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## MINUTES

**CALL TO ORDER:** A regular meeting of the Broward County Housing Council was held on August 27, 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 District 5

Anthony Abbate, Florida Atlantic University

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

Nathan Brumar representing George Castrataro, Community Representative

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

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

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

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

Richard W. Barkett, Licensed Real Estate Professional, Florida Association of Realtors

Phyllis C. Hope, Broward County School Board District 6

Mayor Lori Moseley, Officer of the Broward League of Cities, Broward League of Cities

Tina Mulligan, Mortgage Broker, Florida Association of Mortgage Brokers

**Staff:**

Ralph Stone Director HFCDD

Suzanne Fejes, Assistant Director, HFCDD

Angela Chin, Principal Planner, HFCDD

Patrice Eichen, Assistant County Attorney, Broward County Attorney's Office

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

Elizabeth Kersting, Secretary, HFCDD

**Guest:**

Chuck Lanza, Director, Broward County Emergency Management Division

**Announcement: Guest Speaker Mr. Chuck Lanza, Director, Broward County Emergency Management Division. Post Disaster Housing Recovery Exercise**

Chair, Commissioner Wexler introduced and welcomed Broward County’s Emergency Management Division Director Mr. Chuck Lanza. Mr. Lanza announced that a Post Disaster Housing Recovery Exercise “Exercise” will be held at the Emergency Operation Center (EOC) in Plantation on September 15, 2010, from 1:00 pm to 4:00 pm. He stated that the tabletop exercise will be a fictitious storm created to simulate the effects of a worst-case scenario, approximately 20,000 individuals and families displaced countywide. Mr. Lanza spoke about the effects of Hurricane Katrina and the number of residents that left the area and did not return. He mentioned the probability of a major storm event impacting the county and the loss of our population and the impact it could have on the economic balance of our communities. He also mentioned governmental agencies such as the Department of Housing and Urban Development (HUD), Federal Emergency Management Agency, several not-for-profit organizations and the Red Cross to name a few have been invited to attend. Commissioner Wexler suggested that a number of agencies that offer disaster assistance such as the Housing Solutions should also be aware of this exercise. She requested that staff provide the list of Housing Council Members to Mr. Lanza so that he could forward information to them regarding this exercise. Mr. James Carras mentioned that at one point in time the Florida Atlantic University School of Urban and Regional Planning was working on research planning looking at housing recovery planning for displaced households.

**I. APPROVAL OF MEETING MINUTES**

***MOTION:** It was moved by Mr. Anthony Abbate and seconded by Mr. Gary Shimun to approve the minutes of the Broward County Housing Council meeting of June 25, 2010 as submitted. Motion was passed by unanimous voice vote.*

**II. NEW BUSINESS**

**A. Housing Summit Assessment**

Chair, Commissioner Wexler made reference to the Housing Summit Assessment stating that three (3) weeks ago staff and members of the Housing Summit Committee met with the facilitators to debrief information received from the summit. She stated that the recommendations captured were consolidated into four (4) different work groups, and a matrix was created.

Mr. Ralph Stone provided an overview of the evaluation process stating that after the debriefing session and based on the direction of the Housing Summit Committee, thirty-five (35) recommendations were received from the affordable housing community. He stated that from the four (4) track “breakout” sessions, a “Next Step” initiative was developed under the topics of: 1) Affordable Housing Funding Resources 2) Foreclosure 3) Future of Homeownership and 4) Financing New Affordable Multi-Family Housing. During the review of the matrix, Mr. Stone provided an explanation of the six (6) different sections as follows: Initiatives, Category, Responsibilities, Cost, Schedule, and Priorities. These categories were then broken down into five (5) groups; Evaluate, Educate, Continuum of Housing Needs, Legislative, and Identify Resources.

Mr. Bill Thompson commended staff for the work done in formulating the matrix and spoke about the various topics, emphasizing the importance and impact of Fair Housing initiatives. Ms. Cynthia Chambers also made comments about the matrix recommending that members consider the cost for implementation of some of the initiatives based on the projected FY 2011 budget.

Chair, Commissioner Wexler made reference to the 2009 Work Program reiterating that the results of the voting process will enhance the priorities based on the directives of the housing council members with the intent of making it a better functioning work program. She mentioned the gaps identified in multi-family rentals and homeless transitional and permanent housing that must be addressed. She also noted that homelessness is already recognized as a priority in the work program and requested that Mr. Wright and Ms. Vecchi prepare a homelessness draft work program to present at the next housing council meeting identifying solutions to prevent this housing gap in Broward County.

Mr. Stone instructed the members about the voting/scoring process stating that the intent is to identify the top two (2) priorities in the four (4) tracks identified: 1) Affordable Housing Funding Resources; 2) Foreclosure 3) Future of Homeownership; and 4) Financing New Affordable Multi-Family Housing. Mr. Stone stated that the results of this exercise will be brought back at the next housing council meeting. At the conclusion of this process, eight (8) recommendations were voted on as follows:

	<b>TRACK/TOPICS</b>	<b>INITIATIVES/ RECOMENDATIONS</b>	<b>CATEGORY</b>
1.	Affordable Housing Funding Resources	Item #1* and #10	Evaluate
2.	Foreclosure	Item #12* and #18	Educate/Continuum of Housing Needs
3.	Future of Homeownership	Item #24 and #28	Legislative/Continuum of Housing Needs
4.	Financing New Affordable Multi-Family Housing	Items #30 and #32	Identify Resources/ Legislative

\*Item #1 includes initiatives #2, 5, 11, 27, and 31

\*Item #12 includes initiatives #13, 15, 20, and 22

Chair, Commissioner Wexler stated that the eight (8) priority recommendations voted on will be brought before the Board of County Commissioners (BOCC) at their next agenda meeting for a budget amendment and approval.

***MOTION:*** A motion was made by Mr. Gary Shimun seconded by Mr. Kevin Cregan to request a budget amendment and approval of the eight (8) recommendations in the amount of \$50,000 to \$80,000 to be allocated to outside service contract(s) in addition to required staffing that exceeds the level in the proposed budget. Motion was passed by unanimous voice vote.

## **B. Housing Council Annual Budget FY 2010-2011**

Mr. Stone provided an overview of the current FY2010 budget allocation of \$135,470. He also provided an overview of the proposed FY2011 budget allocation with a breakdown of what is proposed under the different categories of appropriations and operating expenses. He indicated the projected FY2011 budget in the amount of \$90,840 is a reduction of \$44,630 from the previous FY 2010 budget allocation. Mr. Stone noted that this reduction was not a reduction in the current staffing allocated to the Housing Council, but rather a reflection of the actual costs to support the current staffing level (1.3 positions). He also spoke of the challenges that the Housing Council will face noting that several of the priorities identified in the work program will require additional funding to an approximate allocation amount of \$50,000 to \$80,000 for internal support and

external consulting service contract(s). There was a lengthy discussion among the members in terms of budget cuts, goals, strategies as well as implementation and maintenance of a website as a tracking mechanism.

### **C. Legislative Package Recommendations**

Mr. Stone provided an overview on each item in the legislative package and requested approval of the following items from the Housing Council.

1. Refunding State Housing Initiative Partnership (SHIP) Program
2. Remove the Cap and fully fund the Sadowski Housing Trust Fund
3. Broward Documentary Stamp Tax

In addition, Ms. Taylor recommended item #24 be included with the Legislative Package.

4. Item #24 – Direct allocation of funds without passing through Tallassee

***MOTION:** A motion was made by Mr. James Carras seconded by Ms. Mercedes Nunez to approve recommendations 1, 2, 3, and 4 for inclusion into the 2011 Legislative Package. Motion was passed by unanimous voice vote.*

### **D. Mortgage Loan Reductions or Modifications**

Mr. Stone provided an overview on the Mortgage Loan Reductions or Modifications Agenda item that will be going before the Board of County Commissioners (BOCC) for approval on Tuesday, August 31, 2010. He stated that the County Administrator is requesting the Housing Council review the current policy and provide direction on a policy that would allow the County Administrator to modify or waive the loans that Broward County has in its affordable housing portfolio. Mr. Stone provided a background explanation of the current Broward County Administrative Code. He stated that when repaying the State Housing Initiatives Partnership (SHIP) programs second mortgage loans, problems incurred during short sales, transfer of property or foreclosures due to several factors such as the reduction of property values, job losses, or deceased partners. He discussed the two (2) different mortgage loan reductions or modifications criteria distributed to the council members for their review and recommendation. These criteria explained the various guidelines for the resolution of these loans. Mr. Stone stated that this request applies only to those mortgage loans administered by the Broward County Housing Finance and Community Development Division.

***MOTION:** A motion was made by Mr. Kevin Cregan seconded by Ms. Mercedes Nunez to recommend to the County Administrator the Housing Council's support of the policy to modify or waive the loans that are in the Broward County's Portfolio contingent on the criteria requirements. Motion was passed unanimously by voice vote.*

## **III. Old Business**

### **A. Board Policies on Attendance, Section 1-233, Broward County Administrative Code of Ordinance**

Chair, Commissioner Wexler made reference to Adopting Board Policies on Attendance which she stated was extremely important and deferred to Assistant County Attorney Ms. Patrice Eichen to provide an explanation of the two draft ordinances for consideration.

**ORDINANCE A:** Follows the provisions set forth in 1-233 of the Broward County Code of Ordinance for attendance policy and creates a vacancy upon a member's noncompliance with the attendance policy.

**ORDINANCE B:** Follows the current process set forth in 1-233 of the Broward County Code of Ordinance for attendance policy. If there are any amendments to Section 1-233, the Council would have to amend its ordinance to include the new amendments as it would not be automatic. If the Council adopts the current 1-233 as is and with subsequent amendments, there is no room for the Council Chair to have the discretion to determine what other "excused" absences would be.

**MOTION:** A motion was made by Mr. Gary Shimun seconded by Mr. James Carras to adopt Ordinance B. Motion was passed by unanimous voice vote.

**B. Work Program**

Chair, Commissioner Wexler made reference to the 2009 Work Program which she stated will be prioritized for inclusion of the eight (8) recommendations stated above for the FY2011 Work Program and Budget. She also stated that the homeless transitional and permanent housing presentation draft work program presented by Mr. Wright and Ms. Vecchi at the next Housing Council Meeting will be included in the FY2011 Work Program.

**IV. Informational Only**

**A. The State of the Nation's Housing 2010 Key Facts, (Joint Center for Housing Studies, June 14, 2010).**

Chair, Commissioner Wexler made reference to the State of Nation's Housing 2010 Key Facts which was distributed to the housing council members for informational purposes.

Mr. Stone and the Housing Council members congratulated Mr. Cregan and the Broward County Housing Authority for receiving the State of Florida's Housing Authority of the Year Award.

**V. Next Housing Council Meeting**

October 22, 2010

**VI. Adjournment**

There being no further business to come before the Broward County Housing Council, Chair, Commissioner Wexler 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-001-8-25-10) can be provided after 24 hour notice to the administrative office at 954-357.4900.