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BROWARD HOUSING COUNCIL AGENDA

A virtual meeting of the Broward Housing Council (BHC) will be held on **Friday, August 28, 2020**, at 10 AM, and may be accessed via [WebEx](#) (Meeting Number 161 940 4934) or by phone at 1-415-655-0002.

- 1) CALL TO ORDER AND ROLL CALL
- 2) Approval of the June 26, 2020 Meeting Minutes (*see attachment*)
- 3) Chair's Report: Marcia Barry-Smith
- 4) Director's Report: Jo Sesodia
- 5) Message to Broward Housing Council: [Sen. Lauren Book](#) (District 32)
- 6) New Business
 - A) Discussion of Broward County 2020 Amended Legislative Program and 2019-2021 Federal Priorities and Appropriations (*see attachment*)
- 7) Old Business
- 8) Public Comments
- 9) Homeless Initiative Partnership (HIP) Administrator's Report: Dr. Rebecca McGuire
Continuum of Care (CoC) Board Report: Vice-Chair Caryl Hattan
- 10) **Save the Date: Broward Housing Council Annual Workshop - Friday, October 23, 2020 - 9 AM**
via WebEx
- 11) Adjournment

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, Marcia Barry-Smith • Vice Chair, Caryl Hattan
Ajibola Balogun • Heather Brinkworth • Beth Daly • Ann Deibert • Frances Esposito • Lamar P. Fisher • Hermes Garcia
Christopher Krzemien • Barbara Mendez • Gino Moro • Ralph Stone • Teneshia Taylor • Lisa Vecchi • Beverly Williams

SUMMARY MINUTES - **DRAFT**

BROWARD HOUSING COUNCIL
Friday, June 26, 2020 - 10:00 AM
WebEx Meeting No. 161 534 7441 / phone 1-415-655-0002

Board Members Present

Marcia-Barry Smith, Chair	Ajibola Balogun	Heather Brinkworth
Beth Daly	Ann Deibert	Commissioner Lamar Fisher
Hermes Garcia	Caryl Hattan, Vice-Chair	Christopher Krzemien
Barbara Mendez	Gino Moro	Teneshia Taylor
Lisa Vecchi		

Board Members Absent

Frances Esposito	Ralph Stone	Beverly Williams
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County Staff

Sue Carrano, PDMD	Angela Chin, HFCRD	Alicia Lobeiras, CAO
Mabel Hurtado, Assistant to Commissioner Fisher	Chris Flynn, PDMD	Monique Davis, PDMD

Other Attendees

Sandra Veszi Einhorn, Coordinating Council of Broward	Geter Nazareth
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1) CALL TO ORDER AND ROLL CALL

The meeting called to order at approximately 10:01 AM by Chair Marcia Barry-Smith. Roll call was taken by Sue Carrano who confirmed that a quorum was present.

2) Approval of the May 29, 2020 Meeting Minutes

Motion: Vice-Chair Caryl Hattan moved to approve the minutes as presented. Ajibola Balogun seconded. All in favor.

3) Chair's Report

Chair Barry-Smith requested a moment of silence, recognizing victims of the COVID-10 pandemic and honoring essential personnel. The BHC 2019 Annual Report was accepted by the Board of County Commissioners on June 16, 2020 (ITEM 62); thank you to Commissioner Fisher for sponsoring this item. The US Census has extended its deadline by three months to October 31. Habitat for Humanity of Broward has masks available (up to 100 per request); please contact Sue Carrano if you are interested.

4) Director's Report

Sue Carrano provided the report for Jo Sesodia. Planning Council hearings have resumed and the remaining two (2) of four (4) County Land Use Plan Amendments related to affordable housing (PCT 20-3 and 20-4) were heard on June 25, 2020. Approval of both PCT 20-3 (Bonus Density) and PCT 20-4 (Residential in Commerce, Activity Center) was conditioned on a second public hearing and modified text language and conditions.

The Broward Housing Council 2020 Work Program includes sponsorship of an affordable housing workshop, which has historically been held in the Fall. Staff presented a list of potential topics identified as areas of interest by last year's workshop participants. Discussion points summarized as follows:

Date: Friday, October 23 (in lieu of regular meeting); half day - morning

Format: Virtual presentations, Q&A (via WebEx)

Theme: "Raising the Bar: Innovations in Affordable Housing" (other recommended: Strategies for Affordable Housing; Current and Future Strategies for Affordable Housing)

Potential Topics/Speakers:

- Housing + Transportation Link (Gretchen Cassini)
- Homelessness (Dr. Rebecca McGuire)
- Alternative Housing Types/Missing Middle Housing (Craig Vanderlann)
- Affordable Housing Trust Fund (Ralph Stone)

Staff will contact and verify presenters.

5) New Business

The floor was opened for nominations of BHC officers – Chair and Vice-Chair – in accordance with the BHC bylaws regarding Annual Election of Officers.

Motion: Ajibola Balogun nominated Marcia Barry-Smith to serve another one-year term as BHC Chair. Hermes Garcia seconded. (note: Marcia Barry-Smith recused herself from the vote.] All in favor. (note: Commissioner Fisher left the meeting at this point; 10:43 AM)

Motion: Marcia-Barry Smith nominated Caryl Hattan to serve another one-year term as BHC Vice-Chair. Ajibola Balogun seconded. All in favor.

Member Gino Moro proposed that the BHC bylaws be modified to change the appointed member category Florida Association of Mortgage Brokers to Florida Association of Mortgage **Professionals**, in accordance with the definition included in FS Chapter 494. Alicia Lobeiris, County Attorney's Office, stated that this would require a change to the County Charter through referendum.

6) Old Business

None.

7) Public Comments

Sandra Veszi Einhorn, Coordinating Council of Broward, announced the passage of HB 1339 (Community Affairs), which authorizes local governments to approve the development of affordable housing on any parcel zoned for residential, commercial, or industrial use; enables local governments to create a linkage fee to fund affordable housing; and converts the Workforce Housing Innovation Pilot program into a permanent loan program administered by the FHFC. She gave an overview of Florida's funding through the CARES Act, which stipulates that each state receives at least \$1.28 billion of the \$150 billion provided to the Coronavirus Relief Fund. Florida's allocation is \$8.32 billion, which will be disbursed among the counties.

8) Homeless Initiative Partnership (HIP) Administrator's Report: Rebecca McGuire

None.

Continuum of Care (CoC) Board Report: Vice-Chair Caryl Hattan

Caryl Hattan reported that the 2020 Point-in-Time (PIT) Count is now available. This year's report shows the number of homeless in Broward County has decreased since 2019; however, the areas within the county impacted by homelessness extended further south and west.

9) Next Housing Council Meeting Friday, August 28, 2020 - 10 AM via WebEx

10) Adjournment

Meeting adjourned at 11:06 A.M.

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 Planning and Development Management Division, 954-357-8695.

Draft



2020 STATE LEGISLATIVE PROGRAM: HOUSING

Priority Issues

AFFORDABLE HOUSING

Support full use of the dedicated revenues provided by the Sadowski Affordable Housing Act for Florida's housing programs and projects. Specifically, full funding for the State Housing Initiative Partnership (SHIP) and State Apartment Incentive Loan (SAIL) Programs aiding income eligible residents, including seniors and individuals with disabilities. Oppose any diversion of housing trust fund monies for purposes unrelated to the affordable housing needs of Floridians.

Local Bills

AFFORDABLE HOUSING DISCRETIONARY SURTAX | BROWARD COUNTY HOUSING TRUST FUND

Support this local bill that creates a dedicated source of funding for Affordable Housing in Broward County. The ability of Broward County residents to have a discretionary documentary surtax will be a dedicated source of funding for the charter established *Broward County Affordable Housing Trust Fund*. The discretionary surtax is designed to provide gap funding not available from the state due to annual "raids" of the Sadowski Affordable Housing Trust Fund. Like Miami-Dade, Broward seeks to send \$0.60 of documentary stamp revenues to the state, of which \$0.10 will be used for administrative purposes. An additional \$0.45 tax will be applied, in which all monies will go directly into the *Broward County Affordable Housing Trust Fund*. The surtax will seek reauthorization by voter referendum every 12 years.

Statewide Appropriations Requests

CHALLENGE GRANT PROGRAM FUNDING | \$5 MILLION

The need to support individuals experiencing homelessness is more critical than ever. The Challenge Grant Program authorized by s. 420.622(4), F.S., assists the local homeless Continuum of Cares (CoC) in meeting the needs of individuals and families experiencing homelessness as identified in the CoC Plan. Statutory language also provides that each CoC may be awarded up to \$300,000 annually. Funds are utilized for housing navigation, as it is a priority identified in the updated CoC plan. In 2019, the number of unsheltered homeless increased by 484, totaling 1,350 individuals – a 64% increase from the previous year (2018).

Use of Funds and Implementation

The funds are administered through subrecipients for the purposes of funding housing navigation services through for individuals experiencing homelessness in Broward County. In FY 19-20, Broward County received \$119,000, which is not enough to service the number of homeless individuals in the community. In order to effectively service the number of homeless individuals in Broward, a minimum of \$300,000 should be allocated to the County from the recurring statewide budget allocation. Full funding will allow the county to retain two Full Time Equivalents (FTE), who search for housing options for individuals experiencing homelessness. The funds also assist with client incidentals to assist with move-in costs and prevent a return to homelessness. As a result of a reduction in funding, the number of individuals served has decreased. In FY 2018, 196 households were served compared to 185 in FY 2019.

County Policy Proposals

NEW AFFORDABLE HOUSING CAPITAL FACILITY & IMPACT FEES | Housing

Requests

Amend s. 163.318, F.S. – Concurrency, to include “affordable housing unit construction” in the definition of “capital facility” | This would provide stronger authority for the County to apply impact fees for affordable housing to commercial development by defining affordable housing as a “capital facility” under state law. In addition, affordable housing impact fees would provide a source of revenue for the funding of affordable housing programs and projects, and ultimately increase the supply of affordable housing units in Broward County.

Require that affordable projects funded by impact fees, remain affordable over the long term (e.g., minimum of 30 years) | Doing this will most likely result in commercial developments paying additional impact fees. County residents would benefit from an increased number of affordable housing units. Local governments would benefit from collection of impact fees to fund affordable housing programs and projects, and affordable housing developers and agencies would benefit from increased funding.

Background

In 2019, the Legislature approved Ch. 2019-165, L.O.F., which authorizes counties and municipalities to continue using inclusionary housing ordinances that require a developer to provide a specified number or percentage of affordable housing units within a development or, in lieu of, allow a developer to contribute to a housing fund or other alternative. In exchange, however, a county or municipality must provide incentives to fully offset all costs to the developer for its affordable housing contribution.

Incentives may include:

- Allowing the developer density or intensity bonus incentives or more floor space than allowed under the current or proposed future land use designations;
- Reducing or waiving fees, such as impact fees or water and sewer charges.

Additionally, the law codifies the dual rational nexus test by requiring an impact fee to be proportional and have a rational nexus both to the need for additional capital facilities and to the expenditure of funds collected and the benefits accruing to the new construction. Local governments must designate the funds collected from impact fees for acquiring, constructing, or improving capital facilities to benefit new users.

Affordable housing is one of the most critical issues facing Broward County. While we are expecting a significant increase in job growth across the county and region, the shortage of affordable workforce housing has risen exponentially. Recently, Florida International University’s Metropolitan Center updated a 2014 Rational Nexus Study for Broward County. The Study found that new commercial development creates demand for new affordable housing, resulting in a rational nexus between development and the imposition of impact fees required under state law. More than 911,000 very low-income households pay more than 50% of their income on housing and these individuals and families are one missed paycheck away from homelessness.

Affordable Housing

The Board of County Commissioners (Board) supports an increase in funding for the National Housing Trust Fund to build and preserve affordable housing for persons with extremely low incomes (ELI), including veterans, seniors, individuals with disabilities or special needs, and persons experiencing homelessness. In addition, the Board supports legislation to lift or increase the present 4 percent and 9 percent cap on Housing Tax Credits to provide a direct allocation of tax credit/bond resources to Local Housing Finance Authorities.

Community Development Block Grant (CDBG)

The Board supports increased federal funding for the Housing and Urban Development (HUD) CDBG program. The CDBG is an entitlement program that provides grants on a formula basis to local governments to address a variety of community development needs.

HUD Home Investment Partnerships Program (HOME)

The Board supports the restoration of \$1.25 billion for the HUD Home Investment Partnerships Program (HOME) assisting state and local governments to provide affordable housing for low-income families. This includes increased funding for the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher (Section 8) Program and overall Housing Authority resources.

Homelessness

The Board requests a minimum of \$3 billion for the Housing and Urban Development (HUD's) McKinney-Vento Homeless Assistance Grants program, and request funding of \$1 billion for the National Affordable Housing Trust to maintain new permanent supportive housing. The Board also requests increased funding for the HUD Housing Choice Voucher (Section 8) Programs; and Homeless Programs within the Departments of Health and Human Services, HUD, Justice, Veterans Affairs, Education, and Labor.