



Environmental Protection and Growth Management Department

HOUSING FINANCE AND COMMUNITY REDEVELOPMENT DIVISION

110 Northeast 3rd Street, Suite 300 • Fort Lauderdale, Florida 33301 • 954-357-4900 • FAX 954-357-8221

BROWARD COUNTY HOME CONSORTIUM

MEETING MINUTES

Housing Finance & Community Redevelopment Division (HFCRD)

Skype

Thursday, February 17, 2022 | 2:30 PM

Recorded by Andy Centeno

Broward County Board of County Commissioners

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine
www.broward.org



Housing Finance

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I. CALL TO ORDER – 2:41 PM

A regular meeting of the Broward County HOME Consortium was called to order via Skype by Ms. Yvette Lopez, Housing & Community Redevelopment Manager, with a quorum present.

II. ATTENDANCE

The attendance sign-in sheet is listed below as follows:

BROWARD COUNTY STAFF

Name	Housing Finance and Community Redevelopment Staff
Andy Centeno	
Angela Bauldree	
Angela Chin	
Linda Archer	
Patrick Haggerty	
Sherita White	
Sue Fejes	
Yvette Lopez	

CONSORTIUM MEMBERS PRESENT

Name	Municipalities	Municipalities Not Represented
Carolyn Francis-Royer	City of Tamarac	
Danny Holmes	City of Plantation	
Denise Creary	CRA of Florida	
Edlyn Griffith	City of Miramar	
Glenda Martinez	Town of Davie	
Isabel Blanco	City of Sunrise	
Jackie Chin-Kidd	City of Margate	
Jonathan Salas	City of Deerfield Beach	
Katherine Randall	City of Miramar	

Nathalene Carter	City of Coral Springs
Nichola Lewis	City of Tamarac
Stephanie Hahn	City of Sunrise
Tameka Dorsett	City of Lauderhill
Virginia Bermudez	CRA of Florida

III. APPROVAL OF PREVIOUS MEETING MINUTES

Motion to approve the January 20, 2022, meeting minutes was made by Ms. Randall and seconded by Mr. Salas. Motion passed unanimously.

IV. DISCUSSION (General)

CARES Act/COVID-19 Amendments/Updates (CDBG-CV1 & CDBG-CV3)

Ms. Lopez asked if there were any updates or changes to the CDBG-CV1 or the CDBG-CV3 funding. There were no updates or changes from the Consortium.

Rental Assistance/Calls

Ms. Lopez then asked the Consortium if there were any updates to the rental assistance programs since the previous HOME Consortium meeting.

City of Miramar – Ms. Randall stated that the rental and mortgage assistance for City of Miramar is nearly exhausted.

V. HOME TOPICS

Fiscal Year 2021-2022 Agreements

Ms. White stated that the Fiscal Year (FY) 2021-2022 Agreements are in the process of being finalized by the County Attorney's Office.

Following Ms. White's update, Ms. Lopez stated that once the finalized agreements have been executed by the HOME Consortium Cities, Broward County staff will require an updated version of the city's Policies and Procedures. She stated that the updates to the Policies and Procedures must include any program changes, updates to the Property Standards, or any suggestions discussed with the County. The Policies and Procedures and Terms and Conditions must also be reflected in the Exhibits submitted to the U.S. Department of Housing and Urban Development (HUD) in the Annual Action Plan. She then stated that any discrepancy with Policies and Procedures would hinder the execution process of the Agreements.

Billings/Reporting

Ms. Lopez stated that Broward County has met with some of the Consortium cities to make any billing corrections. She stated that most of the billing errors have been addressed and the goal is to eliminate most of the errors by next quarter.

Following Ms. Lopez's statement, Ms. White stated that Quarterly Reporting must be submitted accurately and in a timely manner.

FILES

Ms. Lopez reminded the Consortium that the Homeowner and Homebuyer Agreements are required when submitting a file including the original mortgage and note. She also stated that County staff has encountered outdated versions of the Homeowner and Homebuyer Agreements and that a finalized version will be provided to Consortium. She reminded the Consortium that the Homeowner and Homebuyer Agreements are considered an encumbrance of funds.

Q. Regarding the Homeowner Agreement, Ms. Randall asked Ms. Lopez to clarify the appraised value after rehabilitation (rehab).

A. Ms. Lopez stated that per HUD regulations, the Homeowner Agreements used for rehab must have an after-rehab value and the home value must not exceed 95% of the area median home purchase price. She stated that a consistent method for calculating the before and after rehab value must be included the city's Policies and Procedures.

Q. Ms. Creary asked that if the before appraisal is listed as "subject to", can the value be listed "as is" once the repairs have been completed.

A. Ms. Lopez stated that this is possible; however, she suggested that the addendum to the appraisal should account for any significant changes in scope based on unforeseen issue.

Q. Ms. Carter asked for clarification regarding the purpose of the before and after rehab value.

A. Ms. Lopez stated the purpose for the before and after rehab value is due to HOME regulations. She also mentioned that each city may have a specific way of calculating the before and after rehab value.

Q. Ms. Carter asked if according to the guidelines, the cities are able to provide assistance based on the after-rehab value.

A. Ms. Lopez stated that after rehab value cannot be over 95% Median purchase price value for the area.

Following her questions, Ms. Carter requested a copy of the HOME Guidelines. Ms. Lopez stated that a copy of the HOME Guidelines will be provided to the consortium.

Q. Ms. Dorsett asked if the City of Lauderdale's current before and after rehab value form is sufficient.

A. Ms. Lopez stated that this form has previously been reviewed and she believes that it is sufficient.

Q. Ms. Martinez asked if the current FY is open in the Integrated Disbursement and Information System (IDIS) for CDBG amendments.

A. Ms. Lopez stated that she will follow up with her and notify her if IDIS has opened for amendments.

VI. NEXT MEETING DATE – March 17, 2022 (virtual)

VII. ADJOURNMENT – 3:06 PM

Motion to adjourn the meeting was made by Ms. Randall and seconded by Ms. Hahn.

Disclosure: The above captioned Minutes are transcribed in a summary format. To hear the full meeting, a compact disk of the meeting can be provided after 24-hour notice to the HFCRD Administration Section at 954-357-4900.