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BrowardHousingCouncil.org

BROWARD HOUSING COUNCIL

Regular Meeting

AGENDA

Livestream at https://broward.granicus.com/ViewPublisher.php?view_id=15

A meeting of the Broward Housing Council (BHC) will be held at **10 AM on Friday, June 26, 2026**, at Broward County Government Center East (GCE), Room 430, located at 115 S. Andrews Avenue, Fort Lauderdale, FL 33301.

- 1) Call to Order and Roll Call
- 2) Guest Speaker: *Yes In God's Backyard (YIGBY) + Live Local 4.0*, presented by Kody Glazer, Esq., Chief Legal and Policy Officer, Florida Housing Coalition
- 3) Broward Next Comprehensive Plan Update presented by Heather Cunniff, AICP, Planning Section Supervisor, Housing and Urban Planning Division
- 4) Approval of February 27, 2026 Meeting Minutes (*see attachment*)
- 5) Approval of May 15, 2026 Meeting Minutes (*see attachment*)
- 6) Chair's Report: Christopher Krzemien
 - A) Continuum of Care (CoC) Advisory Board Report: Teneshia Taylor
 - B) Florida Realtors® Report: Beth Daly, Vice-Chair
- 7) Director's Report: Darby Delsalle, AICP
- 8) New Business
 - A) Discussion of BHC 2026 Fall Workshop (*see attachment*)
- 9) Old Business
- 10) Public Comments
- 11) **Next BHC Meeting: 10 AM, Friday, August 29, 2026, in Room 430, Broward County Government Center, 115 S. Andrews Avenue, Fort Lauderdale, FL 33301**
- 12) Adjournment

Our 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.

Chair, Christopher Krzemien • Vice-Chair, Beth Daly
Ajibola Balogun • Marcia Barry-Smith • Maura McCarthy Bulman • Michele Collie • Luke Harrigan • Parnell Joyce
Joseph Kenner • Mike Pearson • Nathan Perlmutter • Commissioner Hazelle P. Rogers • Ralph Stone • Teneshia Taylor

SUMMARY MINUTES

BROWARD HOUSING COUNCIL
Friday, February 27, 2026 10:00 AM
Broward County Government Center East, Room 430, Fort Lauderdale, FL

Board Members Present

Ajibola Balogun	Marcia Barry-Smith	Maura Bulman
Michele Collie	Beth Daly, Vice-Chair	Parnell Joyce
Christopher Krzemien, Chair	Nathan Perlmutter	Commissioner Hazelle Rogers
Ralph Stone	Teneshia Taylor	

Board Members Absent

Alex Almanzar	Maura Bulman	Luke Harrigan
Mike Pearson		

County Support Staff

Darby Delsalle, AICP, HUPD	Sue Carrano, HUPD	Keith Darby, HUPD
Stacey-Ann Rowe, CAO		

Other Attendees

Naomie Labaty, Broward County OIG/Boards Section	Annastacia Robinson, Florida Rising	Assu Etsubneh, County Commissioner’s Office, District 9
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1) CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:22 AM by Chair Krzemien. Roll call was taken by Sue Carrano who confirmed that a quorum was present.

2) Chair’s Report

Chris Krzemien, Chair, stated that housing affordability continues as a present day challenge; however, Broward County is building solutions. He reported there has been meaningful movement and a broader planning lens applied by County, such as coordinating its funding sources for maximum leverage and tying housing to transportation hubs. The Live Local Act is also expediting affordable housing with about 20 projects in progress countywide. The BHC continues to collaborate and ensure system accountability.

3) Approval of November 7, 2025, Regular Meeting Minutes

Motion: Ajibola Balogun moved to approve the minutes as presented. Beth Daly seconded. All in favor.

4) Director’s Report

Darby Delsalle, Director, reported the County’s Comprehensive Plan and Land Use Plan are being updated. The Planning Council’s first Public Hearing for BrowardNext is April 23. The HUPD is collaborating with GIS staff to build a dashboard for the Municipal Scorecards. He reported that the County received about \$7.1M in federal and \$2.5M in State funding for CDBG, HOME, CDBG-ESG and SHIP programs. HUPD staff is preparing an RFA for development of a mixed use affordable housing project on County owned property in Washington Park (aka Wheeler Property).

Commissioner Rogers stated the importance of housing sustainability by extending the current 30 year affordability restriction to 50 years or perpetuity. She also stated the importance of homeownership and diversifying the types of affordable housing beyond rental apartment units. Ralph Stone responded that these issues are addressed through the Master Plan's densification strategy. Darby Delsalle reported that the County recently approved a \$5M TIF funding allocation for homeownership.

5) **New Business**

- A) **Approval of 2026 BHC Meeting Dates.** Following discussion, the proposed December 11, 2026 meeting date was changed to December 4. **Motion:** Beth Daly moved to approve the 2026 meeting dates, as amended. Ajibola Balogun seconded. All in favor.
- B) **Approval of 2026 BHC Work Program.** Following discussion, the following items were added to the proposed 2026 Work Program: Advocate for the refinancing and extension of affordability for expiring affordable units; and Invite lending institutions to provide affordable housing program/CRA updates during monthly BHC meetings. **Motion:** Beth Daly moved to approve the 2026 Work Program, as amended. Michele Collie seconded. All in favor.
- C) **Approval of 2025 BHC Annual Report.**
Motion: Ajibola Balogun moved to approve the 2025 BHC Annual Report, as presented, and forward it to the Board of County Commissioners for acceptance. Michele Collie seconded. All in favor.

6) **Old Business**

Broward Continuum of Care (CoC) Advisory Board Report. Teneshia Taylor reported that during a recent CoC Advisory Board meeting, members discussed impacts of changes to programs such as the Emergency Services Voucher (ESV) program. Planning is in process for the 2nd Annual Landlord Recruitment Initiative event. Chair Krzemien requested that, moving forward, reports from the CoC Advisory Board and the Florida Realtors® be included as standing BHC agenda items under the Chair's Report.

7) **Public Comments**

None.

8) **Adjournment**

The meeting was adjourned at 11:11 AM.

- 9) **Next BHC Meeting: 10 AM, Friday, April 24, 2026, Room 430, Broward County Government Center East (GCE), 115 S. Andrews Avenue, Ft. Lauderdale**

Disclosure: The above captioned minutes are transcribed in a summary format. To obtain a complete audio recording of the meeting, approved summary minutes, or any presentation or handout materials, submit a public records request through the Housing and Urban Planning Division, 954 357 8695.

SUMMARY MINUTES

BROWARD HOUSING COUNCIL
Friday, May 15, 2026 - 10:00 AM
Broward County Government Center East, Room 430, Fort Lauderdale, FL

Board Members Present

Ajibola Balogun	Christopher Krzemien, Chair	Luke Harrigan
Parnell Joyce	Nathan Perlmutter	Teneshia Taylor

Board Members Absent

Marcia Barry-Smith	Maura Bulman	Michele Collie
Beth Daly, Vice-Chair	Mike Pearson	Commissioner Hazelle Rogers
Ralph Stone		

County Staff

Angela Bauldree-Van Beber HUPD	Sue Carrano, HUPD	Keith Darby, HUPD
Stacey-Ann Rowe, CAO	Lisa Wight, HFA	

Other Attendees

Stephan Romdoht, Florida Rising	Annastacia Robinson, Florida Rising	Anika Cross, Florida Rising
Lucia Candiotti, Florida Rising	Rick Riccardi, Fellowship RCO	Karen Osses, Florida Rising

1) CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:12 AM by Chair Krzemien. Roll call was taken by Sue Carrano who confirmed that a quorum was not present.

2) Approval of November 7, 2025, Regular Meeting Minutes

No action taken due to lack of quorum.

3) Chair's Report

Chris Krzemien, Chair, reported on County funding initiatives and State legislation supporting affordable housing production. The 10-Year Affordable Master Plan initiatives, streamlined approval processes, and legislation such as HB 1389 (Live Local 4.0) expand protection for affordable housing development. However, proposed property tax reform, rising insurance and construction costs, and wage gaps are continuing challenges.

Teneshia Taylor provided the Continuum of Care (CoC) Advisory Board report:

- A significant percentage of people experiencing or at risk of homelessness are seniors; she suggested the BHC could overlap with senior homelessness efforts.
- SB 1434 (Infill Development) is a possible panel topic for the BHC Fall Workshop.
- The Safe Parking Program, a new pilot program operated by HOPE South Florida, provides a safe area for homeless families meeting certain criteria.

At this time, Chair Krzemien welcomed new BHC member Joseph Kenner who was appointed by Commissioner Fisher to fill the category of Chief Executive of a recognized, not-for-profit homeless organization. Mr. Kenner serves as President of HOPE South Florida, and he provided details about the Safe Parking Program.

4) Director's Report

Angela Bauldree-Van Beber, Assistant Director, reported on the status of a recent \$27M RFA for new affordable multifamily units. A total of \$22M was recommended for four (4) projects with the remaining \$5M set aside for homeownership. Additional SHIP and CDBG-DR grant money was received by the County for mortgage and rehab assistance, new affordable housing projects with less than 70 units, and infrastructure/flood resiliency. Sue Carrano, Sr. Planner, reported on updates to the BrowardNext Land Use Plan and County's Comprehensive Plan. The BHC Affordable Housing Dashboard Supply Map was recently updated and HUPD staff is finalizing the Municipal Scorecard Dashboard. June is National Homeownership Month which will be promoted on the BHC website. Discussion regarding BHC fall workshop will be included on the next meeting agenda.

5) Guest Speaker: Amy Robbins, First Vice-President, Mortgage Branch Manager, Valley Bank

Ms. Robbins addressed issues affecting housing affordability, mortgage brokers versus banks, current market pulse, and rate projections from Fannie Mae. She also discussed the FHFA's 2026-2030 draft strategic plan.

6) New Business

None.

7) Old Business

None.

8) Public Comments

Representatives of Florida Rising (see Other Attendees) addressed the membership regarding their interest in partnering with the BHC and suggested not for profit housing options such as Community Land Trusts and other best practices as a possible fall Workshop topic.

9) Adjournment

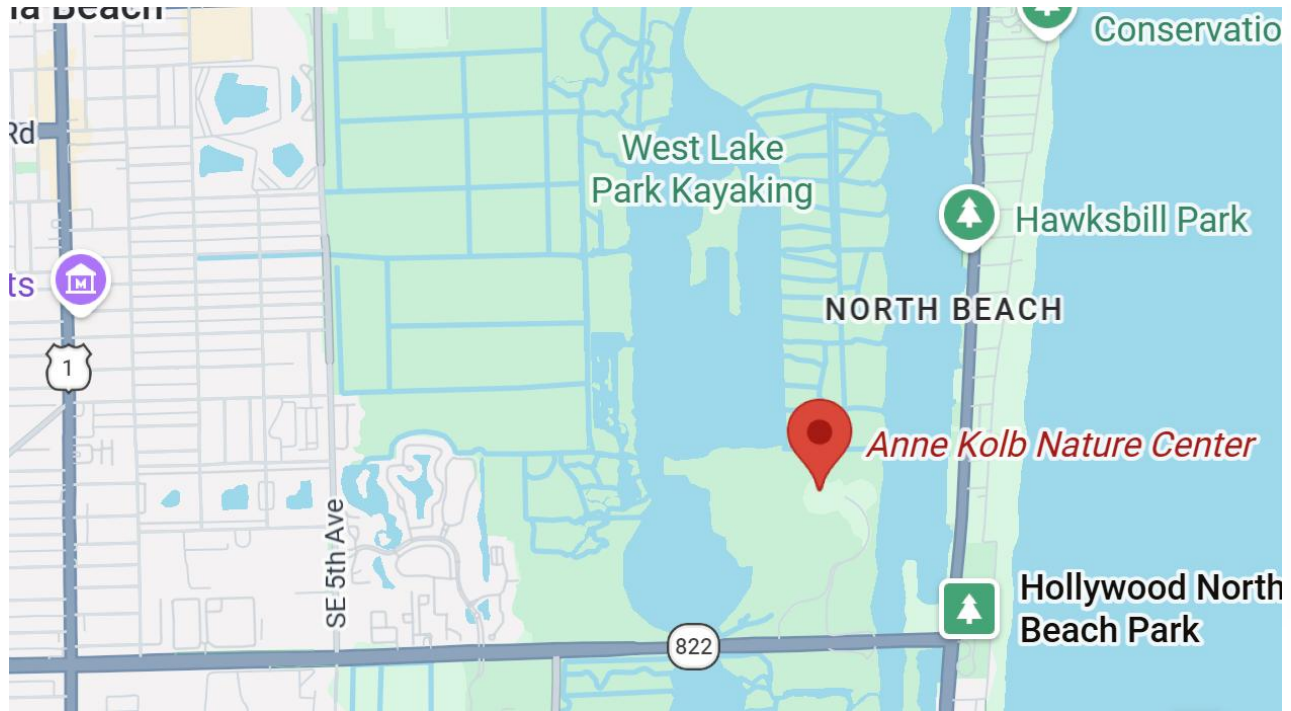
The meeting was adjourned at 11:28 AM.


10) Next BHC Meeting: 10 AM, Friday, June 26, 2026, Room 430, Broward County Government Center East (GCE), 115 S. Andrews Avenue, Ft. Lauderdale

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October							November						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
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11	12	13	14	15	16	17	15	16	17	18	19	20	21
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25	26	27	28	29	30	31	29	30					
3:☉	10:☀	18:☽	26:☾				1:☉	9:☀	17:☽	24:☾			
							Nov 11 Veterans Day						

BHC Fall Workshop 2026: **DATE**

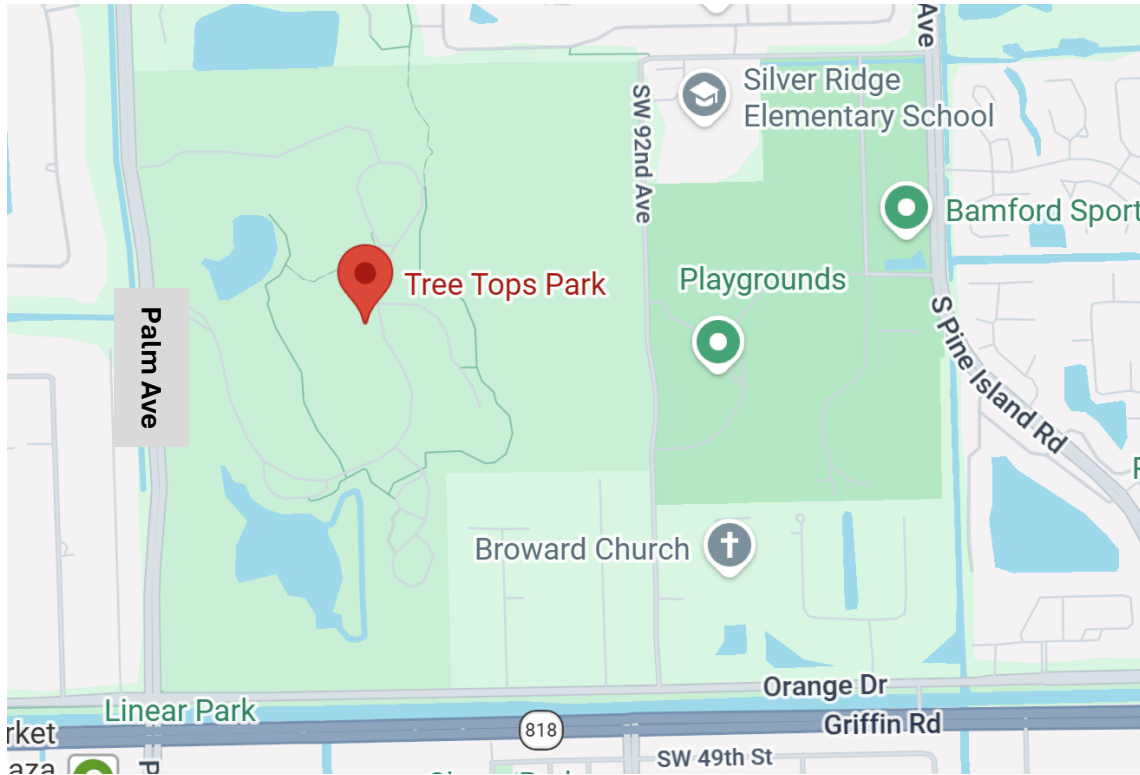


 751 Sheridan St, Hollywood, FL 33019



Mangrove Hall, 2025

BHC Fall Workshop 2026: **VENUE**



 3900 SW 100th Ave, Davie, FL 33328



Oak Ridge Hall, 2018

BHC Fall Workshop 2026: **VENUE**

Proposed Topics (so far)

- + Broward County 10-Year Affordable Housing Master Plan
- + Municipal Scorecard Dashboard
- + Seniors
- + Shared Equity Housing/Community Land Trust
- + Affordable Housing Legislation
 - SB 1434 Infill Redevelopment - Broward Infill Property
 - Faith-Based Owned Properties for Affordable Housing (YIGBY)
- + Florida Rising

BHC Fall Workshop 2026: [TOPIC/THEME](#)