

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
Parnell Joyce

Christopher Krzemien, Chair
Nathan Perlmutter

Luke Harrigan
Teneshia Taylor

Board Members Absent

Marcia Barry-Smith
Beth Daly, Vice-Chair
Ralph Stone

Maura Bulman
Mike Pearson

Michele Collie
Commissioner Hazelle Rogers

County Staff

Angela Bauldree-Van Beber
HUPD
Stacey-Ann Rowe, CAO

Sue Carrano, HUPD
Lisa Wight, HFA

Keith Darby, HUPD

Other Attendees

Stephan Romdoht, Florida
Rising
Lucia Candiotti, Florida Rising

Annastacia Robinson,
Florida Rising
Rick Riccardi, Fellowship
RCO

Anika Cross, Florida Rising
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

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.