



BROWARD HOUSING COUNCIL MINUTES

CALL TO ORDER: A regular meeting of the Broward Housing Council was held on Friday, October 25, 2013, 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:

Monica Navarro, Chair
Lisa Vecchi, Vice Chair
Richard Barkett
George Castrataro
Ann Deibert
Frances Esposito
Paul Figg

Richard Lemack
Mercedes Nunez
Dr. Rosalind Osgood
Frank Schnidman
Henry Sniezek
Lois Wexler

Council Members Absent

Robert Baldwin
Marcia Barry-Smith
Innocent Chinweze

Staff:

Angela Chin
Suzanne Fejes
Mark Journey, Assistant County Attorney
Elizabeth Kersting

Vena Paylo
Ralph Stone
Michael Wright

CHAIR'S REPORT

Chair Navarro made a brief report in regards to homelessness. She provided a background on collaborative efforts that were put together a year ago with Hearth Alliance to finance a best practice demonstration project to evidence how rapid rehousing with families that were experiencing homelessness or were at high risk of homelessness that also had an active report within the Child Welfare systems could be engaged in an interactive way. She indicated that through this competitive process, Broward County was one in five communities that deployed this demonstration project. She stated that Michael Wright, Director of Homeless Initiative Partnership, was actively involved in an advisory capacity to the launching of this project. She stated that this initiative was launched effective October 1, 2013 Broward County under the lead agency Kids in Distress, in collaboration with Child Net, Legal Aid, Urban League of Broward County, Broward County Housing Authority and other Housing Authorities that signed on to pledge the Housing Vouchers. Chair Navarro stated that it is an experimental study with a controlled group of 93 families and a treatment group of 50 families. She stated that during their first triage of intake there were thirty five (35) families that came to the attention of the study (18 families were randomized, 6 families were in the treatment group and 11 families in the controlled group). She provided several scenarios of homeless families living in cars with unique complexities and needs. Through working with Hope South Florida and getting housing vouchers approved, help was provided to put these families into permanent supportive housing. Chair Navarro indicated that the Housing Council will be kept abreast of the wins of this best practice model. She stated that the data collected on these families will be able to evidence that this unique engagement deserves to be further replicated within the County beyond the 50 families in this study to other sectors within the state or region.

APPROVAL OF THE JUNE 28, 2013, MEETING MINUTES

Corrections were made to the minutes in reference to errors cited by Ms. Esposito:

- Page 2 under *Directors Report* – name was corrected to read “*County Attorney Joni Armstrong Coffey*.”
- Page 4 under *Informational Item VI-B* – in reference to the date of Letter addressed to the City of Fort Lauderdale Commission which was corrected to read “*August 15, 2013*.”

MOTION: *It was moved by Lois Wexler and seconded by Frances Esposito to approve the Minutes of the Broward Housing Council Meeting of August 23, 2013 with corrections. The motion was passed by a unanimous voice vote.*

DIRECTOR’S REPORT

Mr. Stone announced to council members that based on discussions at the last Housing Council meeting, Mr. Mark Journey will be joining the Housing Council full time from the Broward County Attorneys’ Office.

Mr. Stone referred to the PowerPoint presentation of the Board of County Commissioners Affordable Housing Workshop that was held on October 15, 2013 a copy of which was distributed to council members. He provided an overview of key findings reflected in the 2011 Broward County Affordable Housing Needs Assessment on the trends that took place in Broward County since the collapse of the housing “bubble.” These findings included substantial affordability gaps experienced in single family home sales between 2011 and August 2013 in twelve (12) major cities in Broward County; extreme financial gaps were identified in terms of renter households earning 80% or less than the median household income; the increase of monthly housing costs by 54%; increased level of cost-burdened renter households from 43% to 62% which now represents approximately 107,100 renter households; also significant affordability median gaps experienced for 3 and 4-bedroom single family homes at the County level and the majority of the largest municipalities. Statistics was also reviewed on cost burdens experienced by moderate-income households in the metro areas of the top 25 regions which included Miami Dade and Broward reflecting the highest cost burdens in the nation with Housing and Transportation costs per median income at 72%. Mr. Stone stated that these gaps are expanding and is experienced not only by extremely low households but also moderate-income households who are struggling in terms of rising costs of housing and transportation. Federal/State Affordable Housing Grants funding was also reviewed which reflected that from 2006 to 2013 total countywide funds was decreased by 60% from \$35M to \$14M for Broward County which included 12 entitlement cities plus the County that received grants from CDBG, HOME and SHIP. Mr. Stone spoke about the Land Use Plan Policy 1.07.07 which was developed by the Planning Council in coordination with the Council’s ad Hoc Affordable Housing Committee, County representatives and Broward League of Cities and was adopted by the County Commission in 2006. Mr. Stone deferred to Mr. Sniezek to provide a follow-up of the presentation in reference to this policy.

Mr. Sniezek directed councilmembers to pages 16 and 17 of the workshop slide presentation which provided potential options to improve county funding sources at the regional/state level in cooperation with municipal partners and community stakeholders. He referred to Item 2 of page 16 – *Reconsider Countywide Linkage Fee on New Commercial Development*. He stated that this study/proposal was done in 2007-2008 by the County Forum; a rational nexus study was also done and a proposal was

prepared to have the County Commissioners adopt the linkage fee proposal but it was put on hold because the economy crashed in 2008. Mr. Sniezek indicated that due to the changes in the economy the implementation of the linkage fee is being reconsidered and is being pursued to move forward with the process to be approved and adopted by the County Commissioners sometime in December 2013.

Mr. Sniezek reviewed other potential options on page 17 in terms of the revision of Policy 1.07.07 which addressed County expectations regarding data and analysis and “voluntary mitigation” proposals. He explained that this was a policy that required municipalities to present their affordable housing programs to the County Commissioners for certain types of approvals on any planning amendments the cities were pursuing, making sure that information presented to the commissioners demonstrated compliance with the policy that is sufficient for affordable housing and mitigation proposals. He mentioned that some administrative rules were being prepared by staff that clarifies Policy 1.07.07 and will be presented to the Commissioners for consideration. Mr. Sniezek also spoke on the revision of the Broward County Density Bonus Program providing details on current formulas that are tied to the county’s flexibility rules for municipalities to use. *Mercedes Nunez, George Castrataro, Paul Figg and Lisa Vecchi entered the meeting at 10:15am.*

Chair Navarro referred back to page 17 of the presentation and requested clarification on Policy 1.07.07, whether it was being revisited in February 2014. Mr. Sniezek responded by explaining that there was a County Commission meeting on Tuesday October 22, 2013 in terms of expanding the scope of the Policy to include the implementation of Flex Units. It was confirmed that there will be a second meeting in February 2014.

Ms. Wexler provided her input in reference to the workshop presentation and the flexibility rule for the Broward County Density Bonus Program. She referred to page 16 in terms of potential options providing background information on actions taken to improve county funding sources at the regional/state level through the Sadowski Act, Local DOC stamp (Miami Dade Model) and countywide banks’ lending consortium. Ms. Wexler made suggestions to Mr. Sniezek in terms of identifying solutions for the Density Bonus Program.

Mr. Schnidman noted that incentives such as rebates, forgiveness or lessening of the fee process in terms of affordable housing was not and should have been included in the presentation. Mr. Sniezek and Mr. Stone responded accordingly explaining the affordable housing strategies that were funded through the CDBG, HOME and SHIP grants in 5 categories: Purchase assistance, home repair, multi-family gap financing, barrier free home improvements and foreclosure counseling. Mr. Stone referred to page 8 of the presentation in reference to affordable rental unit demand (45,708 units) and the availability of resources. He pointed out that federal/state dollars were so split up between the County and 15 entitlement communities that the major priorities of the new rental production resulted in the need for significant subsidies (approximately \$50,000 to \$75,000 per unit). Mr. Stone spoke about the funding of the Tax Credit programs. He cited frustration experienced and lack of response from other municipalities in reference to resource pooling efforts to the amount of \$2M for gap financing of 200 units. He did a comparison review of what is taking place between Miami Dade and Broward in terms of flex dollars acquired annually for affordable housing (\$10M – 500 units vs. \$2M - 200 units respectively) for the Tax Credit programs. He also indicated that the Local DOC Stamp option was being revisited and through Ms. Wexler was being put back into the legislative package for approval.

Ms. Wexler provided details on the process that is taking place for consideration in reference to the Local DOC Stamp’s implementation to Broward County. To inquiries made by Chair Navarro, Ms. Wexler confirmed that the language for the Local DOC Stamp initiative was approved October 24, 2013 to be a part of the legislative program and is available to the Housing Council but has not yet been

published. Chair Navarro noted that since the legislative component is part of the Housing Council Work Program it would be necessary that the Housing Council as a group make sure to have the opportunity to review and support the language provided for the local DOC Stamp initiative and possibly have the language included as an amendment to the Work Program. Ms. Wexler confirmed that this item could be put on the Agenda for review at the December 13, 2013 meeting.

Mr. Schnidman reiterated his suggestion that as an educational tool to the new councilmembers the array of existing incentives in the County should be examined for consideration to show what is currently available for someone who is interested in providing affordable housing. Chair Navarro was in agreement to this suggestion.

IV. HOMELESS INITIATIVE PARTNERSHIP ADMINISTRATOR'S REPORT: MR. MICHAEL WRIGHT

Mr. Wright provided an update on what was taking place in the homeless arena. He informed councilmembers that Vice Mayor Sharief will be issuing a Proclamation for the month of November as being the National Hunger and Homeless Awareness Month. Several major events have been planned to highlight homeless awareness month in Broward County. Mr. Wright stated that these cooperative events were designed to heighten awareness of homelessness which will precede the upcoming annual Point in Time Count in January 2014. The four planned events listed were:

- **Homeless Initiative Artwork** to be held at the 2nd floor common area of Broward County's Main Library located at 100, South Andrews Avenue, Ft. Lauderdale. Fifty (50) pieces of artwork submitted by 14 homeless individuals or families show casing their talents will be on display to the public Tuesday November 5 to Friday November 15, 2013.
- **The National 100,000 Homes Campaign** – as part of the HIP continuum of care program Broward County in collaboration with the Miami-Dade County and other local homeless providers including the Broward Health Planning Council and the United Way will be participating in a two-day “boot camp” designed to assess their most vulnerable and chronically homeless families so that they could target their permanent housing and supportive sources to them. This will be taking place at Ann Cole on Thursday October 31-and Friday November 1, 2013. During the week of the Homeless Point in Time Count (from noon Thursday January 23 to noon Friday 24th 2014) there will also be a week long Community campaign January 22-29, 2014 to register identified homes with the goal of having the County's chronically homeless off the streets by 2015.
- **Persons Experiencing Homelessness Safety Education Initiative** – In the month of November a group of homeless providers have volunteered to do a Homeless Safety Education Initiative campaign due to violence experienced by the homeless on the streets. The HIP Advisory Board has designated state and local coalitions on homelessness to be part of this campaign which will be presented at major feeding sites in Broward.
- **Transgender Provider Seminar** – The Homeless Initiative Partnership will team up with Florida Atlantic University to present a Transgender Provider Seminar on Thursday, November 21, 2013 from 2 o 5p.m. at the Pride Center at Equality Park, 2040 N. Dixie Highway, Wilton Manors. This seminar will be a consumer/provider centered facilitated event that is free and open to the public and is being held to provide awareness and sensitivity to the issues of assisting the transgender community.

Mr. Wright informed that in the last two months the United Way received a \$2M grant from Veteran's Administration for the self-sufficiency of veterans. This funding to end homelessness will serve 500 homeless veterans and their families in Broward County. Mr. Wright noted that the consumer outreach did not have any home inspections within the last two years and receiving this grant was considered a significant accomplishment for the communities in Broward County. He stated that \$800,000 of this grant will be going towards rapid rehousing with United Way and other partners.

Mr. Wright provided information regarding Car for Work, the largest non-for-profit developer for permanent supportive housing who will be moving into Broward County and will be working towards applying for the County's first Homeless Tax Credit Assistance project. Mr. Wright stated that this project was being competed for statewide. Mr. Wright spoke about the applications process which is submitted to the Florida Housing Financial Corporation. He indicated that there was a meeting between the developer and the HIP Advisory Board in terms of acquiring certification through the Homeless Continuum of Care.

Mr. Wright informed that there will be a State Council on homelessness who will be having a "White Paper" around affordable housing. It will be state centric study depicting direct connection between homelessness, poverty, and lack of affordable housing.

Mr. Wright spoke about the commission meeting that was held last Tuesday October 22, 2013 whereby an issue was brought up by Vice Mayor Sharief around the change and the way the municipality has adopted fire assessment fees and the potential closings and actual closing of AOS which will make approximately 270 people potentially homeless by the closing of the AOS. HIP is working with the Commission to give staff some direction around their assessment of the true nature of the problem.

Chair Navarro made reference to the developer Car for Work stating that as a competitor for the Homeless Tax Credit Assistance Project that will create units to address homelessness and provide services would a portion of these units be for the homeless? Mr. Wright confirmed that potentially it will be for the homeless. He also indicated that the HIP Board would like to coordinate a tour bringing folks from Broward to Miami Dade to show what the projects really look like; to break down misconceptions and show how successful these projects are. Chair Navarro addressed Mr. Stone inquiring whether it was appropriate for the Housing Council to take a supportive position on this application and document it, would it help the homeless residents in Broward County. Mr. Stone responded to the affirmative. There was a lengthy discussion between councilmembers expressing concerns in reference to the application/certification process and the request for more information on this complex competitive application process for the Homeless Tax Credit Assistance Project. Dr. Osgood noted that through the competition with other entities it will strengthen the grant applications process in term of inclusivity of community based organizations that has extensive experience in providing valuable services to the homeless i.e. HIV population and really represent the community. At the conclusion of the discussion Chair Navarro made her final comments in reference to the importance of communication, integration expectations and the sharing of building and servicing knowledge that will enhance the capacity of future building process that will benefit the residents in the community.

OLD BUSINESS

A. Proposed Language for the Housing Council's Resolution for the Charter Amendment Ballot 2014.

Chair Navarro provided an update of a meeting that was held with staff in early October to review the revised language of the Resolution and reiterated concerns expressed by two councilmembers in regards to removing language that prescribed the composition of the Housing Council Board. She stated that according to her understanding of the resolution is that the Housing Council remains mandated and required by the Charter but is no longer prescribed to the level of detail in the Charter and that prescription of its composition and additional detail would be included in the Ordinance. She deferred to Mr. Mark Journey, assistant County Attorney, Mr. Stone and Ms. Wexler for comments. She then opened the floor for discussion. There was a lengthy discussion of the pros and cons of various issues listed on "Exhibit A" in terms of purpose, flexibility in language, understanding the difference between the Charter and Ordinance, the importance of diversity in the composition of the HC Board. Each councilmember was engaged in providing their input. Mr. Journey was asked to provide an opinion. Based on everyone's feedback Chair Navarro invited councilmembers Richard Barkett, Paul Figg, Frank Schnidman and Lois Wexler to have a second meeting with staff, herself, and Mr. Journey to be a committee to draft the language of the Ordinance and bring back language that the committee feels is more representative of what should be preserved, what is the intent of all and bring back a conclusion to the meeting on December 13, 2013.

B. FY 2012-2013 Work Program

Chair Navarro stated that she reviewed the Work Program with a few changes but found that there was no update of note. Mr. Stone indicated that an agenda item will be brought at the next meeting that is focused on what was accomplished in FY 2013 and what will be recommended for FY 2014.

NEW BUSINESS

A. Update of 2011 Broward County Affordable Housing Needs Assessment (Study).

Mr. Stone stated that the Housing Council has an FY2014 issue of budget funding to do an update on the Needs Assessment Study. Mr. Stone indicated that they met with Dr. Murray and will be expanding on the scope of work for this study. Chair Navarro stated that she reviewed the draft scope of work in detail and it did mention how the data will be presented on the 31 municipalities. She inquired if there is room within the draft scope of work specific to the housing demand and supply impact assessment where the Metropolitan Center would be able to demonstrate some sort of measurable impact outcome that can be gauged. She stressed that the data in terms of the readiness, availability and reliability is very important. She stated that she would like to see measurable progress made on how municipalities are addressing various gaps that is not too burdensome on tracking from the issuance of one study to the next.

MOTION: *It was moved by Lois Wexler and seconded by Mercedes Nunez to approve the contract with Florida Atlantic University Metropolitan Center to update the 2011 Affordable Housing Needs Assessment Study not to exceed \$30,000. The motion was passed by a unanimous voice vote.*

B. Proposed Housing Council's meeting dates and time for 2014

MOTION: *It was moved by Mercedes Nunez seconded by Dr. Rosalind Osgood to approve the Housing Council's meeting dates and time for 2014. The motion was passed by a unanimous voice vote.*

C. 2013 National Association of County Information Officers (NAICO) awards received for the Website and Quarterly Newsletter.

Chair Navarro thanked staff and Ms. Vena Paylo, Website Specialist in reference to receiving the NAICO awards for the HC Website and Quarterly Newsletter which is fully ADA compliant. Ms. Paylo displayed her awards received and provided an update stating that on September 27th 2013 Ms. Chin and herself attended an awards ceremony which was held at the Commission Chambers officiated by County Administrator Bertha Henry. She stated that samples of work were displayed to build awareness by other Divisions in the County. To inquiries made she informed that the HC website now have 60 friends on Facebook and Twitter.

Next Housing Council Meeting

Friday, December 13, 2013, 10:00a.m. – 12:00p.m.

AARLCC – Seminar Room 2

Adjournment

There being no other business to discuss the meeting was adjourned at 11:45 a.m. Councilmembers were wished a safe and happy Thanksgiving.

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-79) can be provided after 24 hour notice to the Document Control and Minutes Section at 954-357-4900.