARE (CoC) BOARD REPORT

Mr. Michael Wright distributed a Press Release dated February 26, 2015 regarding Broward County receiving a grant of more than \$8 million to assist the homeless population which is attached to the minutes. He stated that the Broward Continuum of Care (CoC) was awarded all the projects it submitted in its 2014 application. He indicated that these new funds will create 67 new permanent supportive housing beds for chronically homeless persons in partnership with Broward County Housing Authority and Broward Housing Solutions. Mr. Wright stated that the \$8 million awarded is part of \$10.2 million awarded through the Broward CoC. He mentioned that the Office of Intergovernmental Affairs and Professional Standards are working on the State Legislative Program to actively seek and explore resources to address this growing homeless need. Mr. Wright spoke briefly about the PIT count that was conducted on January 26, 27 & 28th. Mr. Richard Lemack asked Mr. Wright when the data from the Point-in-time Count will be available. Mr. Wright replied they expect to have preliminary numbers in the next couple of weeks.

There were no additional updates regarding the Homeless Continuum of Care (CoC) Board report.

(Agenda items discussed out of order)

V. NEW BUSINESS

While waiting for the arrival of Mr. James Carras, Vice Chair introduced and welcomed Mr. Dave Wallace, Director of Public Policy and Advocacy for the United Way of Broward County. Mr. Wallace stated that Mr. Lars Gilbert, Statewide Director of the ALICE Project will be presenting at the April 24th Housing Council meeting on the ALICE Report which addresses working families in Florida who live above the poverty threshold, but are unable to afford the high cost of living. He pointed out that the report shows that the State of Florida has the highest percentage of cost burden household than any state in the country, and Broward County has the highest percentage of cost burden household's in any county in the country. Mr. Wallace mentioned he was in Tallahassee the previous week and had the opportunity to speak briefly with Senator Smith regarding SB 586. Mr. Wallace implied, from the conversation with Senator Smith, that the language in SB 586 would get changed to protect the housing trust funds when it

is time for appropriation. He concluded by stating that the residents in Florida will not be able to move ahead and become economically strong if the current affordable housing issues and problems are not addressed and solved.

Vice Chair Vecchi commended the United Way for having been awarded “Broward 3” for providing affordable housing for the chronically homeless. She indicated that the United Way has generously agreed to fund the Broward Housing Solutions wrap-around support services for approximately 33 to 61 clients and family members. Vice Chair stated that they are working along with the Henderson Behavioral Health Support Services.

Ms. Suzanne Fejes, Assistant Director, Housing Finance and Community Development Division, spoke briefly about SB 586. She indicated that SB 586 as currently proposed will substantially and permanently reduce the amount of funds appropriated to the State of Florida housing trust fund. She mentioned that Amendment 1 passed in November which addresses Land and Water Conservation and the distribution of documentary stamp revenues. She stated that SB 586, 33 percent of the doc stamp tax revenues would be earmarked for the land acquisition trust fund and of the remaining balance of 67 percent, 16 percent would be appropriated for the housing trust fund. The difference is that the Housing Trust Fund would receive 16 % of 67% instead of 16% of 100% of documentary stamps collected. Ms. Fejes mentioned that the reduction permanently and significantly reduces the amount of funds available for the State Housing Initiative Partnership (SHIP) program through the doc stamps which fund the SHIP program. She mentioned that 2009 was the last time Broward County was fully funded for SHIP at approximately \$4 million and that the housing trust funds have been swept into the general fund. She implied that for 2 years, Broward County did not receive any allocation of SHIP funding. Last year, the County received \$1.7 million. If SB 586 passes, the distribution will be reduced by approximately \$154 million per year permanently. Ms. Fejes requested that the Housing Council make a motion to have the Chair forward correspondence to the appropriate agency and the County lobbyist requesting that the Senate not pass SB 586. She further stated that Senator Smith did propose an Amendment to SB 586 which would stop the distribution, but he withdrew the Amendment based on a conversation with Senator Andy Gardiner.

Commissioner Holness asked Mr. Richard Barkett what is the position of the Realtors Association on this Bill? Mr. Barkett replied that they oppose the Bill and will be going to Tallahassee to argue against it. *Mercedes Nunez joined the meeting at 10:20 a.m.*

Vice Mayor Hattan requested from Ms. Chin to forward the names of the Appropriation Subcommittee on General Government that Ms. Fejes referenced in her presentation to the Council members today.

Prior to the Council’s motion, Mr. Vitale wanted to know from staff if the Council normally takes a position on Legislative issues, and Mr. Sniezek replied yes.

MOTION: *It was moved by Vice Mayor Hattan and seconded by Ann Deibert to direct the Chair to send correspondence to the Governor, Legislative Delegation, and the Appropriation Subcommittee on General Government requesting that the trust funds be calculated based on total collections and not the remainder after Amendment 1 is funded. The motion was passed by a unanimous voice vote.*

Vice Chair Vecchi advised staff to communicate with the Chair regarding the stated motion. She then asked Mr. Sniezek to provide an update on the work program. Mr. Sniezek briefly updated the Council on the action items. He indicated that the CRA Workshop and the Linkage Fee Nexus Study were completed. He indicated that staff is working with County Administration to move Linkage Fee Nexus Study to the Board of County Commissioners for review and direction.

VI. OLD BUSINESS

Vice Chair Vecchi turned the meeting over to Mr. James Carras. Mr. Carras briefly discussed the outcome of the CRA workshop that was held January 23rd at the Central Broward Regional Park and Stadium. He indicated that approximately 100 attended, 24 represented banks, and 5 regulatory bands from the Tampa and Atlanta areas.

Mr. Carras identified the following recommendations for creating a Community and Banking Council as a result of the CRA Workshop and the Next Steps for implementation. He indicated that the recommendations are quotes from the CRA Workshop break-out sessions as follows:

- Put the right people together to come up with a solution;
- Create a banking council to address affordable housing issues;
- Create a local banking council to assist and coordinate with national lenders, and to expand Communications; and,
- Use the Council to support an external group to collect and maintain current data on progress.

Additional recommendations which focused on mortgage lending for single-family homeownership are summarized as follows:

- Prepare people to improve their credit scores;
- Increase support for first-time home buyer programs;
- Need to improve lending to minorities and first-time home buyers through more flexible products; and,
- Create lending products for addressing niche markets such as community land trusts.

Mr. Carras stated that for multi-family projects, there is a great opportunity with low income housing tax credit transactions; however, the 4 percent tax credits are underutilized in Broward County due to the lack of gap financing or gap funding sources. Mr. Carras made the following recommendations:

- Support and endorse the creation of a Broward Community and Banking Council by BAND (Broward Alliance for Neighborhood Development) to collect data, convene issue forums and discussions, benchmark progress on an annual basis;
- Support the creation of a Task Force on Multi-family Lending to be chaired by Ralph Stone to explore new collaborative financing and funding initiatives; and,
- Support the creation of a Task Force on Single-Family Lending to be chaired by Mandy Bartle to discuss and explore new mortgage products, initiatives and counseling initiatives

He stated that he had a discussion with BAND in moving forward with taking the lead in creating the community and banking council. The new council will convene, issue forums and discussions, and benchmark progress on an annual basis. BAND would put together a business plan on the creation of the community and banking council in terms of how it would be structured, how data would be collected, and benchmark progress.

In addition, Mr. Carras indicated that he talked with Mr. Stone regarding the creation of a multi-family lending task force and he agreed to Chair and help set the meeting agendas. The make-up of the task force would include banks, non-profit, for-profits and other stakeholders interested in the production of

affordable housing. Also, Mandy Bartle from the Community Land Trust has agreed to Chair the newly created task force for single-family lending.

Commissioner Holness asked if there should be a process of outreach through individuals or entities that could help to move the agenda item forward. Mr. Carras answered yes, both small and large banks should be involved but it would be up to the Chairs in consultation with Council and others to determine who should be invited or sought after in terms of participation.

Commissioner Holness pointed out Municipalities are large bank depositors. He asked if a recommendation could be letting elected officials see which banks are willing to help with some of the key issues. Mr. Carras said yes and that was a recommendation in the CRA report for the County to initiate. He also indicated that he spoke to the League of Cities regarding the recommendations.

Mr. Barkett requested clarification regarding the governance structure of these two independent task forces and who would be responsible for oversight and/or accountability? Mr. Carras clarified that his recommendation is not to have the Housing Council create anything but to support and endorse the creation of an independent task force. Mr. Carras stated that once these task forces are created, he anticipates that the Chair of the task forces would at the invite of the Council report on their progress.

Mr. Vitale wanted to remind Council members that there was a proposed action item removed from the Council's work program and a motion made approved to accept the changes that would have created a County linked deposit ordinance that would require financial institutions receiving County deposits to implement appropriate recommendations from the CRA Report. He stated that he does not believe larger banks would be able to execute on the recommendations which is why the action item was removed from the work program.

Mr. Sniezek stated that if the Council wanted to take action on whether to support the recommendations or not, they might want to make sure that BAND has agreed to create the banking council. He also stated that staff is very limited with no banking experience.

Vice Chair Vecchi asked Council members to state their position regarding supporting or denying Mr. Carras' recommendations?

MOTION: *It was moved by Commissioner Holness and seconded by Randall Vital to transmit Jim Carras recommendations presented at today's meeting (February 27, 2015) to the Broward County Board of County Commissioners for consideration. Recommendations are as follows:*

- *Support the creation of a Broward Community and Banking Council by the Broward Alliance for Neighborhood Development (BAND) to collect data, convene issue forums and discussions, and benchmark progress on an annual basis.*
- *Support the creation of a Task Force on Multi-family Lending to be chaired by Ralph Stone (Broward County Housing Finance and Community Development Division) to explore new collaborative financing and funding initiatives to address gap.*
- *Support the creation of a Task Force on Single-Family Lending to be chaired by Mandy Bartle (South Florida Community Land Trust, Inc.) to discuss and explore new mortgage products, initiatives and counseling initiatives.*

The motion was passed by a unanimous voice vote.

VII. INFORMATIONAL ONLY

The Vice Chair informed Council members that this item will be moved to the April meeting as a courtesy to Council member Frank Schnidman who was not in attendance.

VIII. NEXT HOUSING COUNCIL MEETING

Friday, April 24, 2015, 10:00a.m. – 12:00p.m.

AARLCC – Seminar Room 2

Prior to the conclusion of the meeting, Mr. Vitale stated that he would like to see the Council apply more time working on topics rather than just reporting. He suggest Council members utilize their expertise to address issues strategically or tactically.

IX. ADJOURNMENT

There being no other business to discuss before the Council, it was moved by Mercedes Nunez and seconded by Randall Vitale to adjourn the meeting at 11:13 a.m. Meeting adjourned.

Disclosure: The above captioned Minutes are transcribed in a summary format. To hear the full meeting, a compact disk of the meeting (*#DR 15-SC-16*) can be provided after 24 hour notice to the Document Control and Minutes Section at 954-357-6634.