

BROWARD HOUSING COUNCIL MINUTES

CALL TO ORDER: A regular meeting of the Broward Housing Council was held on February 26, 2010, 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:

Chair, Commissioner Lois Wexler, Broward County Commission
Vice Chair, Dr. Rosalind Osgood, Chief Executive of a recognized, not-for-profit homeless organization
Anthony Abbate, Florida Atlantic University
Richard W. Barkett, Florida Association of Realtors
James Carras, Owner of a business that employs fewer than 50 employees
George Castrataro, Community Representative
Kevin Cregan, Broward County Housing Authority
Phyllis C. Hope, Broward County School Board
Mayor Lori Moseley, Broward League of Cities
Tina Mulligan, Florida Association of Mortgage Brokers
Mercedes J. Nunez, Recipient of Section 8 housing assistance or another housing program
John G. Primeau, Banker
Gary Shimun, Broward League of Cities
Anita Fain-Taylor, Broward League of Cities
Bill Thompson, Community Representative
Lisa Vecchi, Chief Executive of a not-for-profit housing organization
Cara-Jenna Yablon, Builders Association of South Florida

Council Members Absent:

Cynthia Chambers, Broward County Administrator Designee

Additional Attendees:

Ralph Stone, Director, HFCDD
Suzanne Fejes, Assistant Director, HFCDD
Angela Chin, Principal Planner, HFCDD
Patrice Eichen, Broward County Attorney's Office
Michael Wright, Broward County Homeless Initiative Partnership
Elizabeth Kersting, Secretary, HFCDD

Guest:

Ms. Alena Alberani, Housing Authority of the City of Fort Lauderdale
Ms. Margi Nothard, Glavovic Studio
Mr. Scott Strawbridge, Housing Authority of the City of Fort Lauderdale
Ms. Chandler Williamson, Housing Authority of the City of Fort Lauderdale

Mr. George Castrataro joined the meeting at 10:06 am.

I. APPROVAL OF MEETING MINUTES

MOTION: It was moved by Mr. Kevin Cregan and seconded by Mr. John Primeau to approve the minutes of the Broward Housing Council meeting of December 18, 2009, as submitted. Motion was passed by unanimous voice vote.

II. NEW BUSINESS

- A. Chair Commissioner Wexler stated that Mr. Norman Taylor's presentation on the Targeted Industries Study will be rescheduled at a later date. *Mr. Bill Thompson and Ms. Mercedes Nunez joined the meeting at 10:10 am.*
- B. Chair Commissioner Wexler informed the Council Members of a request that was made in December 2009 by Vice Chair Dr. Osgood to have Mr. Scott Strawbridge, Director of Development, with the City of Fort Lauderdale Housing Authority do a presentation on the Dr. Kennedy Homes Project. The Chair introduced Mr. Strawbridge who provided a brief status update on Project located at 1004 West Broward Boulevard. Mr. Strawbridge further stated that on Tuesday, February 23, 2010, the Fort Lauderdale Housing Authority hosted a groundbreaking ceremony for Dixie Court Apartments III, 100 units, and Northwest Gardens, 143 units. Mr. Strawbridge stated that he and Ms. Margi Nothard of Glavovic Studio have been working diligently on the Kennedy Home Project since November 2006. He mentioned that because this is a gateway project, they worked extensively with neighborhoods nearby and throughout the city. He stated that this project will be the very first Transit Oriented Development (TOD) along a major Corridor which leads to the Downtown Arts and Cultural District, the Business Improvement District and the Governmental Center. Mr. Strawbridge introduced Ms. Margi Nothard who discussed the primary goal and design of this project. She mentioned the project intent is to integrate it with the new and existing Sail Boat Bend Community and the commercial downtown community creating a decent, safe and affordable housing for the residents. Ms. Nothard stated the layout of the 132-Units project will incorporate a tiered system of 5-story buildings with 1, 2 and 3-bedroom units with balconies. She stated they will retain the existing trees, there would be secured courtyards, cross ventilation, a park like setting and landscaping maximizing the experience of urban green spaces and maintaining three historical buildings within the project area.

After the presentation there was discussion among the council members with reference to fair housing, waiting list of applicants, qualification requirements and the preservation of historical buildings. Mr. Strawbridge stated that the project will be an affordable rental property serving residents of very low and low income households with a cap at 60% area median income (AMI). He also discussed qualification requirements which included criminal background checks and methodology of the Section-8 voucher system which could be utilized, giving first priority to residents on their waiting list. Discussion was also held concerning the preservation of historical buildings. Mr. Strawbridge informed the council members that they will be going before the City Commission on Tuesday, March 16, 2010 for board approval.

Chair Commissioner Wexler requested comments from the members. Council members stated they support the City of Fort Lauderdale Housing Authority efforts in providing multifamily housing opportunities within the City for very low and low income households as well as preserving the culture of the neighborhood. Ms. Nunez stated that this is a perfect example of what the Housing Council would like to achieve as the council members explore affordable housing options in their communities.

MOTION: It was moved by Mr. James Carras and seconded by Mr. Richard Barkett that a letter from the Housing Council be sent to the City of Fort Lauderdale City Commission prior to the February 23, 2010 City Commission meeting supporting the Dr. Kennedy Homes Project. Motion was passed by unanimous voice vote.

C. Discussion on Adopting Board Policies on Attendance Requirements, Section 1-233 of Chapter 1, Article XII, (e) (1-5)

Chair Commissioner Wexler stated that the Housing Council does not have a policy with reference to attendance requirements and asked Mr. Stone to briefly provide an overview on the policy. Mr. Stone stated that after reviewing the attendance record last year, they realized that it was important that the Housing Council adopt the standard County Policies on Attendance Requirements which other Boards in the County have adopted. County Attorney Ms. Patrice Eichen stated that this was a very unique policy which gives the opportunity of many provisions in terms of attendance, and removals and reappointment of members. She further stated that since the Housing Council meet every other month, it is important that there should be no more than three consecutive excused absences per year. After discussion among the members, Ms. Eichen said she will review whether or not this policy will need to be adopted by Ordinance.

MOTION: It was moved by Ms. Tina Mulligan and seconded by Mr. Gary Shimun to adopt the Board's Policies on Attendance Requirements. Motion was passed by unanimous voice.

D. Housing Summit Update

Mr. Stone provided an update regarding the upcoming Housing Summit which will be held on June 18, 2010 from 8:30 am to 12:30pm at the Broward County Convention Center. He stated that the Housing Council Sub-Committee met twice and provided details pertaining to topics and speakers for the presentations, panelists and breakout sessions. He stated that the Breakout sessions will include Affordable Housing and Funding Resources, Financing New Affordable Multifamily Construction, Foreclosure, and the Future of Homeownership in Broward County. Mr. Stone stated that there will be a final agenda provided at the next housing council meeting in April 2010.

III. OLD BUSINESS

Chair Commissioner Wexler made reference to the Housing Council work program which identifies the agenda and area of emphasis. Chair referred to the Homelessness issues and requested an update from Mr. Michael Wright, Broward County Homeless Initiative Partnership (HIP) Division concerning transitional and permanent housing.

Mr. Wright provided an overview of the process regarding cold weather advisory alerts which he explained is determined whenever the temperature drops to 45 degrees for a three hour period including a wind chill factor. He announced that a cold weather advisory alert will be issued on the nights of February 26, 27 and 28 which will be in effect until 7am Monday morning. Mr. Wright said that this year there has been a huge number of cold weather nights and so far they have housed in the community 4,800 consumers made up of men, women and children and the homeless.

Mr. Wright explained the continuum of care process implementing the use of call line 211 Broward which is toll free so individuals can be directed to the right area for assistance. He also spoke about the outreach teams that provide consumers access to shelters in the area.

Chair Commissioner Wexler appointed Ms. Lisa Vecchi to work with Mr. Wright on providing an update on transitional/permanent housing for the next council meeting in April.

IV. INFORMATIONAL MATERIAL

Mr. George Castrataro provided a brief update on the foreclosure issues within the Broward County Courts. He also spoke of what he has been witnessing and the positive feedback he has received regarding the Housing Council.

V. NEXT MEETING

Date: April 16, 2010
Time: 10:00 a.m.
Location: African America Research Library and Cultural Center, (AARLCC)
Seminar Room 2
2650 Sistrunk Boulevard
Fort Lauderdale, Florida

VI. ADJOURNMENT

There being no further business to come before the Broward County Housing Council, the Chair adjourned the meeting at 11:05 am.

Disclosure: The above captioned Minutes are transcribed in a summary format. To hear the full meeting, a compact disk of the meeting (#DR-001-2-26-10) can be provided after 24 hour notice to the administrative office at 954-765-5323.