

**Summary of Discussion  
Broward County Charter Review Commission  
Health & Social Services Subcommittee Meeting  
Wednesday, August 29, 2007  
Governmental Center, Room 430  
10:00 AM - 11:30 AM**

**Members Present:**

Mr. Wil Trower, Chair  
Ms. Jodi Jeffreys-Tanner, Vice Chair  
Mr. David Esack  
Mr. Mark Ketcham  
Dr. Mark Lieberman  
Ms. Bernadette Norris-Weeks, Esq.

**Members Absent:**

Mr. Joseph Maus, Esq.

**Others Attending:**

Chedley Etienne, Administrative Assistant, CRC  
Yolanda Grooms, Administrative Specialist, CRC  
Maria Gross, Assistant Director, CRC  
Jacob Horowitz, Esq.  
Phyllis A. King, Transcriber, PKING Consulting  
Bobbie Sewell, Broward County Inc., Legislative Coordinator State Government  
Ralph Stone, Director, Broward County Housing & Community Development  
Patricia G. West, Executive Director, CRC

(A copy of the sign-in sheets identifying those present is filed with the supplemental papers to the summary of this Subcommittee Meeting.)

A meeting of the Broward County Charter Review Health and Social Services Subcommittee "Committee," "Subcommittee," or "HSSC", was held at 10:00 a.m. on Wednesday , August 29, 2007 at the Governmental Center Room 430; 115 S. Andrews Avenue Fort Lauderdale, FL.

**I Call to Order/Roll Call**

The Chair Wil Trower called the meeting to order at 10:04 a.m. He requested the roll call by Phyllis A. King, PKING Consulting, Inc. Upon completion of the roll the Chair recognized the presence of a quorum and welcomed General Counsel Jacob Horowitz, Esq. to the Committee.

**II. Approval of Summary of Discussion of August 8<sup>th</sup>, 2007**

**Ms. Tanner MOTIONED to approve the Health and Social Services Subcommittee August 8<sup>th</sup>, 2007 Summary of Discussion, Dr. Lieberman SECONDED and the motion passed unanimously.**

**III. Ralph Stone, Director, Housing and Community Development, Status of County's Affordable Housing Program**

The Chair introduced Mr. Ralph Stone and invited him to join the subcommittee.

Ms. West provided direction to Mr. Stone and requested that he provide an update on the County's Affordable Housing Program and the efforts toward Affordable Housing. Ms. West advised the subcommittee that Mr. Stone is due to attend a briefing with the Commission at 10:30 a.m.

**Mr. Stone:** I won't go over all the background that I did previously, but you all will recall that we talked about the current circumstances here in Broward and what's led to the problem and some of the limitations that we have in attending to those problems. I think we also spent some time talking about the resources that were available to us; not just here in the County but Countywide. Just to refresh your memory, we've got Federal and State funds that we use. Also, all of the local governments that are over 50,000 in population in the County are entitled to – they're called entitlement Communities. They receive the same type of SHIP funds from the State, the Sadowski Act that you read about. It is the funding sources cap right at the State. The Federal level, the Community Development Block Grant funds, and the Home funds, we receive all of those funds for the County and any Cities under 50,000; for the entitlement Cities, they receive those funds and administer those themselves. Our funding probably totals

between \$10 and \$15 million dollars in a given year. The rest of the County probably totals more than that. Our ace in the hole in terms of resources –really is through the Housing Finance Authority and depending on the market conditions, we are able to issue single-family bonds. For example; this year we are working on a third issue. When I talked to you last we were about to issue \$20 million dollars worth of bonds at five and a quarter. That was a very successful issue and went out the door at the rate of about a million dollars a week and was gone in short order; we got a lot of people in homes. For the most part without a lot of assistance; the rate itself was strong enough to kind of carry the deal; and we got another one that will be – I will actually talk to the authority this afternoon about issuing another \$20 million dollars. Obviously the market conditions have changed, the rate will be higher and our position will be a little more tenuous than it was in the past. So given the market conditions we can get a lot more affordable resources out into the Community through the Housing Authority than we can through our resources. If you totaled what the combination of the Cities and the 5 Housing Authorities and our Finance Authority generated this past year; it's very close to \$300 million dollars in Affordable Housing resources and touches about 3,000 people. Now that's a combination of re-habs, purchase assistance, building new homes, and multi- family developments. A big chunk of that 3,000 is the Housing Authorities continued funding for Section 8 – those people that are getting Section 8 Vouchers; so it's not creating new Affordable Housing products, but keeping people that are in that market from adding to that need. Then you have some of the dollars particularly in the Homeless Initiatives that are focused on what I call clients as opposed to Affordable Housing Production and again that's keeping them off the street.

So it's not a meager amount of money, but you all know where we are as far as the condition is concerned. We still see quarter after quarter more inventory going on the market in terms of homes for sale. Unfortunately we see the median price for homes continue to notch up which is really kind of a surprising phenomenon, not a lot, but a couple of thousand bucks a quarter. We're still up around \$357- \$360 in our median income; let's look at the highest end of affordability which is 120% for a family of four is about \$57,000. If you focused on the upper end of the affordability range, that \$50,000 would support a mortgage of about close to \$200,000. If we've got the median value of the homes in the County up around \$360,000, you can see what the gap is; we still have an enormous gap. One of the by-products of that gap which we're really struggling with, particularly in putting people in single family homes, is when I was in this business years ago, you could put \$5 or \$10,000 dollars in a single family deal and you could fill the gap. Now we are averaging \$50,000 dollars and at the lower end, particularly

because most of these deals are in Cities, so we're partnering up with Cities or the Housing Authorities; these subsidies can get upwards of \$60, \$70, \$80,000 dollars to get someone at 80% or even below into a home. When we're dealing with \$1 or \$2 million here in purchase assistance, you know at \$50,000 per home; \$1 million bucks only gets us 20 homes. Everyone is kind of focused on the great American dream of homeownership, but we still, with limited resources are coming to the conclusion that we may need to think about using those resources for safe, decent, multi-family rentals. We have programs that are oriented to that product and in fact, back to the Housing Finance Authority. We do 4% bond deals; we've got two right now, which will put close to 400 units back out on the market and fortunately those deals have big slices of them that are at 50% and 60% of median income. They are very good deals for our lower income clients. Honestly, with our kinds of homes prices we worry that at the lower end; even though we can make a deal work; you know those people may be a car repair away from being upside down in their personal circumstances. You know a year away from a bad insurance bill. So it's really a tight circumstance.

I guess the good news, if you want to look at it from that perspective, is that we do have the benefit of these resources, and they are recurring and they're relatively secure. It seems like the Federal government, regardless of the administration, is always looking to parrot that those are such long-standing economic programs that hold up. The State, the Sadowski Act holds up the cap it needs to be relieved, but even with the cap we get about \$5 million a year, so we have those recurring resources and that's good news.

The bad news is that there is such a huge gap in meeting the demand for affordability in the County that we can't even get close to really notching – I mean forward progress into the problem. Just a couple last quick points and you may want to ask me some more questions. We are in a relatively new condition as far as housing affordability in the metro area; Palm Beach, Dade, and Broward that is just a few years old and that is out of the 95 metropolitan areas in the Country, we are the 8<sup>th</sup> least affordable place to be. Those that are in front of us are New York, Washington D.C., Boston, Honolulu and a bunch of cities in California. Well, most of those communities are very mature in terms of housing affordability issues and they have the kind of resources and have had the kind of environment that has allowed them to tackle that problem in a much more aggressive way in terms of production than we do. Things like, supplemental sources of funding, inclusionary zoning, rent control; you know it's not a very popular thing; it is kind of an old timing solution. But regardless of the solution, they have evolved into a series of tools that we don't have the benefit of. At some point in time; because if

you look at our County in terms of its business structure, and I know that the Charter Review Commission has looked into that a little bit. An enormous percentage of our jobs are service related jobs that are on the lower end of the pay range. Even those in what we call the work force housing; particularly those that are the folks that we need; cops, firemen, teachers and nurses in our County, given the wages and the home prices, they are affordable buyers.

I did a presentation to the Urban Land Institute Task Force (ULITF); it's a relatively new group; they got a \$5 million dollar endowment this year from a very wealthy developer in their three market areas in the country, us, Atlanta and D.C. They're down here and actually have a task force and are paying an Executive Director to revisit. There has been a lot of work down here, but to revisit affordable housing. When I made a presentation to them recently, I concluded with; at the end of the day affordable housing is about a real estate deal. There's no getting around that, we have gaps and there's no getting around it by calling it subsidy. The only way that you can make those gaps close is to provide a subsidy, or you provide some profitability to the private side so they have the ability to profitably close the gap. An example of that would be inclusionary zoning.

So, we are in a significantly different condition than when I talked to you last. We're trying to do as many; I call them the little step things, and hopefully they total up over time; that can make a difference. For example in the past when we were doing second mortgages, we –sometimes they were grants, sometimes they were allowed to be; they kind of bled off over time. Maybe 10 years or something like that. Now we require all of our second mortgages to be paid back. They're a free carry, they are zero interest loans for the life of the owner in that property; but all of that recycles back. For example, just this first year; and we're just kind of starting to realize the full benefit of that. We had \$1 million dollars from the SHIP Program and \$1 million from the Home and the Block Grant Programs that recycled back. That's \$2 million dollars to the good in addition to our entitlement. So we're trying to think creatively along the things that we do control and match up with other folks out there that are interested in affordable housing.

I am meeting with a School Board representative this week. We met with the Housing Authority a couple weeks ago, and there are some ideas out there. I think there are a lot of people that are working toward taking little bites out of it. But honestly unless we have something like Dade has, which is their own surtax; which in an average year is about \$10 million; when real estate was really cooking I've been told that they were doing \$40 million a year, we're going to

continue to lag behind and fill in those gaps. I don't know if that's the information you were looking for.

The Chair advised that he thought it was helpful to revisit the entire picture. He opened the floor to discussion from the subcommittee.

Ms. Tanner asked for a quick synopsis of what a person would need to do to start the process.

**Mr. Stone:** Where they start the process is either through a bank, a non-profit or actually getting under contract for a home. We have a consortium of lenders both with the bond program and with first time homebuyers, and those people usually will find their way to one of our lenders. If they call us, we direct them to the lenders and what they do is underwrite that buyer to see if they have the income to support the purchase price that they've asked for.

Ms. Tanner asked if the average \$50,000 would support a \$300,000 home.

**Mr. Stone:** Well \$200,000, that's the average subsidy we're putting into it, depending on the income of the buyer. They turn the file over to us and we look to make sure it complies with whatever the particular program is, because the State and Federal programs are a little different. Then we income certify them and they close on the loan. The frustrating thing is that we ran out of purchase assistance funds for 2007 back in the spring and we're going to turn it on again next Wednesday and buffer the buying program.

Ms. Tanner asked what purchase assistance program meant and how much it is.

**Mr. Stone:** That's the money for the subsidy. Next Wednesday we're going to open up \$500,000 dollars. We'll have about on an average 10 loans. That's all the purchase assistance that we've got, kind of out for the open market. Now when we do this Bond Program, hopefully that will open up another 200 loans. That's kind of the point; that there are other affordable housing strategies that compete for those funds; rehab, new construction, single and multi-family. We have a huge demand for barrier free construction for people that are in a wheel chair and need to have their homes retrofitted both to get in and out of their homes and to their sinks and that kind of stuff. When you get into that kind of retrofitting, that's expensive stuff. We take our \$10 million dollars and we allocate it towards those ranges of strategies. So that purchase assistance, for single family is competing with everything else that we do.

Ms. Tanner asked how the people compete.

**Mr. Stone:** It is first come, first income certified, first qualified. We may get 40 loans and if the first three get kicked out, that fourth one that gets income certified gets the fund.

Mr. Esack asked Mr. Stone to explain \$300,000 million dollars total towards 3,000 houses.

**Mr. Stone:** That's a combination of rehabilitation, new single-family construction, new multi-family construction, home purchase, section 8 vouchers and homeless support. Out of that 3000, I would venture that about 2/3 of that is homeless and section 8. So, when you're looking at actually new products into the market, it's new construction, new multi-family and new homeowners.

Mr. Esack asked if 1/3 would be new.

**Mr. Stone:** Yes, that would be adding to the affordable bucket. You have to keep in mind that there are projects out there; in single-family homes, that go out of the single-family bucket at the same time. One of the things that's very frustrating to me; and I don't know if you all have talked about this or have any way to deal with this is that there were thousands and thousands; just in this County alone, of people out there that may have been individual and may have been professional investors that own single-family homes who were renting them to people at an affordable level. As the insurance crisis kind of grabbed hold and then the taxes went up; all of those went off the market. I happen to be one of those; I have a home in St. Petersburg that I have owned since 1980. I had the same two ladies in a garage apartment in the house for 10 years and never raised their rent. Last year I took the expenses and capitalized the income; it was earning me about 3%. So duh, I'm going to go out and get a 5% CD and not have to be a Landlord; so, my house is on the market. There are just thousands of those kinds of stories out there.

It's not just residential rental properties, but even commercial properties. If they're being treated like a business they should be assessed like the business that they are so that you should be able to capitalize with a reasonable rate of return and expenses on a home and value it that way, so it has a chance of staying on the market as a rental property. I mean that's just one-way of kind of getting at the problem. There are thousands and thousands of homes out there that went off the market and are being sold and certainly won't be available in an affordable level, if for rent at all.

Mr. Ketcham asked if the funds could be combined between Municipalities.

**Mr. Stone:** They can be combined; in fact, we administer the funds for Davie and Coral Springs. They get to select the strategies, and then we administer the funds for them. It doesn't mean that all their money is going where we want them to, if we value purchase assistance, they may value rehab; they get to elect the strategy. But yes, you can consolidate those funds, its up to them.

Mr. Ketcham asked if it would be outside of their Municipalities.

**Mr. Stone:** No, it would be in their community. The Cities can elect not to participate, but if they participate, they're going to want the funds spent in their community.

Ms. Weeks asked if Mr. Stone had said there is no longer an affordable housing issue.

**Mr. Stone:** No, there is a huge affordable housing issue. What I said is, that it hasn't improved at all. There is this impression out there that because of the real estate market homes are out there at enormous discounts. What we're finding quarter after quarter is that the median price of the home is actually notched up by a few thousand here and a few thousand there. It hasn't receded in the last 18 months, I don't believe.

Mr. Ketcham asked Mr. Stone how to get around tax and insurance issues.

**Mr. Stone:** Well, State Legislation provides direction for the Property Appraisers, in terms of their tools that they use to create an evaluation. I think the best place to start would be at the State level and make it clear that, that is an option. There are some Property Appraisers that believe you could do that, and I believe that Ms. Parrish here in Broward is very sensitive to that. Where I came from in Pinellas, Mr. Smith said no; I do what I am required to do by law. I don't do cash flow analysis.

Mr. Ketcham questioned the Property Appraiser.

**Mr. Stone:** That's what I have, I haven't had any direct discussions with her; but I have heard that she has some sensitivity for valuation options and I'm not talking about specifically rental situations. I wouldn't want to paint her into any kind of corner.

The Chair explained that the HSSC is currently working on a Draft Resolution of an Affordable Housing Advisory Council. He asked Mr. Stone if he had any comment on the discussions on synergy and collective prioritization of strategies across the County.

**Mr. Stone:** I don't see how that could hurt at all. You would think that there are so many communities in this County, that for lack of a better term, to force them together to focus on Affordable Housing. I think it would be a decent tool.

Mr. Ketcham asked how that would be enforced.

**Mr. Stone:** I don't know; that's up to you all to figure out. I don't know if you could do that through the Charter or not.

Mr. Esack asked since Mr. Stone didn't see it as hurting anything, if he sees it as helping.

**Mr. Stone:** You would think that it would help. All of the cities are very focused on their circumstances and there are some communities out there that believe that they have more than their share of affordable housing. There are some out there that believe that they don't have an affordable housing problem. Their willingness to come to the table and discuss resolution of the problem are motivated by their particular perspectives. There are communities, Boston for example, the metro area; went to a – and I don't remember how they pulled it off, but they assessed their problem including all of the cities I think it's a multi-county area in fact; they do an annual report card and all of the communities have their piece of that challenge. It's reported on, so there's kind of a little bit of that peer pressure thing. Broward Housing Partnership is trying to move toward that kind of countywide report card, including all of the cities. There are different ways of getting that kind of joint effort.

The Chair asked for any further questions and thanked Mr. Stone for returning.

Ms. West suggested changing the Sept. 6 meeting on Land Use so that Mr. Stone may attend.

The Chair asked for further comments or questions. There being none, the chair opened the floor to discussion of item IV.

#### **IV. Discussion of Draft Language Regarding Recommendation to County Commission to Continue Children's Services as a Priority in Broward County**

Ms. West updated the Committee on the status of Item IV.

Discussion ensued as to the status of presenting the draft resolution.

Mr. Trower advised that they were discussing a need for a case statement and backup information. He also stated that Mr. Tolces had commented that HSSC couldn't submit the resolution.

Ms. West stated that she understood Item IV to be a recommendation to the Commission and advised that a recommendation needed to be drafted.

Ms. Weeks asked how the recommendation needed to be done.

Ms. West stated that it would be part of a report that they submit to the full CRC.

Dr. Lieberman asked Mr. Horowitz if the recommendation had to go through the full CRC.

**Mr. Horowitz:** For a recommendation, in order for this subcommittee to get to the County Commission there is the middleman of the full CRC. Essentially, it needs to go from here to the CRC, from the CRC to the County Commission. We can start preparing some language but technically and formally it's suppose to come from the CRC to the Commission, not from the subcommittee. I don't know if that answers any questions.

Mr. Esack stated that the full CRC had discussed that the HSSC could make recommendations. He advised that the full body of the CRC is expecting the work from the HSSC.

The Chair referred to page 5 of the minutes and stated nothing supersedes that.

**Mr. Horowitz:** It essentially gives you as the Chair the authority to go to the CRC and say, the subcommittee finds and recommends this.

The Chair asked for further comments.

Mr. Esack suggested that, prior to bringing it to the full CRC; backup information should be provided.

Ms. West stated that Ms. Moseley's intent was to allow subcommittees to make presentations to the Full CRC.

The Chair advised that he would work with Ms. West to put together a presentation. He asked if there were any further comments. There being no further comments he opened the floor to discussion of item V.

#### **V. Discussion of Draft Language Regarding Affordable Housing Council**

Ms. Weeks provided an overview of the proposal she drafted for the subcommittee. She explained that Exhibit A is probably what the subcommittee wants to discuss in addition to the ballot language.

Mr. Esack thanked Ms. Weeks for her work. He advised that there were no lay-citizens.

Ms. Weeks stated that the suggestions were only an act of guessing. She also advised that this is merely an example.

Dr. Lieberman advised that banking and workforce lay -people were mentioned before, but not included in Ms. Weeks' draft.

Ms. Weeks stated that she had included School Board, Teachers Union, and the AFLCIO, but the list is unlimited.

Dr. Lieberman asked if the question mark on page 3 was for additional language.

Ms. Weeks explained the reason for using the question mark.

Ms. Tanner suggested narrowing down the lay-people to the ones that have gone through the affordable housing process.

**Ms. Horowitz:** If I may Mr. Chair, one thing I might add to Jodie's comment is; for instance, the Fort Lauderdale Housing Authority has a five-member commission. One of their Commissioners is a resident Commissioner, who's actually a Section 8 member. Similar process, just as a model of something they want to consider.

The Chair asked for any other recommendations.

Dr. Lieberman asked if Mr. Stone was in it somewhere.

Ms. Weeks stated that the problem is that there may not always be a Housing Authority and also stated that the name might change due to restructuring.

The Chair stated that the specificity isn't necessary at this point.

Ms. Tanner asked to go down the line for comments.

**Mr. Horowitz:** A couple comments, I just wanted to jump in real quick. Relative to County Staffing, we can add language that would provide essentially for the County Administrator or his/her designee. Essentially, the County Administrator would appoint someone from the County Staff. We could suggest that it may be the Director of Housing or something similar. One other thing I wanted to just comment on; as we were going through and adding suggestions. Is the goal to keep this at nine members and amend members that are currently there or would we want to expand it, as we add different members of the Community?

Mr. Ketcham stated that it would be a roundtable. He also suggested having 19 members.

Ms. Tanner stated that she agreed with Mr. Ketcham.

Dr. Lieberman suggested deciding who should be there first.

The Chair stated that the question is in terms of who should be there.

Dr. Lieberman questioned why the Broward County School Board is listed (Exhibit "A").

Ms. Weeks stated that when talking about housing you have to talk about the School Board, concurrency, density etc; so you need somebody on it to address those issues.

Ms. Tanner advised that it is also a direct correlation with building and development.

Mr. Ketcham stated that the School Board is the largest employer in Broward County.

The Chair suggested that they have a small business owner, under 50 employees, and one over 50 employees. He asked if number 8 should be the Chair or the Vice Chair; or if any School Board members would do.

Ms. Tanner stated that she thought any member would do.

Ms. Weeks advised that she had borrowed the idea from another section of the Charter - Fire Rescue Council section, but it doesn't have to be the Chair or Vice-Chair.

Ms. Tanner suggested a member of the School Board be appointed.

The Chair stated that they had discussed Small / Large City Managers - #9

Discussion ensued on other members added.

The Chair asked if they could have five Housing Authorities in Broward County covered.

Ms. West asked if it is a member from each Housing Authority.

**Mr. Horowitz:** I know the Fort Lauderdale Housing Authority is appointed by Fort Lauderdale. There is a Broward County Housing Authority that reports to the County Commission and Municipal Housing Authorities that report to their respective Cities.

The Chair asked if the language could say that, "These are people that should be on the Council, but not limited to these numbers."

Ms. Weeks and Ms. Tanner agreed.

The Chair advised that it would be up to the Council to run it themselves. He stated that the point was to allow whatever the Council came up with; as Recommended Constituents of the Council and is allowed to expand without limitations.

Ms. Weeks stated that she agreed, but it would need to be an odd number.

Ms. Gross suggested having a minimum of nine members so that the core is still present.

Ms. Tanner advised that the core is more than nine.

The Chair stated that the Council would stipulate this as being the core, but not limit from bringing other members later.

**Mr. Horowitz:** Sure, You could have in addition anyone else that the Council feels appropriate, something to that effect. I'd just like to go through and make sure we have everything. In addition to what Burnadette has previously provided; we have a banking member, Broward

Teachers Union (BTU), a resident or recipient of Affordable Housing, somebody from County Staff (at the designation of the County Administrator), County Commissioner, business owner with 50 or more employees, business owner with 50 or fewer employees. We have a member of the School Board of Broward County. We have a City Manager from a City with more than 50,000 residents and a City Manager with from a City with less than 50,000 residents. In addition to what's otherwise provided.

Mr. Ketcham asked if all cities have City Managers.

Ms. West replied yes, and asked how 50 thousand more or less resident cities would be chosen.

Ms Weeks stated that The League of Cities would choose.

Dr. Lieberman asked who would be appointing the Banking.

**Mr. Horowitz:** Is the Commission appointing all of these individuals? I know we have Broward League of Cities appointing at least two.

Ms. Weeks stated that it would be good to find parent organizations, etc.

**Mr. Horowitz:** For instance, the Teachers' Union will be able to appoint who they want to be on the Board.

The Chair asked if it is necessary for the Teachers' Union to recommend an appointee to the County Commission who then appoints them to this.

Ms. Weeks stated that her opinion is, that it would be desirable for the groups to choose their members.

Ms. West stated that this has been a cause of disagreement and concurred with Ms. Weeks.

The Chair asked if the County Commission had to appoint them. He stated that is not the case in the Fire Rescue Council (FRC).

**Mr. Horowitz:** I'll double check and if it happens to need County ratification, then I'll go ahead and include that.

Ms. Weeks stated that she didn't see if the County Commission had to appoint.

Ms. West stated that this would be an opportunity to allow for shifting.

The Chair asked for further questions on the members of the Council.

Ms. Tanner confirmed that the count was 19.

**Mr. Horowitz:** Are we including the Commissioners from the Local Housing Authorities? I didn't count those. Are we going to keep those off; the Commissioners from the Housing Authority?

Dr. Lieberman asked if they were separate.

Ms. Tanner stated that they are not part of a group.

The Chair advised that they should discuss this.

Mr. Ketcham advised that as Housing Commission of XYZ City you would want to attend.

Mr. Esack asked if being attached to municipalities would add to parochialism.

Ms. Weeks explained that since it is a 2-year term they could appoint someone at the end of the term.

Mr. Ketcham advised that if the Housing Authority Commissioner was on the Board and served 4 or six years; then you wouldn't get the moving around.

Ms. Weeks stated that there are specifically designated members who have to stay there.

Ms. Tanner stated that the County was changed to County Administrator designee.

Ms. Weeks explained that some people would serve by position and others differently.

Dr. Lieberman stated that the five representatives from each Housing Authority should be there.

Ms. Tanner stated that that would be a mandate. She advised that her concern was whether they could say, "You must serve."

**Mr. Horowitz:** There are five Commissioners on the Fort Lauderdale Housing Authority. You're essentially mandating that one of them attend.

Ms. Weeks stated that you could have the County Commission appoint a representative from Broward County Housing Authority.

Ms. Tanner stated that it says, there's only one person.

**Mr. Horowitz:** There are five in Fort Lauderdale. I think there are seven in Broward County.

Dr. Lieberman asked how many people were on their Board.

**Mr. Horowitz:** There are five people on their Fort Lauderdale Housing Authority Board.

Ms. Tanner stated that her concern was a small group of people telling them they have to bring a representative.

**Mr. Horowitz:** What we can do is; there was some discussion earlier about other individuals that the County Commission can recommend. We can specifically include those as a preference. Again, it could be the Commission's discretion, rather than expressly included as one of these individuals.

Ms. Tanner stated that she didn't want to mandate them.

Ms. West advised that it would be the most logical person to appoint.

**Mr. Horowitz:** We're all volunteers.

Ms. Tanner stated that she thinks they should be there.

The Chair asked what they wanted to be placed in the amended proposal.

**Mr. Horowitz:** As of now, I have those 17. I'm going to recommend that as a preference, rather than expressly include them with the other list; ultimately let the Commission decide.

Mr. Esack inquired about a start date.

The Chair asked to table the issue until current discussion can be resolved.

**Mr. Horowitz:** I think we're pretty clear as far as the membership goes; certainly enough that I can get drafted. As far as the last one, what I'm going to do; unless there's objection, is essentially include some language giving the County Commission the authority to appoint other members. Because, we were sending out, I think 17 specific recommendations and then giving them the discretion to appoint additional people. In that additional member language, we'll include specific reference to the Housing Authorities and expressly recommend that some of those Commissioners are included on the Board, on the Council.

The Chair asked if there were any objections.

Dr. Lieberman stated that it should be made clear, that it's an odd number.

**Mr. Horowitz:** Odd number. Okay.

The Chair stated that the discussion is now on the start date.

Mr. Esack expressed concern that it is approved in November of 2008; unless there is a mandate of when to do it. It will not happen.

The Chair asked how long it would take to organize.

Ms. Tanner advised that it would depend upon funding availability.

Discussion ensued regarding the timeline.

Mr. Esack advised that staff would get it up and going.

Ms. West stated that since you already had staff, it would just be something else they would be doing.

Ms. Weeks stated that staff would see it on the ballot and start thinking about the issues ahead of time.

Ms. West suggested that the date be preset.

Dr. Lieberman asked, do we specify how often they meet or do they decide that on their own ?

**Mr. Horowitz:** No, you actually need to set up how often they meet, presumably when you want their first meeting to be, if this is going to be effective January 1<sup>st</sup>. It's going to take some time for the Commission to coordinate an appointment of the Board. Well, what I am saying is if you set a date, you say as soon as practical, but no later than X. That essentially gives them some kind of time frame to work with.

Ms. West suggested that the date be March.

Ms. Weeks stated that the January '09 date would give them enough time to get the appointments together.

Ms. West stated that she disagreed; she suggested the March time- frame.

Mr. Esack clarified that they would be appointed by March 2009.

Ms. West explained that by March, they would have time. She also advised that the County has a Board Coordinator whom would be responsible for gathering the information.

Ms. Weeks stated that this is prestigious for people who deal with this all the time.

Ms West asked if a vote was needed.

**Mr. Horowitz:** Once we go through everything, we'll make a motion. As Mark said earlier, we do need to include how often we want the Board to meet.

Dr. Lieberman suggested every other month.

Ms. Tanner stated that they meet a minimum of six meetings per year.

Mr. Esack suggested that bi-monthly with no less than five meetings per year.

Ms. Tanner suggested that once they get their members they can decide when the meeting will be attended.

The Chair confirmed that the number remain six. He asked to review Item B, which is the Term – 2 years from date of appointment. He asked if it allowed for continuity.

Ms. Weeks replied that it allowed for continuity.

Mr. Esack stated that they needed to have time to establish themselves.

Ms. Weeks suggested language that states “other than people who serve by virtue of their position.”

**Mr. Horowitz:** Well for instance, if the Chair or Vice-Chair of the School Board or if the School Board member changes and a member is voted off; something to that effect, that person is going to change by operation of losing their position. There’s going to be some mechanism as; where that’s said, for the individuals serving in an elected capacity or appointed capacity verses those like a banker or business owner, who has a steady position.

The Chair stated that the question is whether it should be stated that half of the members would be appointed for 1-year terms initially.

Ms. Tanner voiced concern of leaving it opened to interpretation.

The Chair asked how involved into the bylaws does the Committee get.

Mr. Esack stated that the Advisory Boards and Councils have their own rules set fourth by the County. He also stated that the concern is the initial appointments or percentage of them should not be for 1 year only.

Ms. Weeks stated that she agreed.

The Chair advised that it would be left at two.

**Mr. Horowitz:** We can leave it at two, but we do want to include some mechanism to provide for a staggered Board. So as people have said; it’s not turning over at the same time and every two years you’re coming in with a new 30 people who are going to spend the first couple meetings getting settled and trying to figure out how to do what they are tasked to do.

Mr. Esack suggested that the elected be every two years and the appointed be every 3 years.

Ms. Tanner advised that you always loose some members at some point.

Mr. Ketcham stated that it’s a maximum of 4 to 6 years.

**Mr. Horowitz:** The term shall be two years from the date of appointment; The County Advisory Board is the default rule. If this provides for rules that conflict with that; this is the operative document with respect to this Council. This is what we will govern, regardless of what's in the County's general provision.

The Chair stated that B should read as, two years for a maximum of three terms. He asked if there was further discussion. There being no further discussion from the Chair opened the floor to discussion of Exhibit A-Item C.

Mr. Ketcham read Item C.

**Mr. Horowitz:** That would be the first meeting in October.

Mr. Ketcham stated that if they want the County to do something, the recommendation would have to be before the budget meeting.

Discussion ensued over when the department has to submit.

Ms. Tanner stated that they start in March.

The Chair advised that it is March 2010. He asked for agreement on this date.

Council acknowledged and agreed.

The Chair asked if "enhancing housing stability" would read, right to the public.

Ms. Weeks advised that you want the stability of the housing market.

Ms. West agreed that stability is a good word.

The Chair advised that Item C would remain unchanged. He asked if discussion was needed on Item D.

**Mr. Horowitz:** If I may make one comment going back to C. One thing you may want to consider adding is some specific duties; including but not limited to. Just to offer some formal direction, as far as what the Board is being asked to do; some guidance, just something to give them somewhere to go; so they're not in there just all over the place.

Ms. Weeks stated that she tried to keep the wording down.

The Chair asked what the recommendation would be.

Dr. Lieberman suggested that on Item C, Council should be able to make annual reports and recommendations to the Board as needed and submit an Annual Report.

The Chair advised that the two parts are; formal Annual Report and making recommendations. He suggested that another section be created.

Mr. Ketcham stated that on the Old D - it doesn't say registered voter. He asked if the subcommittee was okay with the language.

Discussion ensued with no objection to the language in Old section D.

The Chair asked if there were any other items.

**Mr. Horowitz:** So were we not going to include any specific duties and responsibilities.

Ms. West suggested that Counsel come up with some duties.

Discussion ensued regarding specific duties.

Ms. Weeks stated that they didn't want to have too many specific things.

The Chair asked how this would be enacted without getting too involved in specifics.

Ms. West advised that the County Administrator would have a meeting with their key staff and begin to prepare to accomplish the tasks.

**Mr. Horowitz:** We'll get the word out to the various entities; just that as far as membership goes, letting them know that they need to submit; to the Broward Teachers' Union, Broward League of Cities, saying that the voters have recently created this new Council and will be looking for members from your Organization to serve on this Board.

The Chair asked if the implementation was the County Commission's requirement.

**Mr. Horowitz:** It's the requirement of the County Commission but it's the staff that actually implements the process. We'll need a motion, just directing us to take part of that proposal, to go ahead and incorporate the changes we discussed tonight.

The Chair asked for further discussion. There being no further discussion the Chair moved on to the motion.

**Ms. Tanner MOTIONED, Mr. Ketcham SECONDED, and the motion passed unanimously directing General Counsel to incorporate changes discussed tonight into the proposed resolution.**

**Mr. Horowitz:** We'll be able to turn a draft of this around in the next couple of days.

The next meeting of the HSSC will be held on September 12, 2007 immediately following the full CRC meeting.

Mr. Esack asked if comments could be submitted after they review the information.

Ms. West replied yes.

Dr. Lieberman asked if changes could be made after the presentation to the full CRC discussion.

Ms. West stated that it could be changed. She advised that the HSSC is now in line after the Transportation Subcommittee.

The Chair asked if there were further comments. There being no further discussion, the Chair opened the floor to item VI.

## **VI. Review of Summary of Issues Chart**

The Chair asked if the Council needed to discuss the SOI Chart. There being no further discussion or comments the Chair opened the floor to Public Comment.

## **VII. Public Comment**

None

## **VIII. Adjournment**

The Chair advised that a future meeting is being planned which will be a joint meeting to discuss the Transient Oriented Development (TOD) issues. There being no further discussion and no public comment the meeting was adjourned at 11:37 a.m.

The minutes of this meeting are recorded on CRC-HSSC CD # 8.29.07 (BCGV CTR)