

BROWARD HOUSING COUNCIL MINUTES

CALL TO ORDER: A regular meeting of the Broward Housing Council was held on October 22, 2010, commencing at 10:10 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. Ida Diaz.

Council Members Present:

Anthony Abbate	Tina Mulligan
Richard Barkett	Gary Shimun
George Castrataro	Anita Fain Taylor
Cynthia Chambers	Lisa Vecchi
Paul Figg	Broward County Commissioner Lois Wexler, Chair
Mayor, Lori Moseley, City of Miramar	

Council Members Absent:

James Carras	Dr. Rosalind Osgood, Vice Chair
Kevin Cregan	John Primeau
Phyllis Hope	

Staff:

Angela Chin	Patrice Eichen	Ralph Stone
Ida Diaz	Suzanne Fejes	Michael Wright

Guest:

Ira Cor, Licensed Real Estate Broker
Leigh Ann Robinson, Neighborhood Housing Services of South Florida (NHSSF)
Suzanne Weiss, Neighborhood Housing Services of South Florida (NHSSF)

I. APPROVAL OF MEETING MINUTES

MOTION: It was motioned by Mr. Abbate and seconded by Mr. Shimun to approve the Minutes of the Broward Housing Council meeting of August 27, 2010, as submitted. Motion was passed by a unanimous voice vote.

II. NEW BUSINESS

A. Introduction of the New Housing Council Member

Chair, Commissioner Wexler introduced and welcomed Mr. Paul Figg as the new appointment to the Broward Housing Council representing the Builders Association of South Florida. Mr. Figg replaced Ms. Cara-Jenna Yablon.

B. Presentation on funding for homebuyer training, counseling, foreclosure prevention, and loan mitigation

The Chair introduced and welcomed Ms. Suzanne Weiss, Associate Director, Neighborhood Housing Services of South Florida (NHSSF). Ms. Leigh Ann Robinson introduced herself as the speaker for Mr. Arden Shank who was unable to attend. The Chair requested some background information regarding

the type of services the NHSSF provide. She mentioned that the NHSSF was selected as one of the foreclosure mitigation counseling agencies managing mediation by the U.S. Department of Housing and Urban Development (HUD). *Ms. Tina Mulligan entered the meeting at 10:15 a.m.*

Ms. Weiss stated that the NHSSF:

- is an affiliate and charter member of Neighbor Works;
- applies for funding through an application process where approximately another 300 organizations apply;
- provides homebuyer training, counseling, and foreclosure prevention/mitigation;
- receives approximately \$11,000 through the partnership with Neighbor Works;
- has 25 counselors, and has provided 8 hour workshops to approximately 1,850 people;
- counseled over 400 individuals; and,
- helped sell \$17 million worth of real estate.

Ms. Weiss further explained that studies have shown that first-time homebuyers who receive high quality homebuyer education are at a much lower risk from defaulting on a mortgage and are purchasing homes that are affordable and sustainable. Ms. Weiss stated the difficulty in applying for local support County universal application process when there is only \$50,000 in funds available for public services. She stated that you have to compete for funding with other agencies such as Women in Distress, Broward Housing Solutions, and The Shepherds Way. *Ms. Mercedes Nunez entered the meeting at 10:25 a.m.*

Ms. Robinson presented the foreclosure prevention process, and the loan mitigation portion. *Mr. George Castrataro entered the meeting at 10:27 a.m.*

Ms. Robinson stated that:

- the American Arbitration Association (AAA) has been selected to be the mediators for Broward County residents in foreclosure;
- the borrower must go through a HUD approved counseling agency for counseling;
- 99% of the time the lender's insist that the mediation must be determined an impasse;
- as the counseling agency, the agency must gather all of the required documents from the borrower for loan modification and submit to the lender prior to mediation;
- provide financial and budget counseling; and,
- only receive \$100 per client for intake and \$350 per client for counseling.

The Chair asked Mr. Castrataro to further explain the technical portion for mediation. Mr. Castrataro indicated that:

- decisions from mediators can either be impasse, settlement, or continuance;
- court system has little authority;
- banks need to be held more accountable; and,
- mediation is mandatory as of July 1, 2010.

Ms. Robinson mentioned that the Florida Hardest Hit-Fund (HHF) will be distributed by the Florida Housing Finance Corporation (FHFC) sometime in February 2011. The Chair requested that Ms. Robinson provide a written description of the HHF for the Council via Mr. Stone. The Chair also requested that in approximately four months, Ms. Robinson return for another presentation on the results of the Mediation Program.

C. Proposed meeting dates, times, and location for 2011

MOTION: It was motioned by Mayor Moseley and seconded by Mr. Shimun to approve the meeting dates, times, and location for 2011, as submitted. Motion was passed by a unanimous voice vote.

DATES	TIMES	LOCATION
Friday, February 25	10:00am – 12:00 pm	AARLCC Seminar Room 2
*Friday, April 15	10:00am – 12:00 pm	AARLCC Seminar Room 2
Friday, June 24	10:00am – 12:00 pm	AARLCC Seminar Room 2
Friday, August 26	10:00am – 12:00 pm	AARLCC Seminar Room 2
Friday, October 28	10:00am – 12:00 pm	AARLCC Seminar Room 2
*Friday, December 16	10:00am – 12:00 pm	AARLCC Seminar Room 2

*Third Friday instead of the Forth.

D. Homelessness (Transitional and Permanent Housing)

The Chair introduced Ms. Vecchi who provided an overview on transitional and permanent housing. She mentioned that the data and analysis from her presentation was included in the housing council package. She stated that according to Florida's Ten Year Plan to End Homelessness for Broward County, there are over 3,320 persons currently homeless in Broward County. Ms. Vecchi indicated a need to create the connectivity of both public and private organizations that share a vision to end homelessness. She mentioned a need to produce housing by acquiring, rehabilitating, building, and maintain programs that are already established. She stated that Florida has the 3rd highest homeless population after California and New York. Ms. Vecchi listed several draft action steps to be implemented within the next 3-5 years with the coordinated efforts of the Council. They are as follows:

- advocacy at the state and local level;
- adding 20-30 new affordable rental housing units for the 1st year and each year thereafter;
- long term sustainability (rental subsidies);
- collaboration between public/private sector for funding streams to grow;
- support and adapt the county's 10-year-plan to end homelessness;
- remove the cap on the Sadowski Affordable Housing Trust Fund;
- maintain the fiscal year funding for the homeless program;
- support the BOCC's legislative efforts;
- increase funding levels for the McKinney Vento Homeless Assistance Act; and,
- support the legislation that directs the Department of Justice to gather information regarding hate crimes toward the homeless.

Mr. Michael Wright, Broward County's Homeless Initiative Partnership Administrator, informed the Council that the U.S. Department of Housing and Urban Development (HUD) requires a Point-In-Time Homeless Count be conducted every two years. The next count, he stated, will be conducted in January 2011. He mentioned that these counts are required for communities that receive HUD Homeless

Assistance Funding for housing and homeless services. He indicated that HUD is focusing away from transitional housing (usually 24 months) to permanent supportive housing (not time-limited) for families, individuals of chronic homelessness, and veterans. He concluded by stating that HUD is allocating more resources to HUD veterans.

The Chair mentioned that a summit was held last Friday, October 15 which was sponsored by the Transitional of Independent Living (TIL). She stated that the TIL and the Road to Independence is youth “aging out” of foster care. She indicated that youths in foster care are forced to leave foster care on their 18th birthdays. A discussion was held regarding the need to be supportive of youths “aging out” of foster care. The Chair requested that Mr. Stone email the 3 PowerPoint Presentations to the Council Members. She stated that the last PowerPoint Presentation (HousingSummit) identifies the work plan of Fort Lauderdale Independence Training & Education Center’s (FLITE) to attain 500 new rental units, 100 every year for the next 5 years.

Mr. Stone mentioned that Ms. Marcia Barry-Smith of BankAtlantic visited with him regarding the County’s assistance in funding the new rental units for youths “aging out” of foster car. Mr. Stone stated that during his conversation with Ms. Barry-Smith, he mentioned the Neighborhood Stabilization Program (NSP) 3 funding. He stated that \$27 million will be allocated to the 14 entitlement communities in Broward County, and the county receives only \$5 million of the \$27 million. Mr. Stone suggested that the housing council reach out to the entitlement communities as an opportunity to collaborate and attain the goal of acquiring and building new multi-family units in Broward County with a portion of the entitle communities NSP3 funding.

The Chair requested Ms. Chin verify the data in the PowerPoint Presentation as it relates to the need to attain 100 new rental units per year for the next 5 years. She mentioned Ms. Kristen Guerrise from FLITE as a point of contact since TIL is her area of expertise.

Mayor Moseley requested that the Council recommend including in the work program transportation as it relates to assisting the homeless when providing for affordable housing.

Mr. Stone mentioned the section of the work program that emphasizes homelessness will need to be refined by identifying what can be accomplished and implemented. He stated that staff will bring those recommended changes back before the Council at the next scheduled meeting. He also indicated the need to determine what type of funding is available so the Council can set a realistic goal to achieve.

III. OLD BUSINESS

A. FY 2011 Housing Council Annual Budget Appropriation

Mr. Stone informed the Council that the adopted budget of \$90,000 supports Ms. Chin and administrative staff. Mr. Stone stated that, for the Work Program, if additional funds are needed beyond what the Council can afford, there is an opportunity to go back to the Board of County Commissioners (BOCC) and request additional resources for implementing the work program.

B. Housing Summit Assessment- Next Step Initiatives

Mr. Stone provided an overview of the Housing Summit priorities which have been included into the proposed Work Program. Mr. Stone informed the Council that further detail and scoping is required on initiatives that will require additional funds. He stated that staff will provide, at the December 17, 2010

meeting, a draft Scope of Work and an estimate prior to requesting additional funds. Mr. Stone stated that the Council can decide on which initiatives takes precedence.

C. Work Program

Mr. Stone stated that the summary for the proposed 2011 Work Program incorporates the priorities from the Housing Summit, and staff will create the draft Scope of Work on the items that require additional funding. The Chair requested from Mr. Stone designate at least one hour to discuss the draft scope of work outline.

IV. NEXT MEETING

Date: December 17, 2010
Time: 10:00 a.m.
Location: African America Research Library and Cultural Center, (AARLCC), Seminar Room 2
2650 Sistrunk Boulevard
Fort Lauderdale, Florida

Announcement

Ms. Chin informed the Council that reappointments to the Housing Council will be made at the BOCC December 14, 2010, meeting. The Chair stated that she will make a recommendation to nominate Ms. Monica Navarro as the replacement for Mr. Thompson. Mr. Stone stated that the other category available is for an owner of business with fifty employees or more. The Chair has requested that Ms. Eichen, with the County Attorney's Office, look into the flexibility on the definition of "owner".

V. ADJOURNMENT

MOTION: It was motioned by Ms. Nunez and seconded by Mayor Moseley to adjourn the meeting at 11:50 a.m. Motion was passed by a unanimous voice vote.

Disclosure: The above captioned Minutes are transcribed in a summary format. To hear the full meeting, a compact disk of the meeting (#DR-10-SC-155) can be provided after 24 hour notice to the administrative office at 954-357.4900.