

BROWARD HOUSING COUNCIL MINUTES

CALL TO ORDER: A regular meeting of the Broward Housing Council was held on June 25, 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
James Carras, Owner of a business that employs fewer than 50 employees
George Castrataro, Community Representative
Cynthia Chambers, Broward County Administrator Designee
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, Town Administrator, city with more than 50,000 residents
Bill Thompson, Community Representative
Lisa Vecchi, Chief Executive of a not-for-profit housing organization

Council Members Absent:

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
Anita Fain Taylor, Broward League of Cities, City Manager, city with less than 50,000 residents
Cara-Jenna Yablon, Builders Association of South Florida

Staff:

Ralph Stone Director HFCDD
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:

Anthony Britto, HUD Miami Field Office

I. APPROVAL OF MEETING MINUTES

MOTION: It was moved by Mr. Gary Shimun and seconded by Mr. Kevin Cregan to approve the minutes of the Broward Housing Council meeting of April 16, 2010, as submitted. Motion was passed by unanimous voice vote.

II. NEW BUSINESS

A. Election of Officers - Chair and Vice Chair

MOTION: It was moved by Mr. Gary Shimun and seconded by Ms. Mercedes Nunez to approve the re-election of the current slate of officers to serve on the Housing Council Board. Motion was passed by unanimous voice vote.

B. Debriefing of the 2010 Affordable Housing Summit

Chair, Commissioner Wexler, made reference to the 2010 Affordable Housing Summit that was held on June 18, 2010 at the Broward County Convention Center. She stated that based on the four debriefing sessions ideas and recommendations received, these will be incorporated as part of the Housing Council work plan. She commented favorably on the summit stating that there were approximately 210 people in attendance. She thanked everyone including council members for their attendance, and members who served on the panel and played a role as facilitators. She also complimented staff, especially Angela Chin for her vision and a job well done. *Cynthia Chambers entered the meeting at 10:05am.*

Mr. Stone also commented on the Summit giving an overview of the planning committee, the four breakout sessions as well as the keynote speaker from New York City who spoke on what was taking place in affordable housing in New York and the future of Broward County. He mentioned that he received several emails with favorable comments from many groups who attended the summit housing practitioners, non-profit organizations and development corporations. In terms of expenses, Mr. Stone spoke of the minimum charges for food, rooms and equipment, and said that entrance and parking for the summit was practically free of charge. He thanked Commissioner Wexler for playing a role in working with Ms. Nicki Grossman from the Convention Center. He also recognized Angela Chin for the enormous amount of work she did to make the Summit a success. *Mayor Mosley entered the meeting at 10:10am.*

A lengthy discussion took place among the council members including Ms. Nunez, Mr. Cregan and Mr. Carras on their impressions of the summit and breakout sessions in terms of specific data, and information received. Mr. Carras congratulated Commissioner Wexler and staff. He stated that the summit was extremely well done and information received was very useful. Chair Commissioner Wexler reiterated that she will be putting together a committee meeting this summer between herself, Mr. Carras, Mr. Primeau, Mayor Mosley and staff to address the compilation of information and recommendations received from the summit breakout sessions. She will then introduce these recommendations to the housing council members at the August meeting.

C. Mr. Kevin Cregan, CEO, Broward County Housing Authority, (Presentation for approval of two (2) Low Income Housing Tax Credit (LIHTC) Projects)

Mr. Cregan provided a Power-point presentation with reference to two Broward County Housing Authority Tax Credit projects: Progresso Point (76 Apartment Units) located in Ft. Lauderdale and Ehlinger Apartments (155 Apartments Units) located in the Town of Davie. He gave an overview of the background, history, and design of these projects, and the targeted population, very low and low income workforce workers in retail, hospitality, medical and government services. *Phyllis Hope entered the meeting at 10:30am.* After the presentation, there was a lengthy discussion among the council members where several inquiries were made regarding the projects including rental costs. Mr. Cregan and Mr. Stone addressed these inquiries accordingly. In terms of rentals and construction date, rentals will be ranging from \$860 for 1-bedroom, to over \$1,000 for 2-bedroom apartments. Studios will be a little over \$500. Construction of these projects is due to start in November, 2010.

D. Draft Housing Council brand logo and color scheme for approval

MOTION: It was moved by Mr. James Carras and seconded by Mayor Lori Mosley to approve the format of the Housing Council Brand logo and color scheme used at the Affordable Housing Summit for future programs and annual reports. Motion was passed by unanimous voice vote.

III. OLD BUSINESS

A. Work Program

Chair Commissioner Wexler stated that the Housing Council Work Program will be reviewed at the next meeting on August 27, 2010. She requested the members to familiarize themselves with the work plan and come back with their input and ideas. She spoke about the homelessness issue as still being a program of importance to be addressed. Mr. Stone stated that based on previous discussions on the homeless issue, the direction of focus will be the production of additional transitional and permanent housing as opposed to social services. Commissioner Wexler recommended that Mr. Michael Wright be scheduled to be a part of the upcoming committee meeting and requested that he, with the assistance of Ms. Vecchi and others develop and provide a draft work program that will be enhanced and reviewed at the next Housing Council meeting. During discussion regarding Council member rotation, Chair Commissioner mentioned that there was an opening on the Housing Council Board for a representative having a business with 50 employees and over to qualify. Potential representative must have an interest in affordable housing and homelessness. They should also be located and working in Broward County.

IV. Informational Only

A. Florida Housing Finance Corporation approved tax credit and bond funding of nine (9) new affordable multifamily projects.

Mr. Stone gave an overview of the decisions made as a result of the lobbying process between Broward County Mayors and Commissioners, County Administration, the Housing Council, HFA

Financial Advisor Debbie Zomermaand and the Board of County Commission to the Florida Housing Finance Corporation. He commented that in the coming years the rule making environment would be more sensitive to the needs of Broward County than it has been in the past. A summary of the nine projects were provided by name, location and number of units. The approved tax credit and bond funding for the nine multifamily projects was to the amount of approximately \$325 Million for a total of 1,700 units. Names of the nine (9) projects are: Progressive Point, Dr. Kennedy Homes, Montero, Sorrento, Captiva Cove, Northwest Gardens III, Ehlinger, Avery Glen and Town Park Crossing.

ADDITION TO NEW BUSINESS – Mr. Carras provided an update to the Neighborhood Stabilization Program (NSP) affordable housing multifamily projects with a total of 38 units purchased in Lighthouse Point and Wilton Manors. He expressed concern and frustration of several negative issues raised in terms of NIMBY (*not in my back yard*), lack of participation of municipalities elected officials and the negative impact they faced. He felt that these are public issues that needed to be addressed as part of the Housing Council work plan. He stated that he was speaking not only as President of the Broward Housing Partnership (BHP) Land Trust but also on behalf of all the developers including Pinnacle Housing Group who are faced with these issues too. He thanked County staff for their helpful support in facilitating the acquisition of these 38 units.

V. NEXT MEETING

Date: August 27, 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, Chair, Commissioner Wexler adjourned the meeting at 11:15 am.

Disclosure: The above captioned Minutes are transcribed in a summary format. To hear the full meeting, a compact disk of the meeting (#DR-001-6-25-10) can be provided after 24 hour notice to the administrative office at 954-357.4900.