



BROWARD HOUSING COUNCIL MINUTES

CALL TO ORDER: A regular meeting of the Broward Housing Council was held on December 2, 2011, commencing at 10:07a.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:

Robert Baldwin	Patricia Good
Richard Barkett	Richard Lemack
George Castrataro	Tina Mulligan
Innocent Chinweze	Monica Navarro, Vice Chair
Ann Deibert	Mercedes Nunez
Frances Esposito	Lois Wexler, Chair
Paul Figg	

Council Members Absent:

Cynthia Chambers
John Primeau (Resigned)
Lisa Vecchi

Staff:

Angela Chin Ralph Stone Suzanne Fejes Elizabeth Kersting

Guests:

James Carras, Carras Community Investment, Inc.
Brandy Marino, HFCDD
Dr. Ned Murray, FIU Metropolitan Center

I. APPROVAL OF OCTOBER 14, 2011 MEETING MINUTES

MOTION: It was moved by Ms. Mercedes Nunez and seconded by Mr. Richard Lemack to approve the Minutes of the Broward Housing Council meeting of October 14, 2011 as submitted. The Motion was passed by a unanimous voice vote.

II. CHAIR'S REPORT:

Chair, Commissioner Wexler provided a brief report on matters affecting the Housing Council. She indicated difficulties encountered in terms of attendance and filling the required vacant slots on the Housing Council Board. Vacant positions identified were:

1. One (1) member shall be the owner of a business that employs at least (50) employees appointed by the Broward County Commission.

2. One (1) member shall be appointed from the Broward League of Cities, which member shall be an officer of the organization.
3. One (1) member shall be the Director or designee from the Florida Atlantic University Center for Urban Redevelopment and Education.
4. One (1) member shall be a banker appointed by the Broward County Commission.

Chair, Commissioner Wexler noted that the vacant slot of an elected Official from the League of Cities is still pending. Correspondences were sent to the League of Cities regarding this appointment but to date there has been no response and that position has not been filled. *Ms. Tina Mulligan entered the meeting at 10:15am.*

Chair, Commissioner Wexler informed members that Mr. John Primeau in the category of a Banker has resigned from the Housing Council. He was appointed as a Board Member to the Housing Finance Authority Board. *Ms. Patricia Good entered the meeting at 10:16am.* She also indicated that according to the Commissioners rotation list, a commissioner has approximately two weeks to make a decision to fill the Banker's position.

Chair, Commissioner Wexler noted non representation from the African American, Haitian and/or Jamaican Community to the Housing Council and strongly emphasized that appointees to these vacant positions must represent these communities. She made reference to Broward Alliance for Neighborhood Development (BAND) Presentation held 6 weeks ago in which Ms. Navarro and herself served on a Panel. She indicated that concerns were shared in terms of attendance and the vacant slot appointments on the Housing Council. One of her concerns expressed was lack of flexibility in being a part of this Charter. *Mr. George Castrataro entered the meeting at 10:20am.* She stated that if members wish the Housing Council be taken out from under this Charter, members will have to vote via Referendum. Based on permission by the Housing Council Members she will go before her colleagues to have it put on the Ballot in November 2012 to move the Housing Council out of the Charter and make it a Broward County Commission Committee. This will allow the ability for changes and amendments when necessary to the Housing Council. She indicated that this matter will be brought forward before the Housing Council sometime in the Spring *Mr. Innocent Chinweze entered the meeting at 10:25am.*

Mr. James Carras introduced himself as a former member of the Housing Council and requested clarification in reference to the vacant position representing the Florida Atlantic University Center for Urban Redevelopment & Education. Ms. Chin provided clarification. Mr. Carras informed that the Center for Urban Redevelopment & Education at FAU was dormant; that it still exists but is not operating at the present time. He made suggestions for other representation from FAU. Chair, Commissioner Wexler stated that being a part of the Charter there are restrictions and any changes made will require a legal opinion. At the conclusion of her report Chair, Commissioner Wexler requested a legal opinion be done by staff for clarity and to follow up with Mr. Carras before the next meeting.

Chair, Commissioner Wexler introduced and welcomed Mr. Innocent Chinweze, Community Representative and Ms. Frances Esposito, Chief Executive of a not-for-profit homeless organization as new members of the Housing Council Board.

III. DIRECTOR'S REPORT:

There was no report from Mr. Stone.

IV. NEW BUSINESS

- A. 2011 Broward County Affordable Housing Needs Assessment Update presented by Dr. Ned Murray, AICP, Associate Director, The Metropolitan Center at Florida International University

Chair, Commissioner Wexler made reference to Dr. Murray's Draft Presentation of the 2011 Broward County Affordable Housing Needs Assessment Update which was presented in October at a well-attended Broward Housing Partnership's Meeting. She mentioned the enormous data that was presented and hoped that his presentation would identify conclusions. She instructed members to direct all questions or concerns they might have to Mr. Stone. She deferred to Mr. Stone for introduction. Mr. Stone introduced Dr. Murray and provided a brief background mentioning that Dr. Murray has done the Countywide Needs Assessment presentation for the third time. He stated that in addition to this presentation there will be a full and final report forthcoming within the next week.

Dr. Ned Murray provided an indebt PowerPoint presentation of his Study indicating that it was "fine-tuned" based on critical findings identified at last month's meeting in October in terms of the marketing conditions of Broward County. He indicated updated data to be current incorporating data from the second and third quarter. He stated that the purpose of his Study was a methodology to educate and provide a baseline and better understanding of Broward County's housing supply and demand relationship. He spoke of the housing market bubble that took place and key findings in terms of the economy, salary and wages, and housing affordability. In order to eliminate confusion in interpreting the data presented, Dr. Murray instructed members to look at the one year estimate as check points. Several Tables, Charts, Analysis providing statistics and data via percentages were reviewed by members in terms of activities on Single Family, Detached/Attached Homes as well as Multi-family and Mobile homes dating from 2000 to 2011. These statistics were based on growth in housing inventory, affordability gap, occupancy characteristics, vacancy status and new rental development activity from 2005 to 2011. Tri-County Comparative Charts were reviewed identifying Broward/Miami-Dade/Palm Beach Counties and over-all Florida in terms of affordability index for existing Single-family homes and Condominium in South Florida. Data on Building Permits, Foreclosure Activity, Population Characteristics, employment/unemployment and key economic trends were also reviewed. Dr. Murray noted the following key findings:

- Broward County's total population which increased by 7.7% from 2000-2010, decreased by 0.18% from 2008-2010.
- Broward County lost 73,827 private jobs from 2007 to 2010 but has gained 2,800 jobs in the past year.
- The County's median household income decreased from 7.4% since 2008; median family income by 9%; household monthly cost with mortgage increased from \$1,246 to \$1,820.
- Broward County's "renter-occupied" housing units increased by 16.1% since 2008 (31,833 unit increase). The current overall average rent in Broward County is \$1,253 with 2-3 bedroom rents considerably higher on average.
- The County's "owner-occupied" housing units decreased by 2.8% (13,006 unit decrease)
- Substantial "affordability gaps" exist for Broward County Renter households earning 80% or less than the median household income.
- Potentially large "shadow inventory" of foreclosures due to the "robo-signing" controversy.
- Large concentrations of 90-day delinquent loans in many Fort Lauderdale, Hollywood and Pompano Beach zip codes.

At the conclusion of Dr. Murray's presentation, there was a detailed discussion among the members including Ms. Navarro, Mr. Carras, Mr. Castrataro, Mr. Barkett and Ms. Nunez regarding their interpretation of the data received and their recommendations to the Housing Council. *Mr. Richard Barkett left the meeting at 11:40am.*

B. Retreat/Workshop Sub-committee to work on the 2012 Work Program

Chair, Commissioner Wexler stated that a Sub-committee will be put together for a Retreat/Workshop for the 2012 Work Program. She indicated that data received from Dr. Murray's Study and recommendations received from members was very important to the Housing Council mission and should be incorporated in their 2012 Work Program. Ms. Navarro will Chair the Sub-committee and Ms. Esposito, Mr. Chinweze and Mr. Figg will serve on the Planning Committee in regards to the development of the Retreat/Workshop. Chair, Commissioner Wexler clarified that the 2012 Work Program will be developed at the Retreat/Workshop by the members of the Housing Council who must plan to help identify and emphasis priorities of the Work Program for next year. She inferred that the issues of Homelessness must be a priority for the Work Program. She stated that she would like this Retreat/Workshop be held in lieu of the February 24th Housing Council Meeting.

Chair, Commissioner Wexler informed that the website of the Housing Council is up and running and for the first five minutes of the Commission Meeting on Tuesday December 6, 2011, Mr Stone and staff will be giving a demonstration of the website and provide an update on the Housing Council and the success of the development of the website.

V. Old Business

A. Broward County School Board Impact Fee Waiver Program Update

Ms. Good provided an update stating that there was a preliminary discussion at a previous Broward County School Board workshop. Upon discussion by staff, the general recommendation was not to support the reinstatement of the Impact Fee Waiver Program. She stated that the feedback received was that School Boards in other Counties did not waive their impact fees for affordable housing projects. She commended Mr. Stone for his input and for being a part of this process. A decision is still forthcoming which will be brought before the County Commission for approval before a position is taken by members of the Housing Council. Ms. Good will keep the Housing Council Board apprised of the outcome prior to the February 24th Meeting.

B. 2011 Work Program

There was no discussion in reference to this item.

VI. Next Housing Council Meeting

Friday, February 24, 2012
10:00am – 12:00pm
AARLCC – Seminar Room 2

VII. Adjournment

There being no other business to discuss the meeting was adjourned at 12:00noon.

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-133) can be provided after 24 hour notice to the Document Control and Minutes Section at 954-357-4900.