

## **BROWARD HOUSING COUNCIL MINUTES**

**CALL TO ORDER:** A regular meeting of the Broward Housing Council was held on April 16, 2010, commencing at 10:09 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

Richard W. Barkett, Florida Association of Realtors

James Carras, Owner of a business that employs fewer than 50 employees

Cynthia Chambers, Broward County Administrator Designee

Kevin Cregan, Broward County Housing Authority

Mercedes J. Nunez, Recipient of Section 8 housing assistance or another housing program

John G. Primeau, Banker

Anita Fain Taylor, Broward League of Cities, City Manager of a city with less than 50,000 residents

Bill Thompson, Community Representative

Lisa Vecchi, Chief Executive of a not-for-profit housing organization

### **Council Members Absent:**

Anthony Abbate, Florida Atlantic University

George Castrataro, Community Representative

Phyllis C. Hope, Broward County School Board

Mayor Lori Moseley, Broward League of Cities

Tina Mulligan, Florida Association of Mortgage Brokers

Gary Shimun, Broward League of Cities, Town Administrator of a city with more than 50,000 residents

Cara-Jenna Yablon, Builders Association of South Florida

### **Additional Attendees:**

Suzanne Fejes, Assistant Director, HFCDD

Angela Chin, Principal Planner, HFCDD

Michael Wright, Acting Homeless Initiative Partnership Administrator, Broward County Homeless Initiative Partnership (HIP)

Elizabeth Kersting, Secretary, HFCDD

### **Guest:**

Marcia Barham, Bold Justice & League of Women Voters of Broward

Bill Kyriakakis, Office of Economic Development and Small Business Development

Norman Taylor, Director, Office of Economic and Small Business Development

## **I. APPROVAL OF MEETING MINUTES**

*MOTION:* It was moved by Mr. Bill Thompson and seconded by Mr. Kevin Cregan to approve the minutes of the Broward Housing Council meeting of February 26, 2010, as submitted. Motion was passed by unanimous voice vote.

## **II. NEW BUSINESS**

### **A. Election of Officers - Chair and Vice Chair**

Chair, Commissioner Wexler, stated due to many of the members not being present at the meeting elections of new officers will be rescheduled for the June 25, 2010 Housing Council Meeting.

### **B. Presentation - (Transitional/Permanent Housing)**

Chair, Commissioner Wexler, made reference to the Homelessness issues as it relates to the Housing Council work plan for 2010 indicating that the Council should also place an emphasis on the housing needs of the homeless which has become a growing concern in Broward County. Chair, Commissioner Wexler, deferred to Mr. Michael Wright, Acting Homeless Initiative Partnership Administrator, Broward County Homeless Initiative Partnership (HIP) Section and Ms. Lisa Vecchi, Chief Executive of Broward Solutions, Inc. to present to the Housing Council resources and services provided to Broward County's homeless population.

Mr. Wright provided data giving an overview of the Housing Production Status Report for 2009/2010 that was distributed to the Housing Council members. This status report provided funding sources, inventory and needs assessment for the homeless in transitional and permanent housing. Mr. Wright stated that their ability to help the homeless has been higher and as of 2008 they have served 13,885 homeless consumers through the County and 1,561 through HUD. He explained the continuum of care process which was broken down into 5 different categories: homeless prevention, outreach and assessments, emergency shelter, transitional housing and necessary social services, as well as permanent housing. He spoke about their annual budget per year which was approximately \$20 million dollars and gave a breakdown of funding sources received from Broward County approximately \$9 million dollars; HUD \$10 million dollars, State Challenge Grant \$38,400 and State Department of Children and Family approximately \$329, 570. Mr. Wright mentioned that due to the economic downturn and increased foreclosure rates it has resulted in higher demand for emergency assistance, emergency shelter, transitional and permanent housing beds for families. He provided a Continuum of care Housing Bed inventory and estimated need as of January 29, 2010, a total of 4,149 beds was provided through the state, county and private funding for the subpopulation under the categories of emergency - households with and without children; transitional - households with and without children; safe haven for persons with mental illness and permanent supportive housing for households with and without children. At the present time there is still a need for approximately 1, 613 additional beds. He stated that based on the last Point-in-Time Count and Survey of the homeless conducted on January 29, 2009 there are 800 homeless women, men and children literally on the street in Broward County on a given night. This is a 14% increase since the last count in 2007 and reflects the worsening economic conditions during that time frame. He said that there was another 2,425 homeless population in

emergency and transitional shelters in need of permanent housing. Using the HUD guidelines the total number of homeless is 3,225 in Broward County out of which 25% or 206 chronically homeless is literally living on the street. Mr. Wright stated that while this is 25% too many, it still compares favorably to the national average which is at 44% with an amount of over 4,000 homeless people.

In terms of revenue, Mr. Wright stated that overall a total of \$2.4 million dollars have been allocated for assistance to individuals and families to prevent homelessness. These flexible funds from HUD were administered through Broward County Community Development who sub contracted with local non-profit organizations, and other collaborative agencies.

Mr. Wright stated that a Request For Proposal (RFP) for FY 2011 was in progress to the amount of \$610,000 for Transitional Housing service for individuals. 38 Units of transitional housing for homeless families which had been closed and in need of repair for several years were renovated and reopened this year with the Florida Department of Children and Families grant through Broward County to the Salvation Army. 28 beds of new permanent supportive housing were added this year through a HUD Samaritan Initiative grant through Broward County to Broward Housing Solutions, Inc. These beds are targeted to the single chronic homeless adults with disabling conditions. He also stated that 15 transitional housing beds for families were approved by the BOCC on February 23, 2000.

Ms. Vecchi continued the presentation with regards to Broward County's Ten year plan and their ideas and recommendations to end homelessness. She stated that the continuum of care and the establishment of permanent and affordable housing was definitely the key to promote self sufficiency and stabilization. She spoke about the research that was done at Broward Solutions, Inc in terms of establishing permanent and affordable housing. She stated that they have been in existence for the past seventeen years and that they had a total of twenty (21) sites apartment complexes scattered throughout Broward County that currently housed 184 clients. She noted that 66% of these clients were formerly homeless and their most tenured tenant has been with the program for the past 11 years. Ms. Vecchi provided a progress report on homeless prevention stating that they received a HUD grant award through Samaritan Initiatives to provide assistance for a total of 28 tenants from homelessness; they also were in the process of signing for the HUD Broward II grant as of April 16, 2010 which will assist 45 clients effective May 1, 2010 which will be grown to 57 clients to prevent homelessness. Ms. Vecchi spoke about the promotion of partnerships and collaboration between agencies which she felt was critical. She noted that many of the non-profit agencies throughout the cities and counties were providing services but were not aware of what the other neighboring agencies were doing. She expressed her goal to have all agencies collaborate their efforts collectively not only to educate their staff to do in-services but also to educate their tenants who they serve and potential tenants who are referred to them by community providers. She said that many of their tenants and potential clients referred to them were not aware of their rights and the services they can get from such agencies as Legal Aid and Food Pantries. She said that they worked with Food Pantries of Broward County and was able to help twenty six (26) grandmothers who were primary guardians to their clients. She noted that in providing permanent housing 83% of their tenants experienced fewer hospitalizations. Ms. Vecchi spoke about her agency's collaboration with the Salvation Army who received an FPL grant that was used to help their clients and the community with emergency assistance to prevent them from going on the street. She said they also received an ARR FEMA grant for \$10,000 which

allowed their agency to assist 14 non VHS clients after due diligence and eligibility process, with emergency rental and mortgage assistance funding.

Another critical need that was identified was the growing population of aging youths 18+ and over who are out of Foster care. Ms. Vecchi stated that they have two homes housing up to 21 children 18+ and have been doing preventive measures providing lifestyle skills to these clients. She found that sustainability with this group has been fairly successful. She said that it is critical that they collaborate with neighboring agencies to identify this group and educate them in order to prevent them from being homeless and being put on the adult waiting list. Ms. Vecchi spoke about the identification of publicly owned land that could be developed in collaboration with their neighboring non-profit organizations. She stated that there was a lot of land with apartment complex properties available all over Broward County that could be identified and developed for the purpose of homeless prevention. She made reference to a property her agency purchased from the City of Hollywood for \$10.00 stating that it took four years to finalize the property but the effort was worthwhile. Ms. Vecchi spoke about their goals to identify way of creating new funding streams such as bond issue, donations for funding affordable housing, ways to address the nationwide, statewide foundations and private donors. She said that due to budget cuts they had to become smarter and more aggressive in terms of getting funds and in order to do so they have had to take a population and subpopulation such as single moms with children and identify them as funding streams. She said that although the average industry for raising grants and funding streams is about 23% they are now at 56%. She said that there are a lot of donors nationwide and statewide who are deep pocketed funders who are willing to help. Her goal is to identify who these donors are in order to procure funding sources.

There was a lengthy discussion among the council members. Mr. Primeau inquired on the projection of the homeless for 2009/2011 making reference to the 14% increase in 2007-2009. Mr. Wright stated that through their outreach team working in North, South and Central Broward they counted 15,000 out of which over 4,000 were unduplicated consumers in 2009. He stated that from 2007 there was a 32% increase of single women with children who were homeless and living on the streets. Mr. Primeau expressed some concerns in terms of fundraising. He identified several issues with regards to commercial documents and the political climate making reference to the upcoming Democracy Bill Amendment 4 in November 2010.

Dr. Osgood expressed concerns regarding ex-offenders being added to the list of the homeless. She reported that approximately 700,000 people will be released early from prison and that of these ex offenders come to Broward County because of the neighborhood services provided and help received from the churches. She cautioned that this is a group that should be watched very closely. In terms of the RFP's she said that as they move forward there are a number of resources that are not tapped into. She mentioned that a number of members from her church who owned property were willing to rent their property to organizations through rent negotiation or to tenants that would consistently meet their monthly payments. She gave scenarios of the RFP process and said that even though there are organizations with resources to help in housing they cannot afford to carry the program for three months without being reimbursed. She is hoping that the Council would consider developing an innovative approach addressing the issues of homelessness and use a non- traditional way to do so.

Dr. Osgood also inquired about the emergency assistance program of Broward Solutions and the process of access, stating that they also have an emergency assistance program but has 120 clients they could not provide help. Ms. Vecchi stated that they had funding sources of approximately \$26,000 through DCF and was collaborating with private institutions to accommodate these requests and these funds will be used until it is completely utilized. She will meet with Dr. Osgood to provide information of intake, assessment and referral process and a list of community providers that they collaborate with.

Mr. Carras expressed concerns on critical issues such as identifying publicly owned land for development by nonprofits and creating new funding streams. Several concerns, observations and suggestions were provided in terms of monitoring resources, banking/lending institutions that could be used, and a need for creating an umbrella funding pool. Mr. Primeau expressed caution to use one large bank in order to eliminate problems with auditing. Commissioner Wexler agreed with suggestions made by Mr. Carras and Mr. Primeau stating that it would be wise to fold this issue into the Housing Council Summit, incorporating a focus on the Community and the private sector. Commissioner Wexler advised that since Mr. Carras and Mr. Primeau were both on the Housing Summit Planning Committee, that an appointment be made and advertised to have a conference call between the two parties and the County's bank Wachovia/Wells Fargo to come up with a strategic solution to be part of the upcoming Housing Summit.

Several concerns, observations and suggestions were provided by Mr. Thompson, Mr. Primeau, Dr. Osgood and Ms. Taylor.

Commissioner Wexler thanked Mr. Wright and Ms. Vecchi for their presentation and stated that as part of their Work Plan, focus should be made with reference to unmet needs and resources at the next meeting. *Mr. James Carras and Mr. Bill Thompson left the meeting at 11:10am.*

### **C. Housing Summit Update**

Chair, Commissioner Wexler, discussed the proposed agenda for the 2010 Affordable Housing Summit to be held on June 18, 2010 at the Broward County Convention Center. She also announced an invitation received from Chase Home Ownership Centers located in the Sunrise and Hialeah area, regarding an open house for loan-modification to be held on Thursday April 22, 2010.

Chair, Commissioner Wexler, excused herself to attend another meeting at Tree Tops Park and requested Dr. Osgood to continue with the rest of the meeting. *She left the meeting at 11:20am.*

### **D. Mr. Norman Taylor, Director of Economic and Small Business Development – Presentation on the 2009 Targeted Industries Study**

Vice Chair Dr. Osgood introduced and welcomed Mr. Norman Taylor. Mr. Taylor stated that the 2009 Targeted Industries Study (Study) was prepared by DCG Corplan Consulting LLC, a nationally recognized economic development consulting firm. He stated that this Study was presented at a public meeting on December 3, 2009 at the Broward County Convention Center. He indicated that the Study identifies Broward County's top targeted industries for business attraction and recruitment efforts, and helps focus growth strategies for key emerging industries.

He indicated that the Study also evaluated opportunities for new growth and development among existing high wage/high skill industries in Broward County. Mr. Taylor introduced Mr. Bill Kyriakakis of the Office of Economic Development.

Mr. Kyriakakis provided an overview of the Study stating that Broward County's strongest job growth from 2000 to 2009 has been concentrated among its lowest paying service industries. He said that their task was to find ways of reversing this trend and how to affect the overall impact of economic development. He spoke of the destabilizing economic conditions in South Florida as well as the US economy. He provided percentages of unemployment which rose from 5% to 11.5% among the tri-county areas of Broward, Palm Beach and Miami-Dade. *Mr. Richard Barkett left the meeting at 11:25am.*

Mr. Kyriakakis continued his presentation providing a more proactive approach for employment growth. He stated that while awaiting the re-emergence of more traditional industries, the Study also recognized the forces that are shaping some industries with the new economy into unusual formation that are a result of the dissolution of many more traditional systems and the decline of employment by the recession. He also mentioned that Broward County was compared with 12 competing Metropolitan Statistical Areas through a rigorous examination of 153 locational factors weighed against US averages to determine an index of business climate for the County as well as the competing market. He said a wide difference prevailed amongst County and competitive areas when viewed in terms of basic location and qualifiers, with nine out of the twelve having a population base larger than Broward County.

Mr. Kyriakakis identified the top targeted industries for business attraction and recruitment efforts. He stated that in total the program envisions the creation of over 73,000 new jobs by the year 2016. He stated that not all employment will be considered as high skill/high wage, but from the total given they expect at least 55,000 new skilled positions that will be above the mean County levels.

Mr. Kyriakakis concluded his presentation by stating that the industries in most need of incentives and political support are the Alternative Energy and Renewable Resources clusters. He stated that alternative energy represents a milestone opportunity for Florida and that the need for new investment has never been stronger.

### **III. OLD BUSINESS**

No old business to discuss

### **IV. NEXT MEETING**

Date: June 25, 2010

Time: 10:00 a.m.

Location: African America Research Library and Cultural Center, (AARLCC)  
Seminar Room 2  
2650 Sistrunk Boulevard  
Fort Lauderdale, Florida

### **V. ADJOURNMENT**

There being no further business to come before the Broward County Housing Council, the Vice Chair adjourned the meeting at 11:55 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 954-357.4900.