



## BROWARD HOUSING COUNCIL MINUTES

**CALL TO ORDER:** A regular meeting of the Broward Housing Council was held on February 24, 2012, 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:**

Robert Baldwin	Richard Lemack
George Castrataro	Tina Mulligan
Cynthia Chambers	Monica Navarro, Vice Chair
Ann Deibert	Frank Schnidman
Paul Figg	Lisa Vecchi
Patricia Good	Lois Wexler, Chair

### **Council Members Absent:**

Richard Barkett	Mercedes Nunez
Innocent Chinweze	Marcia Barry-Smith
Frances Esposito	

### **Staff:**

Angela Chin	Elizabeth Kersting	Ralph Stone
Suzanne Fejes	Brandy Marino	Michael Wright

## **I. APPROVAL OF DECEMBER 2 , 2011 MEETING MINUTES**

***MOTION:** It was moved by Ms. Tina Mulligan and seconded by Mr. George Castrataro to approve the Minutes of the Broward Housing Council meeting of December 2, 2011 as submitted. The Motion was passed by a unanimous voice vote.*

## **II. CHAIR'S REPORT:**

### **A. Chair introduced and welcomed two new Housing Council Members:**

1. Chair, Commissioner Wexler introduced and welcomed Mr. Frank Schnidman, Director, Florida Atlantic University Center for Urban Redevelopment and Education (CURE). Mr. Schnidman introduced himself and provided a brief background of his education and work experiences. Mr. Schnidman replaced Mr. Anthony Abbate. Ms. Lisa Vecchi, Ms. Patricia Good and Mr. Paul Figg entered the meeting at 10:10 am.

2. Chair, Commissioner Wexler informed Council members that Ms. Marcia Barry-Smith, Senior Vice President of BankAtlantic was appointed by the Broward County Commission at their January 31, 2012 meeting. She noted that Ms. Barry-Smith will not be attending the meeting as well as Ms. Frances Esposito due to an awards ceremony being held at the Seminole Hard Rock Hotel & Casino in Hollywood. Ms. Barry-Smith replaced Mr. John Primeau in the category of Banker.

## **B. Affordable Housing Needs in Broward County**

Chair, Commissioner Wexler made reference to a letter dated February 1, 2012 that was signed by both her and Mayor Rodstrom and forwarded to all Municipal Elected Officials and City Managers. The letter referenced the severity of the affordable housing problems in Broward County which are best depicted in the 2011 Broward County Affordable Housing Needs Assessment Study. Chair stated that the study provides a market update on the key supply and demand factors impacting the production and availability of affordable housing. She noted that the letter also informed the municipal cities of the upcoming retreat to evaluate current and future approaches to improving affordable housing.

Chair, Commissioner Wexler briefly spoke about the grand opening of Progresso Point high-rise development, 76 affordable units, located in the Flagler Village area of downtown Fort Lauderdale. She stated that this project was a public/private partnership between the Broward Housing Authority, the Reliance Housing Foundation, Broward County and other Partners. She provided a description of the unique amenities, a Roof top pool, an exercise room, a computer and reading room, and green building features. She also spoke about the long and hard process that this project entailed over the years and commended Ms. Deibert and Mr. Stone for their role in making this project a reality. Ms. Chin informed council members that a photo of the Progresso Point Apartment Complex will be featured on the cover of the next Housing Council's Annual Report.

## **III. DIRECTOR'S REPORT:**

### **A. 2011 Work Program Completion Status Update**

Mr. Stone provided a status update on the 2011 Work Program. A spreadsheet was forward to Council members in the meeting packet.

1. Housing Council Website: Mr. Stone spoke about the development of the Housing Council Website which went live as of October 14, 2011. He introduced Ms. Brandy Marino as the Website Specialist and indicated that staff will continue to monitor the website and provide a progress report at the end of the fiscal year.
2. Community Reinvestment Act (CRA): Mr. Stone reported that this initiative has not been completed. He stated that due to staff resources, the employee tasked with this initiative was pulled to another area of the division for assistance. Mr. Stone expressed his concern regarding the capacity, utility and coordination in working with the banks and recommended that the Housing Council consider contracting with an outside consultant to complete this initiative.

3. Foreclosure Counseling and Education: Mr. Stone spoke about a free help for homeowner's workshop that was held at the Westin Diplomat Resort and Spa last July 2011. He stated that over 1,300 attended the event to meet with their mortgage company and a HUD-approved housing counselor. He indicated that numerous local foreclosure counseling events have been conducted countywide. He indicated that staff would contact housing counseling agencies to determine if available resources are meeting demand.
2. Provide New Affordable Multi Family Rental Units: Mr. Stone stated that Broward County was quite successful this year awarding a total of nine (9) Low Income Housing Tax Credit (LIHTC) projects totaling over 1,700 units located countywide. He stated that one of the completed projects recently opened, the Progresso Pointe Apartments. Mr. Stone stated that resources for new multifamily construction have suffered as a result of the State not funding the State Housing Initiative Partnership (SHIP) program which was a source of most of the gap financing. Tax credit applications submitted this year between Broward County and Miami Dade were 14 vs. 85 applications which indicate a demand for new funding resources. He indicated that Broward County has 200,000 renters of which approximately 107,000 are severely cost burdened. Mr. Stone stated that staff will continue to encourage the development of a collaborative partnership to address affordable housing initiatives.
3. Homelessness/ Transitional and Permanent Housing: Mr. Stone deferred this item to Mr. Michael Wright.
4. Education: Mr. Stone continued his report providing an update on the component of Education. He stated that a proposal was forwarded to all Municipal Mayors of Entitlement Communities requesting some level of funding to support foreclosure counseling, education and prevention. He stated that only a few of the entitlement communities provide some level of funding with Broward County providing \$400,000 for this activity. Mr. Stone indicated that municipalities have uniformly requested as a requirement for purchase assistance the mandatory completion of a homebuyer educational course. These courses, he stated, have been well attended.
5. Legislation: Mr. Stone stated that three initiatives were acted upon by the County Commission. Support to retain the SHIP Program; Support the elimination of the funding cap for the Sadowski Affordable Housing Trust Fund, and Support rule making by the Florida Housing Finance Corporation (FHFC) that provides State Tax Credits on a "need" basis. Initiatives not approved he stated, amend the existing State legislation to all Broward County the same opportunity as Miami-Dade County to levy a local Documentary Stamp Surtax Program, this initiative was removed from the Commission legislative package, and finally Support the direct allocation of the Sadowski Affordable Housing Trust Fund directly to Counties rather than to State. The Cap on the Sadowski Housing Trust Fund was removed but funding was not reinstated.
6. Housing Council Annual Report: Mr. Stone stated that staff is working on the Annual Report and will complete and submit to the Housing Council for review in March. A brief presentation will be provided at the April 2012 meeting for approval.

## **B. Update of Federal and State Funding Availability**

Mr. Stone provided an overview of the State and Federal funding available for FY 2012. He stated that based on the announcement by HUD for the current year's funding, cuts were extremely severe for South Florida. A spread sheet on Formula reductions in programs was provided to Council members which stated a reduction in HOME Investment Partnership (HOME) program and Community Development Block Grant (CDBG) program funding for FY 2012: 31% reduction in HOME program funds cut; 31% reduction in CDBG program funds cut, which is approximately \$400,000 in administrative cost, which totals approximately \$2 million dollars total. Mr. Stone stated that there will be no new allocation of funding for the State Housing Initiative Partnership (SHIP) program since the State has not funder the program.

Mr. Stone stated, collectively, these cuts equate to millions of dollars lost to Broward County not only for social services but for neighborhood infrastructure projects. Mr. Stone recommended that the Housing Council approve a draft letter addressed to the Legislature expressing concerns in terms of a Tax Exemption for property tax that was passed for non-profit affordable housing. Though this is good news, he indicated, his concern was the rule making implementation that involved Florida Housing. He explained the ramifications of this new rule that will impact Broward County in terms of \$8,000,000 a year loss of Property Tax revenues which is used to support unit-owners service needs such as firemen, libraries and parks. Chair, Commissioner Wexler suggested that due to time constraint this letter should be put as an agenda item to the Board of County Commissioners for approval which will be added to the legislative program.

*MOTION: It was moved by Vice Chair Monica Navarro seconded by Mr. Robert Baldwin approving support of the Housing Council's position to oppose the rule making that will allow for-profit organizations to set up non-profit entities at a loss of revenue to Broward County. Motion was passed by unanimous voice vote.*

## **IV. NEW BUSINESS**

### **A. Overview on Homelessness (Transitional/Permanent Housing) Presentation by Mr. Michael Wright, Homeless Initiative Partnership Administrator**

Mr. Wright provided an overview and status report of the 2011 Continuum of Care (CoC) in three categories as identified in the Housing Council's Work Program: *(1) Encourage entitlement communities to jointly or individually fund projects that add new transitional and/or permanent supportive housing; (2) Support local government and private sector funding for housing for youth transitioning out of foster care; and (3) Evaluate the number of new units of transitional and/or permanent supportive housing.* Mr. Wright referred to the 2011 Continuum of Care Strategic Planning Objectives spreadsheet that was provided to Council members. He stated that currently there has been a major shift in terms of funding for the homeless which is called "The Hard Act" Amendment.

Mr. Wright indicated that HIP's focus now is moving transitional shelter dollars towards Rapid Re-housing utilizing Emergency Solution Grant funds through the Broward County Housing Finance & Community Development Division and the City of Fort Lauderdale. He indicated that according to the new legislative policy, the requirement for CoC must be fully integrated in the consolidated

planning process collaborating with ESG Program in setting performance measurement goals and outcome. He stated that all grantees/providers will be required to use the Homeless Management Information System (HMIS) to measure their performance which will be part of the scoring process for HUD's Continuum of Care.

Mr. Wright continued his presentation providing an update on current events taking place. In terms of the Homeless Count in Time process, HUD's new requirement is that Sheltered Count in Time will be conducted once a year and the Unsheltered Count in Time will be conducted every two years. In terms of new beds, the Children's Service Center was provided with 17 new beds that were approved by the BOCC in January 2012. Contract negotiations are being initiated via Broward County Children Services Administration to provide services for transitional shelter for the subpopulation of 17 to 21 years old youths who will be aging out of foster care. Mr. Wright stated that this year, in spite of funding cuts to the HOME program last year, two new HOME projects were renewed for funding through the City of Hollywood, HFCDD, and the Housing Authority of Broward County. These HOME projects located Countywide will provide temporary rental assistance for the transitional subpopulation. Currently, the HIP Advisory Board has a contract with Family Transitional Shelter for \$270,000 funding services for 17 families per year. This funding will be added to \$100,000 of unutilized homeless funds identified which will be used to have a Rapid Re-housing program.

At the conclusion of this report, there was discussion among the members requesting clarification on service delivery, data and analysis, and causes of homelessness. Commissioner Wexler noted that more homeless data i.e. statistics is needed to incorporate into the upcoming Retreat. Commissioner Wexler stated that Mr. Wright, Ms. Navarro and herself will work more closely to formulate the next presentation providing a clear direction that will be presented at the next meeting in April.

**B. Retreat Subcommittee report by Vice Chair, Monica Navarro**

Ms. Navarro provided an overview on the retreat subcommittee that was held on Friday, January 20, 2012. Reference was made to the draft Agenda Package which provided the format of the retreat in terms of timeframe, workshop topics, facilitator and presenters. The retreat will highlight key points of affordable housing needs, Community Reinvestment Act, affordable housing resources and best practices on a national, state and local level. Priorities will be established for the 2012 Work Program in terms of linking affordable housing to job creation, education, re-focus on legislative policy rule making, and evaluate options for the County's Housing Finance Authority bond program to make it more competitive with the state's tax credit program. The Retreat proposed location is at the Central Broward Regional Park & Stadium located in Lauderhill on April 20, 2012 in lieu of the Housing Council Meeting from 9:00am to 12:00pm. Ms. Navarro stated that an update on presenters will be forthcoming.

**V. Old Business**

Ms. Good made reference to a County letter that was sent to Mr. Stone regarding the School Board impact fee waiver. She requested that it be distributed to the members.

Mr. Castrataro requested that in lieu of the Retreat/Workshop, for the next three meetings that staff provide a brief agenda item giving an update on foreclosure/loan modification issues in Broward County that is coming up. He noted that there are some trends that are not so favorable and would be happy to work with staff to coordinate this effort.

**VI. Informational Only**

An updated Housing Council Membership list and the final deliverable of the 2011 Broward County Affordable Housing Needs Assessment Study were distributed to each Council member in their meeting packet.

**VII. Retreat**

Date: Friday, April 20, 2012  
Time: 9:00 A.M. – 12:00 P.M.  
Location: Central Broward Regional Park & Stadium  
3700 NW 11<sup>th</sup> Place, Lauderhill, Florida.

**VII. Adjournment**

There being no other business to discuss the meeting was adjourned at 11:42am.

**Disclosure: The above captioned Minutes are transcribed in a summary format. To hear the full meeting, a compact disk of the meeting (#DR-12-SC-021) can be provided after 24 hour notice to the Document Control and Minutes Section at 954-357-4900.**