



BROWARD HOUSING COUNCIL MINUTES

CALL TO ORDER: A regular meeting of the Broward Housing Council was held on Friday, June 27, 2014, commencing at 10:01 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. Betsy Barnicle.

Council Members Present:

Richard Barkett
Ann Deibert
Frances Esposito
Vice Mayor Caryl Hattan
Richard Lemack
Gino Moro

Monica Navarro, Chair
Mercedes Nunez
Frank Schnidman
Henry Sniezek

Council Members Absent:

Robert Baldwin
George Castrataro
Dr. Rosalind Osgood
Marcia Barry-Smith
Lisa Vecchi, Vice Chair
Commissioner Lois Wexler

Staff:

Betsy Barnicle
Angela Chin
Rosemarie Fallon
Suzanne Fejes
Vena Paylo
Ralph Stone
Michael Wright

Guests:

Maite Azcoitia, Deputy County Attorney, Office of the County Attorney
Glenn McCormick, Ann Storck Center
Dr. Ned Murray, the Metropolitan Center at Florida International University

I. APPROVAL OF THE APRIL 14, 2014, AND APRIL 25, 2014, MEETING MINUTES

MOTION: *It was moved by Ms. Mercedes Nunez and seconded by Mr. Gino Moro to approve the Minutes of the Broward Housing Council Meeting of April 14, 2014. The motion was passed by a unanimous voice vote.*

MOTION: *It was moved by Ms. Mercedes Nunez and seconded by Ms. Frances Esposito to approve the Minutes of the Broward Housing Council Meeting of April 25, 2014. The motion was passed by a unanimous voice vote.*

II. CHAIR'S REPORT

Chair Navarro thanked Vice Chair Lisa Vecchi for standing-in as Chair during the previous meeting in her absence. She also thanked the Council for her reappointment as Chair for one additional year and reminded others to plan ahead if considering the nomination in 2015. Chair Navarro reported that she attended the May 14, 2014, Housing Finance Authority (HFA) of Broward County's retreat, and as a result, suggested the need for the Housing Council to familiarize themselves with the HFA's responsibilities and challenges such as working at the state level since those challenges may be similar to the Council's. She also reported that Ms. Ann Castro, Chair of the Broward County Planning Council, announced that they will form multiple subcommittees for their upcoming updates to the fifty-year land use plan. She reported that she was asked by Ms. Castro to co-chair the subcommittee on Housing, and that members of the Council will have an opportunity to participate.

III. DIRECTOR'S REPORT

Mr. Ralph Stone informed Council members that following today's meeting, he and Mr. Henry Sniezek will be transitioning responsibilities. Mr. Sniezek would now be the Housing Council's Board Liaison, and that Mr. Stone would then fill the category of designee for the County Administrator. Mr. Stone explained the reasoning behind the change in duties and elaborated on the scope of his new responsibilities in overseeing the Community Redevelopment Agencies (CRA's), and working with the newly approved Broward Redevelopment Program.

IV. NEW BUSINESS

A. A legal opinion regarding an article "Inclusionary Housing After Koontz," Planning & Environmental Law, Vol. 66, Issue 4, April 2014

The Chair introduced and welcomed guest speaker Deputy County Attorney Maite Azcoitia. Ms. Azcoitia informed Council members that Broward County does not have an inclusionary zoning ordinance, however, the County is working with the municipalities on affordable housing programs and policies. She explained that, while not at the Court stage in Florida, there needs to be a link between new housing and the need for affordable housing. She added that the use of affordable housing studies can demonstrate the attempt at a rational nexus.

A discussion followed, with Mr. Frank Schnidman stressing the importance of considering pre-existing needs in determining proportionality, with the nexus between the need and a development of housing projects possibly missing. He stated that the proportionality of requirements can only be applied to the identified impact of a project on affordability. Ms. Azcoitia added that most local governments are moving away from using inclusionary zoning and moving towards in-lieu fees or something similar to impact fees. Mr. Sniezek stated that Broward County only has two inclusionary zoning programs the Town of Davie and the City of Coral Springs (both on hold), and he confirmed the possibility of the County moving towards the use of impact fees.

B. 2014 Broward County Affordable Housing Needs Assessment Update presented by Dr. Ned Murray, AICP, Associate Director, the Metropolitan Center at Florida International University (FIU)

Prior to the presentation, Mr. Stone noted that the value-added features of the updated 2014 Broward County Affordable Housing Needs Assessment study included the Community Profiles for all thirty-one Broward County municipalities (showing a Demand & Supply Analysis based on ownership and rental), and comparisons based on three income levels; "Very Low", "Low", and "Moderate." Dr. Ned Murray described FIU's interests in Housing as being quality of life and economic sustainability.

Dr. Murray corrected one of his presentation's figures (page 6): the 2009-2012 4.8% decrease in number of County owner-occupied housing units is 22,411 and not 4,559 as indicated (the net between the owner and renter units). Also, Chair Navarro confirmed with Dr. Murray that two percentage figures were missing from the Assessment's Appendix B Pembroke Pines chart.

Dr. Murray presented the Needs Assessment's findings, noting four major themes and two elements: The themes included Shifts in Housing Demand & Supply, Growing Housing Affordability Gaps, Worker Resident, and Impacts Housing & Transportation Costs. The two elements he mentioned were Municipal Profiles, and Municipal Affordable Housing Demand & Supply Analysis.

He further reported that the 2009-2012 housing shift is reflected in the 8.9% increase in renter-occupied units or 17,852 units. He presented findings on such things as locations of units (79% of which are found in twelve municipalities), and development starts and completions. In addition, he reported that 49.7% of all households in the County are cost-burdened, and 52% of those cost-burdened renter households are “extremely” cost-burdened. Dr. Murray provided statistics on distressed Housing markets and median sale prices by municipality, broken out by single-family homes and condominium units sold, and new versus existing. Based on median household income, he reported very significant affordability gaps overall (broken down by municipality).

Dr. Murray explained that the Housing and Transportation costs have severely impacted most service sector workers and have also limited the choices for young professionals in the “creative class” occupations. He stated that the County Housing and Transportation Affordability Index is at 61.8%, with the threshold being 45%, and that twenty-eight out of twenty-nine municipalities have an index above this threshold.

Dr. Murray summarized some of the Municipal Profile details, such as how closely all of the municipalities show high percentages of renter and owner cost-burdened households, and that since 2007 there has been a decrease in the larger municipalities’ median household incomes and percentages of working families. He presented a similar summary of the Demand & Supply Analysis, showing significant gaps in the supply of affordable owner and renter Housing in the “very low” and “low” household income categories in the majority of municipalities.

The floor was opened to questions, and a discussion followed on the Council’s next steps for developing strategies to communicate the study’s findings. Mr. Stone stated that after previous studies, the Council drafted a letter highlighting the key findings, signed by the Chair, and forwarded to elected officials, the Broward legislative delegators, and City Managers. He indicated staff will forward the current study highlighting the key findings again. Mr. Stone spoke to the key challenges of identifying the revenue source(s) needed to implement solutions in order to allow the business community to recruit and retain employees, and for the service industries to be able to remain in the market. It was presented that the County’s Housing market is now international, affecting local buyers. The Chair stated that the Council was created to help recognize any signs of a reoccurrence of the 2008 “Housing bubble” market and to help avoid a relapse or assuage one’s affects.

Mr. Schnidman brought up the need to identify the underlying cost side factors, such as determining what is driving the cost increase. Dr. Murray informed the Council that the cost side will be addressed in the coming update to the Linkage Fee Nexus Study, reporting on construction costs and drivers such as land cost (as found in the 2007 study). Mr. Schnidman also requested that the study include demographics such as buyer and renter age and education level, due to factors such as higher student loan debt (which may cause many to remain cost burdened renters rather than home buyers).

Mr. Richard Barkett mentioned some affordable housing concerns such as the decrease in first time home buyers, the effect of student loan debt, and reduced employee wages.

**V. Homeless Initiative Partnership (HIP) Administrator’s Report: Michael Wright
Homeless Continuum of Care (HCoC) Board report: Vice Mayor Caryl Hattan**

A. Designate Liaison to serve on the “Homeless Continuum of Care” (HCoC) Board

Chair Navarro mentioned that in March 2014, the new composition of the HIP Advisory Board was approved by the County Commission, and now the Housing Council shall appoint a liaison to serve on the HCoC board or reappoint Vice Mayor Hattan who currently serves as an appointee. Mr. Michael Wright reported that the HCoC composition is twenty-nine members, twenty-seven voting members and two ex-officio members. The Housing Council has one of the voting seats, and an agenda item will be submitted for the August 12, 2014 Commission meeting, for the County Commission to consider and approve the individuals nominated by organizations to the HCoC Board. In addition, Mr. Wright reported that the HCoC now has twenty-two projects for a little over \$10 million (Broward’s largest award yet), creating approximately 111 units. *Vice Mayor Caryl Hattan entered the meeting at 11:44 a.m.*

MOTION: It was moved by Mr. Richard Barkett and seconded by Ms. Ann Deibert to reappoint Vice Mayor Caryl Hattan as the Liaison to the Broward Housing Council to the Homeless Continuum of Care Board. The Motion was passed by a unanimous voice vote.

VI. OLD BUSINESS

A. Prioritize the recommendations from the report “Community Reinvestment Act (CRA) Activities of Banks in Broward County” for inclusion in the 2015 Work Program.

The Chair reported that during the April 25, 2014 Council meeting, staff was asked to prioritize the recommendations from the CRA report using a time-frame ranking of short-term, mid-term, and long-term action steps. Chair requested that staff identify which action areas are clearly needed as priorities. Mr. Stone requested that the Council make a motion to incorporate the recommendations into the 2015 Work Program. He suggested that the discussion and vote be moved to the August meeting, which was agreed upon by the Council members.

B. 2014 Work Program

Chair Navarro recommended, and the Council approved, that the 2014 Work Program agenda item be moved for discussion at the next Housing Council meeting.

VII. NEXT HOUSING COUNCIL MEETING

Friday, August 22, 2014, 10:00 a.m. - 12:00 p.m.
AARLCC – Seminar Room 2

VIII. ADJOURNMENT

There being no further comments or business to discuss, the Meeting was adjourned at 11:45 a.m.

Disclosure: The above captioned Minutes are transcribed in a summary format. To hear the full meeting, a compact disk of the meeting (#DR 14-SC-28) can be provided after 24 hour notice to the Document Control/Minutes Section at 954-357-7290.