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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 on **Friday, August 22, 2025**, at 10 AM, 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) BrowardNEXT Administrative Rules Document, Article 5 Regarding In Lieu Payments for Affordable Housing: Dawn Teetsel, Director of Planning, Broward County Planning Council
- 3) Approval of June 27, 2025, Meeting Minutes (*see attachment*)
- 4) Chair's Report: Christopher Krzemien
- 5) Director's Report: Darby Delsalle, AICP
- 6) New Business
 - A) Approval of Proposed Amendment to BHC 2025 Meeting Dates (*see attached*)
- 7) Old Business
 - A) Discussion of BHC Annual Fall Workshop
- 8) Public Comments
- 9) **Next BHC Meeting: TBD**
- 10) 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

Alex Almanzar • Ajibola Balogun • Marcia Barry-Smith • Maura McCarthy Bulman • Michele Collie • Luke Harrigan
Parnell Joyce • Mike Pearson • Nathan Perlmutter • Commissioner Hazelle P. Rogers • Ralph Stone • Teneshia Taylor

SUMMARY MINUTES **DRAFT**

BROWARD HOUSING COUNCIL **Friday, June 27, 2025 - 10:00 AM** **Broward County Government Center East, Room 430, Fort Lauderdale, FL**

Board Members Present

Ajibola Balogun	Maura Bulman	Michele Collie
Beth Daly, Vice-Chair	Luke Harrigan	Parnell Joyce
Christopher Krzemien, Chair	Nathan Perlmutter	Ralph Stone
Teneshia Taylor		

Board Members Absent

Marcia Barry-Smith	Mike Pearson	Ashley Roche
Commissioner Hazelle Rogers		

County Staff

Darby Delsalle, UPD	Sue Carrano, UPD	Keith Darby, UPD
Stacey-Ann Rowe, CAO		

Other Attendees

Kareen Nelson, Gloria House Foundation

1) CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:09 AM by Chair Krzemien. Roll call was taken by Sue Carrano who confirmed that a quorum was present.

2) Introduction of New BHC Members

Chair Krzemien welcomed new BHC member Alex Almanzar who was recently appointed by Florida International University (FIU) as an individual with technical housing expertise. Mr. Almanzar is a research coordinator for FIU Metro Center and worked on the County's Ten-Year Affordable Housing Master Plan. Chair Krzemien also recognized incoming member Mike Pearson, representing the Florida Association of Mortgage Professionals, who was not present due to a prior commitment.

3) Ralph Stone

In 2010, the County created an infill housing program targeting first-time homebuyers for 100 vacant County-owned lots in the BMSD. Close to 90 homes were developed by Habitat for Humanity, Minority Builders and the Urban Council who were targeted for the most recent solicitation cycle. The County Commission recently awarded the 12 remaining lots to the same nonprofit developers. The project is in predevelopment and should be completed this time next year.

4) Guest Presentation: Homeless Continuum of Care

Patrice Paldino, Esq., Director of the Broward County Housing Options, Solutions and Supports Division (HOSS-D) gave an overview of the Homeless Continuum of Care (HCoC) objectives and FY 2025 funding of homeless intervention and prevention services. The presentation addressed Broward County's response to HB 1365 [2024] (Unauthorized Public Camping and Public Sleeping) including the Adult Civic Citation Program and "Q Alert," a complaint and response process.

5) **Approval of April 25, 2025, Regular Meeting Minutes**

Motion: Teneshia Taylor moved to approve the minutes as presented. Nathan Perlmutter seconded. All in favor.

6) **Chair's Report**

Chair Krzemien reported that the Hometown Heroes program received \$50M in funding effective July 1. Program qualifications reverted back to first responders, educators, vets, health care workers. Jo Sesodia has retired from Broward County; Chair Krzemien welcomed new UPD Director Darby Delsalle.

7) **Director's Report**

Darby Delsalle provided a legislative update regarding HB 913 regarding condo associations and coops which extends the inspection deadline to the end of 2025 and allows for use of lines of credit to meet reserve obligations. HB 393 extends the My Safe Florida Condo Project and now includes roof replacement as eligible project; eligibility limited to buildings at least three stories with two dwelling units.

8) **New Business**

A) Appointment of BHC Member to Broward County HCoC Advisory Board

Motion: Ajibola Balogun moved to appoint Teneshia Taylor as the BHC representative to the Homeless Continuum of Care (HCoC) Advisory Board. Michele Collie seconded. All in favor.

B) Discussion of BHC Annual Fall Workshop

Format: In person at Anne Kolb Nature Center

Date: October 16 or October 23 (depending on availability of venue)

Theme: "Futureproofing Broward: Building Resilient Communities Through Housing Innovation"

Break-out Sessions: Addition of "think tank" format with roundtable breakout sessions following panelists. Presentation of ideas.

Potential speakers: Marty Kiar, Property Appraiser; Patrice Paldino, Director, HOSS-D

Sponsor: City National Bank (Michele Collie)

9) **Old Business**

None.

10) **Public Comments**

Kareen Nelson is the founder of Gloria House Foundation which provides support and funding for local and global projects for those at risk.

11) **Adjournment**

The meeting was adjourned at 11:19 AM.

12) **Next BHC Meeting: 10 AM, Friday, August 22, 2025, 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 Urban Planning Division, 954-357-8695.

Broward Housing Council

2025 Meeting Dates: Proposed Amendment

The Broward Housing Council meets bi-monthly on the **last Friday of the month** except for December which is scheduled earlier due to the holidays.

Location: Room 430, Broward County Government Center, 115 S. Andrews Avenue, Fort Lauderdale 33301

- February 28, 2025
- April 25, 2025
- June 27, 2025
- August 22, 2025
- **October 24, 2025**
- December 12, 2025
- **Fall Workshop: October 23, 2025**

Due to the date of the BHC annual fall workshop on October 23, 2025, the BHC may consider amending the date of its regular bimonthly meeting (October 24, 2025) to one of the following **proposed dates**:

- Friday, October 31, 2025
- Friday, November 7, 2025
- Friday, November 14, 2025