



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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**BROWARD COUNTY STATE HOUSING INITIATIVES PARTNERSHIP AFFORDABLE
HOUSING ADVISORY COMMITTEE**

MEETING MINUTES

Housing and Urban Planning Division (HFD)
110 NE 3rd Street, Suite 201, Fort Lauderdale, Florida 33301
Monday, February 2nd, 2026, | 3:30 PM
Recorded by Amalee Badreddine

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

I. CALL TO ORDER – 3:34 PM

Chair Gomez called the Affordable Housing Advisory Committee (AHAC) Meeting to order at the Housing and Urban Planning Division (HUP), 110 NE Third Street, Suite 201, Fort Lauderdale, Florida 33301 at 3:34 PM. A quorum was present.

II. ATTENDANCE

Roll call was conducted by Amalee Badreddine. There was a quorum present.

ADVISORY COMMITTEE:

Present:

Absent:

Mayor Michelle Gomez, Esq., Chair	Ryan Gebauer (Virtual)
Nelson Fernandez	Senator Nan Rich (Virtual)
Jacqueline Reed-Stills	
Agustina Sklar	
Caroline Cozzi	
Evgeny Obraztsov	
Richard Junnier	

BC STAFF:

Present:

Claudia Capdesuner, Esq. (Assistant County Attorney)	Office of the County Attorney
Sunnaz Toreh	Office of County Attorney
Harris Grandwilliams (Via Teams)	Chief of Staff, Broward County
Angela Bauldree	Housing and Urban Planning Division
Darby Delsalle	Housing and Urban Planning Division
Matthew McLennon	Housing and Urban Planning Division
Andy Chandra	Housing and Urban Planning Division
Amalee Badreddine	Housing and Urban Planning Division

Others in Attendance:

Daniel Nelson (via Teams)	City of Coconut Creek
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III. Approval of Meeting Minutes

The meeting minutes for September 9, 2025, were motioned by Mr. Richard Junnier, seconded by Mr. Nelson Fernandez, and passed unanimously.

IV. Speaker: Darby Delsalle, Director of Housing and Urban Planning Division

Chair Gomez introduced Darby Delsalle, the new director of Broward County Housing and Urban Planning. Mr. Delsalle reviewed the history of Broward County's urban planning and its practice of planning on a decades-long basis, specifically the Land Use Plan and the Broward Trafficways Plan, and how they assisted in planning where urban development is needed or must go, as well as in considering traffic flow.

V. Update on AHAC Annual Report Submission

Ms. Bauldree informed the committee that the Annual Report was presented to the Board of County Commissioners on October 21, 2025, and that the Board then forwarded it to the state, which also passed. Ms. Bauldree thanked the committee for their efforts and recommendations and looks forward to additional ideas being presented this year (2026). Chair Gomez asked whether the new members are aware of the purpose of the AHAC Annual Report. Ms. Bauldree explained that she met with the members before this meeting to brief them on the report's objective and provided a copy of last year's report and incentives.

VI. New Business

Chair Gomez reviewed the list from the last meeting of who should present to the committee this year. She reminded Ms. Bauldree that the committee recommended inviting a civil engineer to explain the infrastructure and that Barbara Blake-Boy deliver her annual presentation. Chair Gomez asked the committee whether any additional presentations were recommended. The committee recommended that someone from the BCPA be present at the end of the year, after the decision on Ad-Valorem taxes is made, and that someone speak on the Broward County Municipal Score Card Results.

Ms. Bauldree updated the committee on funding for the GAP program. From 2018 to 2025, \$144M was awarded to affordable projects, resulting in 4,061 units. The BOCC has allocated \$27M for new projects in the FY2025-2026 budget.

Ms. Agustina Sklar asked whether there were any legislative bills to watch during the Tallahassee legislative session. Senator Nan Rich noted that the bill to eliminate ad valorem taxes is concerning because it would significantly reduce funding for county and city services and schools.

Afterward, Mr. Ryan Gebaur asked whether there is anything that can be done to address the cost of homeownership without jeopardizing the services we receive from our local government. Senator Nan Rich said they are looking into lowering homeowners' insurance premiums and revising aspects of Florida's Save Our Homes amendment so new homeowners don't have to pay higher taxes than previous owners when the SOH cap is lifted.

VII. Close – Chair's Closing Remarks

Chair Gomez stated she had no final remarks.

VIII. Next Meeting Date

Next meeting April 13, 2026, at 3:30 p.m.

ADJOURNMENT

Hearing no further questions or comments, Chair Gomez adjourned the meeting at 4:33 PM.

THIS IS NOT A VERBATIM TRANSCRIPT OF THE MEETING