



BROWARD HOUSING COUNCIL MINUTES

CALL TO ORDER: A regular meeting of the Broward Housing Council was held on Friday, June 28, 2013, commencing at 10:10 a.m., at the African American Research Library and Cultural Center (AARLCC), located at 2650 Sistrunk Boulevard, Seminar Room 1, Fort Lauderdale, Florida.

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

Council Members Present:

Monica Navarro, Chair	Richard Lemack
Lisa Vecchi, Vice Chair	Mercedes Nunez
Robert Baldwin	Frank Schnidman
George Castrataro	Marcia Barry-Smith
Innocent Chinweze	Henry Sniezek
Ann Deibert	Lois Wexler
Caryl Hattan	

Council Members Absent

Richard Barkett
Frances Esposito
Dr. Rosalind Osgood
Paul Figg

Staff:

Angela Chin	Vena Paylo
Rosemary Fallon	Angela Wallace on behalf of Patrice Eichen
Suzanne Fejes	Michael Wright
Elizabeth Kersting	

Guest Attendance

Amanda Spangler-Bartle, Affordable Housing Advisory Committee
Lottie Brown, Broward Emergency Management Division
Pablo Calvo, Broward Regional Health Planning Council
Andrea Franco, Broward Regional Health Planning Council
Dr. Patrick Hardigan, Nova Southeastern University
Ed Parks, City of Fort Lauderdale Affordable Housing Advisory Committee
Doreen Stewart, PRMG/Persons with Disabilities
Roosevelt Walker, City of Fort Lauderdale Affordable Housing Advisory Committee
Avis Wilkinson, City of Fort Lauderdale Affordable Housing Advisory Committee

APPROVAL OF THE APRIL 26, 2013, MEETING MINUTES

MOTION: *It was moved by Commissioner Wexler and seconded by Councilmember Hattan to approve the Minutes of the Broward Housing Council Meeting of April 26, 2013, as submitted. The motion was passed by a unanimous voice vote.*

CHAIR'S REPORT

A. Recognition of the Website and Newsletter

Chair Navarro informed members that the Broward Housing Council won two NACo Awards from the National Association of Counties (NACo) for the website and quarterly newsletter. She thanked staff and recognized Ms. Vena Paylo, Website Specialist, for maintaining and updating the Housing Council's website and producing the quarterly newsletter. Chair Navarro thanked Commissioner

Wexler for her leadership in making this initiative possible. *Ms. Ann Deibert entered the meeting at 10:12 a.m.*

DIRECTOR'S REPORT

A. Status update on the Community Reinvestment Act (CRA) Request for Proposal (RFP)

Ms. Suzanne Fejes, Assistant Director, Housing Finance and Community Development Division provided a status update on the Request for Proposal (RFP) on the Community Reinvestment Act (CRA) Activities of Banks in Broward County on behalf of Mr. Ralph Stone who was not in attendance. She stated that staff executed an agreement with Carras Community Investment on June 10, 2013, to conduct research and an analysis of the CRA banks' involvement in affordable housing in Broward County. Ms. Fejes stated that it is a very comprehensive program that was put together and based on the results and findings, a final report with recommendations will be submitted to the Housing Council by September 30, 2013. A final presentation will be presented to the Council in October 2013.

OLD BUSINESS

A. Proposed Recommendations to the City of Fort Lauderdale to Implement an Inclusionary Zoning Ordinance

Chair Navarro spoke briefly on the proposed presentation by the City of Fort Lauderdale to implement an inclusionary zoning ordinance. She referred to the City of Fort Lauderdale Inclusionary Housing Feasibility Study and the committee's recommendations that were included in the Housing Council's meeting package. She introduced Ms. Amanda Spangler-Bartle, Chair, of the Affordable Housing Advisory Committee (AHAC) and Executive Director of the South Florida Community Land Trust. Ms. Bartle recognized two other AHAC members present at the meeting, Mr. Walters and Ms. Wilkinson. *Ms. Nunez entered the meeting at 10:15 a.m.*

Ms. Bartle provided background information on the establishment of AHAC which is mandated by the State of Florida for all cities and counties receiving State Housing Initiative Partnership (SHIP) funds. She spoke about the City of Fort Lauderdale's Inclusionary Housing Feasibility Study that was presented to the City Commission in 2010 with additional recommendations in 2011. *Mr. Castrataro entered the meeting at 10:20 a.m.* Ms. Bartle indicated that their recommendations will be to create new programs that support affordable housing. *Ms. Barry-Smith entered the meeting at 10:25 a.m.*

Ms. Bartle stated that the AHAC was encouraged to develop an inclusionary housing policy which was completed last year. She stated that the policy was presented to the City Commission in October 2012 which resulted in a request for more public input. Several slides were presented on the inclusionary housing policy which addressed affordability gaps in single family homes and, condominiums, and a comparison analysis of income thresholds to home sales vs. rental costs. Ms. Bartle spoke about the concept of inclusionary housing for the City of Fort Lauderdale where large scale development would be required to set-aside a portion of units for affordable housing. Ms. Bartle stated that it was a strategy used by other cities to create affordable housing through government renovations. Ms. Bartle indicated that there were benefits for developers and provided several strategies such as a 20% density bonus to offset some of their costs, direct subsidies, tax breaks, fee waivers, and transfer of credits from one unit to another. A comparative analysis of set-aside options was mentioned that were similar to Fort Lauderdale in terms of location, population, number of

housing units, monthly household income, set-aside trigger and income percentage. Based on the comparative analysis, as a recommendation, all developments with ten or more residential units shall set-aside 10% of their units for households below 80% of area median income. *Mr. Chinweze entered the meeting at 11:05 a.m.*

Commissioner Wexler stated that the report was out dated and that the report was presented to the Board of County Commissioners in June 2012. She discussed the policy and the position the Housing Council could take to support this initiative. She stated that in order for the City of Fort Lauderdale to get any land use changes, it was highly recommended that they do an affordable housing study and have it adopted. Chair Navarro provided statistics in terms of the economic climate indicating that although home values have increased to some extent, the housing situation became worse with people being more and more rent burdened. Chair Navarro opened the floor for comments from Council members.

Mr. Schnidman made reference to actions being taken by the United States Supreme Court in the case “Koontz vs. St. John’s Water Management District.” He provided an interpretation of the case and stated that it was not a question of what the shortage is in the community for affordable housing units, but why the developers should bear the burden of responding to that shortage. He went on to explain the ramifications of this legal issue. In conclusion, he stated that with the Koontz’s decision forthcoming, it appears that when the Government tries to demand and/or obtain something from citizens, the burden is really on the Government to prove that their actions are proportional to the fee that is being created and that there is a rational nexus between the exaction being requested and the action of the citizen. Commissioner Wexler requested Ms. Wallace, Deputy County Attorney of Broward County, have their provide a legal opinion regarding the impact of the U.S. Supreme Court decision on the affordable housing provisions contained in the Broward County Land Use Plan to Council members at their next meeting.

MOTION: *It was moved by Mr. Castrataro and seconded by Commissioner Wexler to forward correspondence to the City of Fort Lauderdale City Commission requesting they engage a qualified firm to perform an Affordable Housing and Housing Market Study. Vote: 9 AYES. 3 NAYS. MOTION CARRIED.*

B. FY 2012-2013 Work Program Action Items Update.

Chair Navarro referenced the Housing Council’s 2012-2013 Work Program in terms of Education and Advocacy. She stated that at the last meeting, there was a request for the language to be amended. She informed Council members that staff received two options. She requested a motion of the Housing Council members to approve the new language in Education and Advocacy to be included in the Work Program for next year based on the recommendations by Council members.

MOTION: *It was moved by Mr. Castrataro and seconded by Commissioner Wexler to adopt into the 2012-2013 Work Program Education and Advocacy, a new line action item to read, “Actively engage with Broward County and municipal governments to increase the supply of rapid re-housing and permanent supportive housing for chronically homeless individuals. Strategies include, but are not limited to, creating a designated funding stream and establishing policies and programs aimed at including units in existing development and new housing construction designated for rapid re-housing and permanent housing of persons experiencing homelessness.” The motion was passed by a unanimous voice votes.*

NEW BUSINESS

Commissioner Wexler informed Council members that she received the proposed ballot language for the Charter Amendment regarding the Housing Council by the Broward County Attorney's Office. She requested that this item be put on the Agenda for discussion at the next Housing Council meeting in August 2013.

INFORMATIONAL ONLY

A. Housing Council Annual Report FY 2011-2012

Chair Navarro informed Council members that the FY 2011-2012 Housing Council's Annual Report was submitted to the Board of County Commissioners and was accepted at their June 4, 2013 meeting. She expressed appreciation to Ms. Chin and staff under the leadership of the former Chair in putting together such an impressive annual report.

B. 2013 Point-in-Time (PIT) Count and "At-Risk" data compiled for the PIT Count

Chair Navarro introduced Mr. Michael Wright, Homeless Initiative Partnership (HIP) Administrator, who briefly discussed the 2013 Point-In-Time (PIT) Count that was conducted in January 2013. Mr. Wright proceeded by introducing Dr. Patrick Hardigan of Nova Southeastern University. Dr. Hardigan tabulates the PIT Count data via HIP's Agreement with Broward Regional Health Planning Council for the Homeless Point-in-Time Count.

Dr. Hardigan provided an overview of the results from the PIT count and discussed the different methodology and strategies that were used in the report and presented several charts that made a comparison between 2007 to 2013. He stated that the charts provided compositions of the numbers of homeless persons that were sheltered and unsheltered by age groups, chronically homeless HIV/AIDS, Mental Health and Substance Abuse, and the trends of Homelessness measured by length of time by group under the categories of emergency, transitional and unsheltered.

Dr. Hardigan also presented a percentile grid that provided statistics on the reason of homelessness between 2011 and 2013. Some of the reasons included financial hardship, foreclosure, family problems, housing issues (non-foreclosure) and foster care with a high percentage noted in the category of financial. In 2011 it was 49% while for 2013 it decreased to 37%, and foreclosures were 2% in 2011 with an increase to 21% in 2013. A map was also provided identifying where the homeless were counted by percentage and zip code location in Broward County. The highest percentage identified at 30% was homeless population located in Central Broward zip code 33311, with 17% in zip code 33020 located in Hollywood. He noted that the lowest homeless population count at 2% and less were in the areas of West Broward zip code 33324, North Broward 33309 with East Broward zip codes 33306 and 33304. It was noted that homeless populations were counted in other areas but was not put on the map as its density was less than half of one percent.

Chair Navarro asked Mr. Wright when the Homeless Management Information Systems (HMIS) software will be available in Broward County. Mr. Wright stated HMIS system is available and will allow case managers an opportunity to re-examine how homeless services are provided and to make informed decisions, and develop appropriate action steps. Dr. Hardigan stated that they are still working on finalizing the 2013 point-in-time report that will provide a snapshot of the homeless population in Broward County. Chair Navarro thank Dr. Hardigan for his presentation.

IV. Next Council Meeting

Friday, August 23, 2013, 10:00 a.m. – 12:00 p.m.
AARLCC – Seminar Room 2

VIII. Adjournment

There being no other business to discuss the meeting was adjourned at 11:35AM

Disclosure: The above captioned Minutes are transcribed in a summary format. To hear the full meeting, a compact disk of the meeting (#DR 13-SC-25.) can be provided after 24 hour notice to the Document Control and Minutes Section at 954-357-4900.