



BROWARD HOUSING COUNCIL MINUTES

CALL TO ORDER: A regular meeting of the Broward Housing Council was held on Friday, December 19, 2014, commencing at 10:05 a.m. in the African American Research Library & Cultural Center (AARLCC), Seminar Room 2, located at 2650 Sistrunk Boulevard, Fort Lauderdale, FL 33311.

ROLL CALL: Roll call was conducted by Mr. Albert Cummings.

Council Members Present:

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

Monica Navarro, Chair
Mercedes Nunez
John Peters
Frank Schnidman
Ralph Stone
Randall Vitale
Commissioner Lois Wexler

Council Members Absent:

Lisa Vecchi, Vice Chair

Staff:

Angela Chin, Planning & Redevelopment
Albert Cummings, Planning & Redevelopment
Mark Journey, Office of the County Attorney
Vena Paylo, Planning & Redevelopment
Henry Sniezek, Planning & Redevelopment
Michael Wright, Homeless Initiative Partnership

Guests:

Barbara Blake Boy, Planning Council
Suzanne Fejes, Housing Finance & Community
Development

I. Approval Of The October 24, 2014 Meeting Minutes

***MOTION:** It was moved by Commissioner Wexler and seconded by Randall Vitale to approve the Minutes of the Broward Housing Council Meeting of October 24, 2014, including Scribner's error correction. The motion was passed by a unanimous voice vote.*

II. Chair's Report

Chair Navarro thanked Vice Chair Lisa Vecchi for chairing the last Housing Council meeting. She indicated she had no Chair's report.

III. Director's Report

A. Presentation by Henry Sniezek: Overview on the review and update of the Broward County Land Use Plan and Comprehensive Plan #BROWARDNEXT.

Mr. Sniezek presented an overview of the #BrowardNext initiative. He stated that the goal of #BrowardNext is to review and update the Broward County Land Use Plan and Broward County Comprehensive Plan. The PowerPoint presentation provided a brief history on the development of Broward County dating back from 1915 to current. He mentioned that the Broward County Charter which was approved by the voters of Broward County in the mid-70s established the Broward County Planning Council who has the responsibility for preparing a countywide land use plan under the jurisdiction of the Broward County Board of County Commissioners.

Mr. Sniezek stated that the focus area workshop on affordable housing showed interest in the County working with municipalities in creating a comprehensive strategy addressing the countywide affordable housing issue. He further stated that the County Commission has contracted with The Metropolitan Center at Florida International University to update the 2007 Linkage Fee Nexus Study. This study, he advised, will evaluate whether to levy a development fee on new non-commercial buildings for affordable housing and whether it is legally justified. He mentioned that the study will be completed by December 2014, and after staff review, will be forwarded to the BOCC for consideration and direction. The Chair asked Mr. Sniezek the timeline for completing these updates. Mr. Sniezek implied within twenty-four months. Ms. Barbara Blake Boy elaborated on the use of social media as a tool for community outreach. Mr. Sniezek stated he will keep the Council updated on the continued progress of the #BrowardNext initiative.

B. Update on the status of the Community and Banking Council Workshop

Mr. Sniezek informed Council members of a draft agenda and flyer that is being distributed for the upcoming Community and Banking Council Workshop scheduled for January 23, 2015. Mr. Vitale asked if the feedback from the banks were positive regarding their attendance. Ms. Angela Chin stated a save-the-date was email blasted on Monday, December 15th and a final notice will be sent on January 5, 2015. At that time, staff should have more information regarding the banks participation.

IV. Homeless Initiative Partnership (HIP) Administrator's Report: Michael Wright Homeless Continuum of Care (CoC) Board Report: Vice Mayor Caryn Hattan

Mr. Michael Wright spoke briefly about the upcoming Point in Time (PIT) Count occurring the week of January 26-January 28, 2015, and the need for volunteers to assist with the count. He stated that the PIT count helps the U.S. Department of Housing and Urban Development (HUD) and local Continuum of Care (CoC) understand the number and characteristics of homeless individuals sleeping in shelters or on the street or other places not meant for human habitation. Mr. Wright indicated that they will be using the Vulnerability Index Tool for identifying and prioritizing people experiencing homelessness for housing according to the fragility of their health, and to determine which of homeless population is most at risk on the streets. He mentioned that Ms. Vena Paylo, Website Specialist, will assist with placing this information on the website. Mr. Wright stated at the last CoC meeting held December 3, 2014, the board recommended that he put forth a memo to the County Commission requesting they look at creating a local tax on food and beverage to be used for homeless services. He referenced Miami Dade County as implementing this tax. Commissioner Wexler stated that she and Commissioner Barbara Sharief spoke briefly on this item at their last commission meeting under non-agenda items. She indicated that some of her colleagues were resistant and preferred to add a penny sales tax increase for transit.

Mr. Ralph Stone mentioned the need and importance for establishing a dedicated funding source(s) for affordable housing. Mr. Vitale asked if the penny sales tax is per dollar for food and beverage, and

Commissioner Wexler replied yes. Mr. Wright pointed out that the County does have a dedicated funding source for homeless services and for every gallon of gas sold in Broward County, one penny goes to a homeless fund. He stated that this tax generates approximately \$7.2 million a year. He mentioned that Miami Dade County's food and beverage tax generates approximately \$20 million a year. Ms. Frances Esposito pointed out that three of the most preeminent cities are exempt from a food and beverage tax, Miami Beach, Surfside and Bal Harbour. Mr. Wright concluded by added that Broward's gas tax is under Board resolution and was re-enacted in 2004 and is due to sunset in 2029.

The Chair asked if this item is being presented to the Council for the Council to take a position or just for informational purposes. Mr. Wright answered, informational only.

Mr. Frank Schnidman agreed with Mr. Wright in that the homelessness issue is related to the fact that there is a lack of affordable housing. He stated that nine municipalities in Broward County have established CRAs and out of the nine CRAs that collect tax increment financing (TIF) none of the TIF funds are being utilized for affordable housing projects as mentioned in Chapter 163 Florida Statutes instead the TIF funds are being used for economic development projects. He also spoke of the World Center Project and the legal matters involved therein as well as the lack of qualified professional development help within that community. The Chair mentioned that this is something we should explore further. Mr. Schnidman stating that there will be a television broadcast on Friday, January 30, 2015 concerning this matter.

V. Old Business

A. Adopt the Proposed 2015 Work Program

Mr. Sniezek briefly discussed the highlighted areas of the Work Program. He stated that Item II. D. which recommends that *the County Commission entertain the creation of a County Linked Deposit ordinance that would require financial institutions receiving County deposits to implement appropriate recommendations from the Broward CRA Report*. This recommendation would be forwarded to the County Commissioners on behalf of the Chair of the Housing Council requesting their support. The Chair as well as Commissioner Wexler agreed that this item should not be added to the 2015 Work Program and suggested it be a discussion at the January 23rd workshop for the banking community to implement.

MOTION: *It was moved by Commissioner Wexler and seconded by Randal Vitale to remove Item II. D. which recommends that the County Commissioners entertain the creation of a County Linked Deposit ordinance that would require financial institutions receiving County deposits to implement appropriate recommendations of the Broward CRA Report be removed from the proposed 2015 Work Program. The motion was passed by a unanimous voice vote.*

The Council then discussed Item I. B. *Support Homebuyer Education courses through HUD Certified Counseling Agencies for programs supported with local, state and federal affordable housing funds* and Item III. A. *Continue and encourage foreclosure counseling workshops throughout Broward County by local nonprofit HUD certified Housing Counseling Agencies and local banks*. The Chair mentioned there could be a motion to amend the language due to the redundancy. There was a lengthy discussion amongst Council members regarding the accountability of HUD Certified Counseling agencies and their abilities to provide quality services and assistance to their clients. Mr. Moro requested from staff provide information on how the HUD Certified Counseling Agencies measure success. Commissioner Wexler

inquired to Mr. Moro, who represents the Florida Association of Mortgage Brokers, if they provide the same services provide by HUD to their clientele? Mr. Moro said no and explained their process. The Chair stated that it is not the responsibility of staff to measure the success of HUDs Certified Counseling Agencies. Ms. Deibert stated that the services provided by HUD and administered by the Broward County Housing Authority include foreclosure prevention, home buyers assistance, credit issues as well as other services which are provided for free. More discussion evolved regarding this issue. Mr. Richard Barkett recommended leaving these two items (I. B and III. A.) in the Work Program. He indicated that these are statements by the Council to support existing programs.

MOTION: *It was moved by Vice Mayor Caryl Hattan and seconded by Randal Vitale to approve and adopt the proposed Housing Council's Work Program for 2015. The motion was passed with a 13-1 voice vote with Mr. Moro opposing. Motion carried.*

VI. New Business

There was no business before the Council for discussion. However, Mr. Vitale offered to reach out to the CRA Bank Representatives regarding the upcoming CRA workshop.

Ms. Chin asked Mr. Moro whether he is opposing all of the new recommendations to the proposed Work Program or is it just a certain item being opposed. The Chair stated it is her understanding that he is opposing the new recommendations. Mr. Moro concurred.

VII. Next Housing Council Meeting **Friday, February 27, 2015** **From 10:00 a.m. – 12:00 p.m.** **AARLC – Seminar Room 2**

Commissioner Wexler informed Council members that the County Charter mandates six meetings a year and that the January workshop can count as a meeting. Chair asked staff if there were any items for discussion at the next meeting scheduled for February. Ms. Chin indicated that a guest speaker on behalf of Mr. Stone from the United Way would like to present to the Council the "ALICE" Asset Limited, Income Constrained, Employed Report which focuses on minimum costs for the area which has a direct impact on housing. Council members all agreed to have the February meeting and not hold the December meeting.

Mr. Sniezek also indicated that a number of Council members term will expire in January. Ms. Nunez asked to identify those members. Ms. Chin announced that Commissioner Wexler, Lisa Vecchi, Monica Navarro, and Ms. Nunez terms will expire. These members are County Commission appointments and will have to either be reappointed or new appointments made to the Council. County staff will inform those Council members if they are reappointed.

VIII. Adjournment

There being no other business to discuss before the Council, it was moved by Commissioner Wexler and seconded by the Chair to adjourn the meeting. The motion was passed by a unanimous vote and the meeting was adjourned at 11:28 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-66) can be provided after 24 hour notice to the Document Control and Minutes Section at 954-357-6634.