



SUMMARY MINUTES

BROWARD HOUSING COUNCIL
April 27, 2017 - 10:00 AM
African American Research Library and Cultural Center, Seminar Room 2
2650 Sistrunk Boulevard, Fort Lauderdale, FL 33311

Board Members Present

James Carras, Chair	Ajibola Balogun	Heather Brinkworth
Ann Deibert	Frances Esposito	Ralph Stone
Comm. Dale V.C. Holness	Barbara Mendez	Gino Moro
Mercedes Nunez	Marcia Barry-Smith	Lisa Vecchi

Board Members Absent

Caryl Hattan, Vice Chair	Howard Elfman	Drew Saito
Beverly Williams		

County Staff

Jo Sesodia, Director	Sue Carrano, Coordinator	Angela Chin, HFCRD
Chris Salerno, PDMD	Mark Journey, CAO	

Attendees who signed in

Sandra Veszi Einhorn, CCB	Frank Schnidman	Carine Eugene, HACFL
Adriene Cox, HACFL	D'Wayne Spence, FtL CRA	

1) CALL TO ORDER AND ROLL CALL

The meeting called to order at approximately 10:06 am. Roll call was taken by Sue Carrano. A quorum was present and the meeting proceeded per the published agenda.

2) Approval of the February 24, 2018 Meeting Minutes

Motion: Frances Esposito moved approve the meeting minutes, as is. Gino Moro seconded. All in favor.

3) Chair’s Report: James Carras

The Chair announced three new appointments to the Housing Council: 1) Mr. Ajibola Balogun, representing Broward League of Cities as City Manager of a city with less than 50,000 residents; 2) Ms. Barbara Mendez, representing the Builders Association of South Florida; and 3) Vice Mayor Beverly Williams, representing the Broward League of Cities as an Officer. Chair Carras welcomed the new members and the present members gave a brief introduction.

The Chair briefly discussed two additional items. First, December Tax Cut Act passed by Congress included an initiative called Opportunity Zones. Qualified low-income areas in each state. Broward County, 30 census tracts were named as opportunity zones. Once zones are approved by the IRS, they are able to receive equity investments from opportunity zone funds. They will be capitalized by unearned capital gains, which those taxes will be deferred, between 5 to 10 years.

Announcement that James Carras announced his intent to step down as Chair due to other interests and expressed his gratitude to serving this board.

4) Director's Report: Jo Sesodia

Staff has been working on the BHC website, Chris Salerno will provide update.

Jo Sesodia recently attended American Planning Association National Conference, along with Angela Chin. Discussions at the conference on affordability included the need for dedicated funding sources and for public education about what affordable housing really means. There are the same issues that the Housing Council is addressing here in Broward.

5) Public Comments

No public comments.

6) Homeless Initiative Partnership (HIP) Administrator's Report: Michael Wright

Mr. Wright was not present. Sue Carrano presented a report. Accumulative numbers from 2018 point-in-time count accomplished in January. Press release is being finalized. Overall, decreased by 5.4% to 2017. Unsheltered count decreased by 9.2%. Chronically homeless numbers saw slight increase of 1.8%. Total number in count was 2,318, included 1,449 sheltered and 869 unsheltered. Total for 2017 was 2,450: 957 unsheltered and 1,493 sheltered.

Continuum of Care (CoC) Board Report: Vice Chair Caryl Hattan

Vice Chair Hattan was not present, no report given.

7) New Business

A) Election of Officers: Chair and Vice Chair

Nominations for Chair: Caryl Hattan, Marcia Barry-Smith.

Motion: Open vote for position of Chair, zero votes for Caryl Hattan, unanimous vote of all members present for Marcia Barry-Smith, will proceed next meeting as new Chair.

Nominations for Vice Chair: Caryl Hattan.

Motion: Open vote for position of Vice Chair, unanimous vote of all members present for Caryl Hattan to continue as Vice Chair.

B) Broward County Commission Affordable Housing Workshop: Ralph Stone

Ralph Stone, Director of Housing Finance and Community Development Division, shared the presentation given at the affordable housing workshop on April 17. He noted that Broward County is at the bottom of the affordable housing list with the largest gap between cost of housing and bottom line income. Sandra Veszi Einhorn spoke about recommendations that were developed as part of the Coordinating Council of Broward's (CCB) vision plan for affordable housing. Mr. Stone followed with seven recommendations for future direction that were presented to the Board of County Commissioners at a workshop, which include:

- Initiate Sadowski Legislation Amendment to retain 90% of Doc Stamps.
- Fund \$5 million for FY19 Affordable Housing Fund (second \$5 million of three years).
- Affordable Housing Fund. Request all municipalities to fund proportional share of \$5 million countywide (\$5 million / population = \$2.58 per person).
- Direct administration to contract for Rational Nexus Study for residential development and update Non-Residential Linkage Fee Study.
- Request the Broward Housing Council to implement an education/advocacy program for amending the Sadowski Act.
- Direct Staff to evaluate affordable housing and density bonuses for major commercial corridors/"Big Box" site redevelopment.

- Establish a Land Bank Program and assess government and school board property for affordable housing.

Motion: Ajibola Balogun motioned to discuss sending communication to the Board of County Commissioners (BOCC) to support the future direction as established by the Office of Housing and Finance. Ann Deibert seconded. All in favor of discussion.

Ajibola Balogun discussed support of a system for tracking recommendations and giving future recommendations. Commissioner Holness suggested adding the tracking system to the motion and also reviewing alternatives for determining the per capita assessment recommended to each city. He also suggested communicating the recommendations (to the BOCC) in late August, early September while it is fresh in everyone's minds due to the recent workshop.

Motion: Ajibola Balogun motioned to recommend the original motion subject to revising item 3 (Affordable Housing Fund), to use an alternative proportional share formula that is fair to municipalities that have affordable housing and add tracking of all recommendations. Heather Brinkworth seconded. All in favor.

8) Old Business

A) Update on Housing Element for BrowardNEXT 2.0

Sue Carrano discussed. Updated elements have incorporated all public comments. These are available online for viewing. Comments need to be sent to the State, but first approved by the County. County Commission on May 8 meeting will set the public hearing for June 12.

Jo Sesodia noted this was taken to and endorsed by the Planning Council.

B) Status Update to the 2014 Affordable Housing Needs Assessment

Sue Carrano discussed. Submitted request for information to Purchasing Division, to sole source project or find if other entities were available to conduct this study. Submitted 2-week RLI and received 7 responses back from capable vendors interested in completing assessment. Next step will be meeting with Purchasing and RFP, request for proposal.

C) Status of 2017 Annual Report

Annual Report will be presented at the next June meeting, draft for review and approval. If approved, it will be forwarded to the County Commission for their action.

D) Broward Housing Council Website Update: Chris Salerno

Jo Sesodia noted changes in the website design now include guidance following Housing Policy rather than website information that was generic to housing.

Chris Salerno reviewed and discussed the new live website, per OPC guidelines. Broward website has direct links to Facebook associated page. The website administrator will update both sites but will not be in response to the public but to provide information to the public. Twitter account connected, information only, no two-way communications with the public. Newsletters will no longer be kept on website but will move over to new subscription, Mail Chimp, which provides better email layout, subscription efforts, and storage of previous letters.

9) Next Housing Council Meeting

Friday, June 22, 2018, 10:00AM

African American Research Library and Cultural Center (AARLCC)

2650 Sistrunk Boulevard, Seminar Room 2, Fort Lauderdale, FL 33311

10) Adjournment

Motion: Commission Holness motioned for adjournment. Lisa Vecchi seconded. All in favor. Meeting adjourned at 11:41 am.

Purpose: *To serve in an advisory capacity to the County Commission and to facilitate coordination between the County, municipalities, the business community and not-for-profit groups to address housing issues including, but not limited to, affordable housing, workforce housing and homelessness. The Council shall submit an annual report to the County Commission and other organizations represented by the Council.*

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