



## BROWARD HOUSING COUNCIL MINUTES

**CALL TO ORDER:** A regular meeting of the Broward Housing Council was held on February 25, 2011, commencing at 10:10 a.m., at the African American Research Library and Cultural Center (AARLCC), Seminar Room 2, located at 2650 Sistrunk Boulevard, Fort Lauderdale, Florida.

**ROLL CALL:** Roll call was conducted by Ms. Elizabeth Kersting

**Council Members Present:**

Richard Barkett	Monica Navarro
George Castrataro	Mercedes Nunez
Cynthia Chambers	Anita Fain Taylor
Paul Figg	Lisa Vecchi
Patricia Good	Lois Wexler, Chair, Broward County Commissioner
Tina Mulligan	

**Council Members Absent:**

Anthony Abbate	Dr. Rosalind Osgood, Vice Chair
Kevin Cregan	John Primeau
Lori Moseley, Mayor, City of Miramar	

**Staff:**

Angela Chin	Suzanne Fejes	Ralph Stone
Patrice Eichen	Elizabeth Kersting	Michael Wright

**Guests:**

Kenny M. Davis, DFC Homes of Florida  
Barrette Diggs, Galleria International Realty

### I. APPROVAL OF MEETING MINUTES

*MOTION:* It was moved by Ms. Patricia Good and seconded by Ms. Lisa Vecchi to approve the Minutes of the Broward Housing Council meeting of December 17, 2010, as submitted. Motion was passed by a unanimous voice vote.

### II. NEW BUSINESS

#### A. Introduce New Housing Council Member

Chair Commissioner Wexler introduced and welcomed Ms. Monica Navarro as the new appointee to the Housing Council representing the Urban League of Broward County in the category of Community Representative. Ms. Navarro provided a brief background of her experience in the housing industry working with the Urban League of Broward County a certified housing counseling agency that provides counseling and foreclosure prevention services. Ms. Navarro indicated that she is a representative of the Broward Alliance for Neighborhood Development (BAND) and also serves on the Board of the South Florida Land Trust. Ms. Navarro replaced Mr. Bill Thompson who relocated.

Chair Commissioner Wexler also informed the Council Members that Mr. Kevin Cregan of the Broward County Housing Authority will be retiring effective March 31, 2011 and Ms. Ann Deibert, Chief Operating Officer of the Broward County Housing Authority will be his replacement. She also indicated that Mr. Gary Shimun is no longer employed with the Town of Davie, therefore, leaving a vacancy in the category of a City Manager with more than 50,000 residents. *Mr. Paul Figgs entered the meeting at 10:15am.*

**B. Affordable Housing Web Site User Group Update**

Mr. Stone briefly updated the council members regarding the development and implementation of the Affordable Housing Web Site. He stated that staff has organized an Affordable Housing Web Site User Group that met on Friday, February 4<sup>th</sup> and provide feedback on the implementation and content of the web site. Mr. Stone indicated that staff also met internally with the Broward County Office of Public Communications (OPC) to receive suggestions and feedback on what they are developing and designing in terms of the web site. He stated that the user group will meet again on Friday, March 4<sup>th</sup> and will finalize a draft web site which will be presented to the council at their next meeting. Mr. Stone also provided information on a survey that was prepared by the OPC staff via an online survey tool “Zoomerang” and the results of more than 100 responses received in terms of support for the web site.

Chair Commissioner Wexler provided an update with reference to the request made at the last council meeting for a supplemental budget of \$64,000 to cover the project cost. She stated that Bertha Henry the County Administrator approved the supplemental budget request and forwarded the recommendation to the Board of County Commissioners (BOCC) for adoption at their March 29<sup>th</sup> Public Hearing. *Ms. Tina Mulligan entered the meeting at 10:20am.*

**C. Neighborhood Stabilization Programs (NSP1 & NSP3) Update**

Mr. Stone provided an update on the Neighborhood Stabilization Programs (NSP1 & NSP3). He stated that Broward County received a grant for approximately \$17 million out of an allocation of \$67 million countywide for NSP1. Of the County’s \$17 million allocation, Mr. Stone stated that 57 single family homes and 11 multifamily properties consisting of 79 units were purchased and approximately 600 units countywide that were in foreclosure have been taken out of foreclosure and are in the process of being rehabilitated, resold or reused. The additional \$50 million was distributed amongst the other 13 entitlement communities to be used to purchase, rehabilitate, and resell foreclosed properties. Mr. Stone further stated that the county was fortunate to be awarded \$5.5 million in NSP3 funding and \$21 million was awarded to the other 13 entitlement communities. He stated that the BOCC direction on how to appropriate the funds included 75% of the funds will be targeted for single family homes and 25% for multifamily units. Mr. Stone stated they have partnered with the Broward Alliance for Neighborhood Development (BAND), Broward Land Trust and the Fort Lauderdale Housing Authority to purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. Mr. Stone stated that BAND has received national recognition/best practices for their program model.

**D. News Release: Broward County Receives More than \$9 Million toward ending Homelessness**

Mr. Michael Wright, Broward County's Homeless Initiative Partnership Administrator provided an overview regarding the applications submitted for the 2010 U.S. Department of Housing and Urban Development (HUD) Homeless Continuum of Care funding and awards received. He stated that Broward County was the recipient of 18 project grants totaling approximately \$9.5 million dollars. This award will be funding supportive services such as transitional housing, permanent supportive housing, prevention, outreach, and emergency shelters while helping to fulfill the goals identified in the County's Ten Year Plan to End Homelessness.

Council members inquired about the 2011 Point-in-Time Count that was conducted on January 24-25, 2011. Mr. Wright provided a preliminary overview referring to the 2009 Point-in-Time Count whereby approximately 800 homeless women, men and children were literally on the streets and approximately 2,425 in emergency and transitional shelters. He stated that for 2011, the Point-in-Time Count identified 1,900 unsheltered and 2,300 sheltered homeless persons in Broward County. He noted that the count of unsheltered persons for 2011 is much higher than the count in 2009. He stated that the large number of homeless counted for this year will determine the funding dollars received for the Continuum of Care Program. Mr. Wright stated that this year they have been working diligently with Flight Center, Child Net and Veterans agencies. He indicated that since there will be a higher need for homeless persons, there will be additional funding received apart from the funds received for \$9.5 million. Ms. Navarro related a success story of a homeless veteran and his family and the empowerment he received as a result of being given assistance through the Urban League.

Chair Commissioner Wexler commended Mr. Wright on the remarkable work that is being done and offered to provide assistance utilize the Housing Council. Further updates will be provided at the next housing council meeting.

**E. Proposal to Mayors of Entitlement Cities requesting funding to support Foreclosure Counseling and Prevention**

Chair Commissioner Wexler stated that a draft letter to be signed by her as Chair of the Broward Housing Council will be forwarded to the Mayors of Entitlement Cities requesting they provide some level of funding to support foreclosure counseling and prevention. The draft letter is included in the housing council packet. She stated that a prior request was made for entitlement cities that share federal and state affordable housing funds to provide 10% of their HOME and SHIP funds annually to match the County's commitment of 25% from the same source for funding multifamily rental housing. She indicated that this request does not ask for a specific dollar amount or a specific revenue stream but to work collaboratively with the entitlement cities in providing foreclosure counseling and prevention services.

Mr. Stone stated that the County has been supporting foreclosure education and prevention counseling for several years and noted that last year Broward County provided \$500,000 to the Housing Authority of Broward County to provide foreclosure counseling services. He stated that the South Florida Neighborhood Services and other HUD certified agencies provide foreclosure counseling and prevention services. He indicated that this request is a follow up request to the entitlement cities. He furthered the discussion by mentioning the Hardest Hit Fund and stated that Broward County's

allocation is approximately \$40 million to be used to assist homeowners who are at risk of facing foreclosure, assist with mortgage payments for unemployed or underemployed homeowners, and free legal services and foreclosure assistance. There was a lengthy discussion among the council members with regards to the benefit of providing foreclosure counseling and prevention services.

***MOTION:** It was moved by Ms. Nunez and seconded by Ms. Fain Taylor to direct the Chair to send correspondence to Broward County's Entitlement Cities to provide some level of funding for foreclosure counseling and prevention. The attached draft letter should be amended to provide language directed towards entitlement city residents. The Motion was passed by a unanimous voice vote.*

### **III. Old Business - 2011 Work Program**

Chair Commissioner Wexler made reference to the 2011 Work Program and asked Mr. Stone to provide a brief status update. Mr. Stone referenced each Area of Emphasis as follows:

- Develop a Broward Housing Council Website: Work is aggressively being done on the Web Site. A presentation will be presented at the next council meeting.
- Evaluate Community Reinvestment Act (CRA) activities by Bank in Broward County: A staff member has been assigned this task. A working group in Broward County is also meeting with local banks to understand the guidelines and the actual program activities. A report will be forthcoming.
- Foreclosure Counseling and Education: Mr. Stone stated he will provide additional information at the next council meeting regarding a potential foreclosure event this summer.
- Provide New Affordable Multifamily Rental Units: On March 8<sup>th</sup>, the BOCC will be reviewing an item for adoption that will provide a local tax credit match for 9 affordable multifamily projects.
- Homelessness: Transitional and Permanent Housing: Mr. Stone stated this information was previously provided by Mr. Wright and additional information will be provided at the next council meeting.
- Education: The Neighborhood Stabilization Program (NSP) First-time Homebuyers workshops are being held.
- Legislation: The Housing Council's recommendations were forwarded to BOCC for inclusion in their legislative packet.
- Housing Council Annual Report: This will be an ongoing process.

Mr. Castrataro provided an update and expressed concerns regarding the overwhelming foreclosure cases in the court system and the ending of the program due to lack of funding resources. Chair Commissioner Wexler indicated she will contact Judge Tobin in reference to his intensions regarding the impact of remediation initiatives, and to inquire whether he could address the Housing Council regarding foreclosure issues. She stated she would provide an update at the next meeting.

#### **IV. Informational Only**

Ms. Cynthia Chambers, Director, Broward County Environmental Protection and Growth Management Department discussed the Evaluation and Appraisal Report (EAR) that went before the BOCC at their February 22, 2011 meeting. She stated that the County is required to prepare and adopt every 7 years the EAR for the Broward County Comprehensive Plan pursuant to Chapter 163 of the Florida Statute. She indicated that the EAR addresses the County's 7 major issues which evaluate how successful a community has been in addressing land use planning issues through implementation of its comprehensive plan. One of the major issues addressed in the EAR were housing challenges. She indicated that Mr. Michael Huneke prepared a report identifying key factors, trends and relationships that have shaped the housing market in Broward County now and in the future. Ms. Chambers stated that the County has 18 months to amend its comprehensive plan to address the major issues within the EAR as well as any recommendations from the Housing Council.

Mr. Stone discussed briefly information regarding a potential foreclosure event working with community professionals in foreclosure counseling and prevention utilizing the Hardest Hit Funding. He stated that he will provide additional information at the next council meeting.

#### **V. NEXT MEETING**

Date: Friday, April 15, 2011  
Time: 10:00 a.m. – 12:00pm  
Location: African America Research Library and Cultural Center, (AARLCC),  
Seminar Room 2, 2650 Sistrunk Boulevard, Fort Lauderdale, Florida

#### **VI. ADJOURNMENT**

*MOTION: It was moved by Ms. Nunez and seconded by Ms. Fain Taylor to adjourn the meeting at 11:20 a.m. The 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-11-SC-021) can be provided after 24 hour notice to the Document Control and Minutes Section at 954-357-4900.**