



BROWARD HOUSING COUNCIL AGENDA

A meeting of the Broward Housing Council (BHC) will be held on **Friday, February 28, 2020**, at 10 AM, located at the African American Research Library and Cultural Center (AARLCC), Seminar Room 2, located at 2650 Sistrunk Boulevard, Fort Lauderdale, FL 33311.

- 1) CALL TO ORDER AND ROLL CALL
- 2) Introduction of New Appointees to the Broward Housing Council
 - A) Commissioner Lamar P. Fisher, Representing the Broward County Commission
 - B) Ms. Beth Daly, Representing the Florida Association of Realtors
- 3) Broward Housing Council Composition and Quorum Rules: Alicia Lobeiris, County Attorney's Office
- 4) Approval of the August 23, 2019 Meeting Minutes (*see attachment*)
- 5) Approval of the November 7, 2019 Workshop Minutes (*see attachment*)
- 6) Approval of the December 13, 2019 Meeting Minutes (*see attachment*)
- 7) Chair's Report: Marcia Barry-Smith
- 8) Director's Report: Jo Sesodia
- 9) New Business
 - A) Approval of BHC 2020 Meeting Dates (*see attachment*)
 - B) Approval of BHC Work Program for 2020 (*see attachment*)
 - C) Ratify BHC Letter of Support to County Commissioners Regarding 2020 Legislative Items (*see attachment*)
- 10) Old Business
- 11) Public Comments
- 12) Homeless Initiative Partnership (HIP) Administrator's Report: Dr. Rebecca McGuire
Continuum of Care (CoC) Board Report: Vice-Chair Caryl Hattan
- 13) **Next Housing Council Meeting - Friday, April 24, 2020 - 10 AM**
African American Research Library and Cultural Center (AARLCC)
2650 Sistrunk Boulevard, Seminar Room 2, Fort Lauderdale, FL
- 14) 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. The Council shall submit an annual report to the County Commission and other organizations represented by the Council.*

Approved:

SUMMARY MINUTES - DRAFT

BROWARD HOUSING COUNCIL
August 23, 2019 10:00 AM
African American Research Library and Cultural Center, Seminar Room 2
2650 Sistrunk Boulevard, Fort Lauderdale, FL 33311

Board Members Present

Ajibola Balogun	Marcia-Barry Smith, Chair	Heather Brinkworth
Ann Deibert	Frances Esposito	Hermes Garcia
Caryl Hattan, Vice-Chair	Vice-Mayor Dale Holness	Gino Moro
Ralph Stone	Teneshia Taylor	Lisa Vecchi

Board Members Absent

Howard Elfman	Christopher Krzemien	Barbara Mendez
Beverly Williams		

County Staff

Jo Sesodia, Director	Sue Carrano, Coordinator	Sydney Hall, PDMD Intern
Mark Journey, CAO	Kavaja Sardy, HIP	Kenisha Anthony, HIP Intern

Attendees who signed in

Richard Horner, NAMI of Broward County	Sandra Veszi-Einhorn, Coordinating Council of Broward
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1) CALL TO ORDER AND ROLL CALL

The meeting called to order at approximately 10:07 AM by Chair Marcia Barry-Smith. Roll call was taken by Sue Carrano and a quorum was present.

2) Approval of the June 28, 2019 Meeting Minutes

Motion: Frances Esposito moved to approve the minutes as presented. Hermes Garcia seconded. All in favor.

3) Chair’s Report

Chair Barry-Smith announced that the BHC will sponsor the *Facets of Affordable Housing* workshop on November 7 at Anne Kolb Nature Center. The refreshments will be sponsored by TIAA Bank. Three (3) panels will address the facets of Regulation, Funding and Financing. The half day workshop is a segue from last year’s workshop, which resulted in a new BHC Work Program area of Financing Affordable Housing. Staff will e-mail the workshop Save the Date later today.

4) Director’s Report: Jo Sesodia

Ms. Sesodia polled the BHC members regarding their satisfaction with the current meeting venue. The BHC has historically met at the African American Research Library and Cultural Center. There being no motions to modify the meeting location, staff will request the same venue for 2020. Ms. Sesodia also presented the current BHC Social Media Policy for discussion on improvements and/or increasing our online audience. No changes to the Policy were proposed.

5) New Business

Ralph Stone reported that the Planning Council recently approved changes to the “Commerce” land use category permitting residential uses within mixed use development. The modifications are primarily targeting areas west of Federal Highway, between Broward Boulevard and Sunrise Boulevard. He added

that HB 7103 was signed into law by the Governor, which would generally prevent linkage fees and place conditions on inclusionary zoning. It also allows waivers of impact fees for affordable housing, without designating an alternate funding source. Vice-Mayor Holness stated that Broward County is only one of two Florida counties funding affordable housing with the General Fund. The County Commission is also exploring policy options with the County Attorney's Office related to inclusionary zoning and additional bonus density incentives.

6) Old Business

None.

7) Public Comments

None.

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

Kavaja Sardy, HIP Human Service Manager, was attending on behalf of Dr. McGuire. No report.

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

None.

9) Next Housing Council Meeting

Save the Date! BHC Affordable Housing Workshop
Facets of Affordable Housing: Regulation, Funding and Financing
Thursday, November 7, 2019, 8:30 AM
Anne Kolb Nature Center, Mangrove Hall, 751 Sheridan St., Hollywood, FL 33019

10) Adjournment

Meeting adjourned at 10:50 AM.

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. The Council shall submit an annual report to the County Commission and other organizations represented by the Council.*

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.*

SUMMARY MINUTES - DRAFT

BROWARD HOUSING COUNCIL
Facets of Affordable Housing Workshop
November 7, 2019 8:30 AM Noon
Anne Kolb Nature Center (Mangrove Hall)
75 I Sheridan Street, Hollywood, FL 33019

Board Members Present

Ajibola Balogun	Marcia-Barry Smith, Chair	Ann Deibert
Frances Esposito	Vice-Mayor Dale Holness	Christopher Krzemien
Barbara Mendez	Gino Moro	Ralph Stone
Teneshia Taylor	Lisa Vecchi	Beverly Williams

Board Members Absent

Heather Brinkworth	Howard Elfman	Hermes Garcia
Caryl Hattan, Vice-Chair		

County Staff

Jo Sesodia, Director, PDMD	Sue Carrano, Coordinator	Christopher Flynn, PDMD
Claudia Capdesuner, CAO	Monique Davis, PDMD	Willowstine Lawson, PDMD
Chris Salerno, EPGM		

Attendees who signed in

See attached list. **AVAILABLE UPON REQUEST**

1) WELCOME AND OPENING REMARKS

Marcia Barry-Smith welcomed the audience and introduced elected officials in attendance. She thanked Federal Home Loan Bank (Atlanta) for sponsoring the breakfast.

2) PANELIST PRESENTATIONS

Jo Sesodia and Marcia Barry-Smith introduced the panelists and served as moderators for the following panels (see attached agenda):

Facet 1: Regulation

- Terry Lee, Community Affairs Specialist (CAS), Federal Deposit Insurance Corporation’s (FDIC) Division of Depositor and Consumer Protection
- Scarlett Duplechain, District Community Affairs Officer, Office of the Comptroller of the Currency (OCC)

Facet 2: Funding

- S. Marshall Martin, CPA, Esq., Exec. Vice President and General Counsel, City National Bank
- Hon. Dale V.C. Holness, Vice-Mayor, Broward County Board of County Commissioners
- Suzanne Cabrera, Chair, Board of Directors, Florida Housing Coalition; and President/CEO of the Housing Leadership Council of Palm Beach County

Facet 3: Financing

- Debbie Zomermaand, Financial Advisor, Broward County Housing Finance Authority and Zomermaand Financial Advisory Services, LLC
- Nancy Robin, CEO, Habitat for Humanity of Broward
- Clark B. Stephens, Esq., Corporate Counsel, South Fla. Community Land Trust
- Charles T. Dabney, Jr., Director of Real Estate Development, South Fla. Community Land Trust
- Jim Walker, Community Development Loan Officer, Florida Community Home Loan

3) QUESTIONS AND ANSWERS

Panelists responded to audience questions.

4) CLOSING REMARKS AND CALL TO ACTION

Chair Barry-Smith provided the closing remarks and call to action. Workshop participants were encouraged to complete and submit the pink form in their packets, allowing them to sign up by area of interest (regulation, funding, financing and/or “other”). The workshop was adjourned at 11:50 AM.

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. The Council shall submit an annual report to the County Commission and other organizations represented by the Council.*

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BROWARD HOUSING COUNCIL WORKSHOP

FACETS OF AFFORDABLE HOUSING: REGULATION, FUNDING & FINANCING

Thursday, November 7, 2019 ▪ 8:30 AM – NOON
Anne Kolb Nature Center, Hollywood, FL



AGENDA

- 8:30 AM Registration and Breakfast (Sponsored by Federal Home Loan Bank, Atlanta)
- 9:00 AM Welcome by **Marcia Barry-Smith**, Chair, Broward Housing Council
- 9:15 AM **FACET #1: REGULATION** Moderator: **Jo Sesodia**
- ◆ ***Community Reinvestment Act for Community-Based Organizations***
Terry A. Lee, Community Affairs Specialist, Federal Deposit Insurance Corporation (FDIC), Division of Depositor and Consumer Protection
Scarlett Duplechain, Community Affairs Officer, US Treasury Department, Office of the Comptroller of the Currency
- 9:45 AM **FACET #2: FUNDING** Moderator: **Marcia Barry-Smith**
- ◆ ***Laying the Foundation***
S. Marshall Martin, CPA, Esq., Exec. Vice President and General Counsel, City National Bank
 - ◆ ***Broward County Affordable Housing Trust Fund***
Hon. Dale V.C. Holness, Vice-Mayor, Broward County Board of County Commissioners
 - ◆ ***Sadowski Housing Trust Fund***
Suzanne Cabrera, Chair, Board of Directors, Florida Housing Coalition; and President/CEO of the Housing Leadership Council of Palm Beach County
- 10:30 AM BREAK
- 10:45 AM **FACET #3: FINANCING** Moderator: **Jo Sesodia**
- ◆ ***Housing Bond/Mortgage Credit Certificate Program***
Debbie Zomermaand, Financial Advisor, Broward County Housing Finance Authority and Zomermaand Financial Advisory Services, LLC
 - ◆ ***Philanthropy, Volunteerism and Zero Interest***
Nancy Robin, CEO, Habitat for Humanity of Broward
 - ◆ ***South Florida's Housing Link Collaborative***
Clark B. Stephens, Esq., Corporate Counsel, South Fla. Community Land Trust
Charles T. Dabney, Jr., Director of Real Estate Development, South Fla. Community Land Trust
 - ◆ ***Partnerships with Investors***
Jim Walker, Community Development Loan Officer, Florida Community Home Loan
- 11:45 AM Closing Remarks and Call to Action by **Marcia Barry-Smith**, Chair, Broward Housing Council

Broward Housing Council Chair, Marcia Barry-Smith • Vice Chair, Caryl Hattan

Ajibola Balogun • Heather Brinkworth • Ann Deibert • Howard Elfman • Frances Esposito • Hermes Garcia • Dale V.C. Holness
Christopher Krzemien • Barbara Mendez • Gino Moro • Ralph Stone • Teneshia Taylor • Lisa Vecchi • Beverly Williams

SUMMARY MINUTES - DRAFT

BROWARD HOUSING COUNCIL
 December 13, 2019 10:00 AM
 African American Research Library and Cultural Center, Seminar Room 2
 2650 Sistrunk Boulevard, Fort Lauderdale, FL 33311

Board Members Present

Marcia-Barry Smith, Chair	Heather Brinkworth	Ann Deibert
Howard Elfman	Hermes Garcia	Caryl Hattan, Vice-Chair
Gino Moro	Teneshia Taylor	

Board Members Absent

Ajibola Balogun	Frances Esposito	Mayor Dale V.C. Holness
Christopher Krzemien	Barbara Mendez	Ralph Stone
Lisa Vecchi	Beverly Williams	

County Staff

Jo Sesodia, Director, PDMD	Sue Carrano, PDMD/BHC Coordinator	Chris Flynn, PDMD
Alicia Lobeiras, CAO	Rebecca McGuire, HIP	Sue Fejes, HFCRD

Attendees who signed in

Juan Selaya JAS Property Management

1) CALL TO ORDER AND ROLL CALL

The meeting called to order at approximately 10:19 AM by Chair Marcia Barry-Smith. Roll call was taken by Sue Carrano. At this time, a quorum was not established. (Items approved during this meeting will be re-approved and/or ratified at the next regular meeting [with an established quorum]).

2) Chair’s Report

Chair Barry-Smith thanked those who attended the Broward Housing Council Affordable Housing Workshop on November 7. A follow-up survey was sent to attendees and positive responses were received. She also commended staff on their work coordinating the event. Members were encouraged to sign up for affordable housing advocacy efforts by specific areas of interest. Barry-Smith will represent the Broward Housing Council and Habitat for Humanity during Broward Days in Tallahassee next month. Anyone interested in attending with the Broward Legislative Delegation should contact Andrea Knowles (954-357-6557).

3) Director’s Report: Jo Sesodia

Ms. Sesodia introduced Alicia Lobeiras, Assistant County Attorney, who replaces Mark Journey as the County Attorney assigned to the BHC. Ms. Sesodia presented a Power Point subset from the County Commission’s affordable housing workshop on November 5, 2019. The workshop proposed land use plan amendments and key land use policies affecting affordable housing, including an inclusionary zoning component. The Planning Council is accepting comments regarding these items and will hold a public workshop on January 16, 2020.

4) Public Comments

Juan Selaya, a realtor/ broker in Hollywood, voiced his concern about the impacts of rising housing costs on the local economy.

5) Approval of the August 23, 2019 Meeting Minutes

Motion: Ann Deibert moved to approve the minutes as presented. Caryl Hattan seconded. All in favor.

6) Approval of the November 7, 2019 Affordable Housing Workshop Minutes

Motion: Ann Deibert moved to approve the minutes as presented. Caryl Hattan seconded. All in favor.

7) New Business

- A) Approval of BHC 2020 Meeting Dates. **Motion:** Caryl Hattan moved to approve the 2020 meeting dates as presented. Ann Deibert seconded. All in favor.
- B) Approval of BHC Work Program for 2020. **Motion:** Ann Deibert moved to approve the 2020 Work Program, as corrected/formatted to include a missing bullet. Caryl Hattan seconded. All in favor.
- C) Proposed BHC Letter of Support to County Commissioners Regarding 2020 Legislative Items. **Motion:** Caryl Hattan moved to forward the letter as presented. Howard Elfman seconded. All in favor.
- D) Discuss BHC Participation in Urban League of Broward County Young Professionals Network Event. Marcia Barry-Smith received a request from the Urban League, asking for a BHC representative to speak about creating affordable housing opportunities on February 4, 2020. Hermes Garcia volunteered to participate on behalf of the BHC.

8) Old Business

None.

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

Dr. Rebecca McGuire reported that the County's Point-in-Time (PIT) Count in January will be conducted with an app versus paper survey. Recruitment goal is 400 volunteers this year. United Way will highlight the CoC Landlord Recruitment Program during the January 17 Florida Panthers hockey game. The First Inaugural Landlord Appreciation Event was held on November 21 with over 100 in attendance; will do this again next year. The majority of members of a former homeless encampment at the Main Library, abated on November 26, 2018, were successfully placed in permanent and/or rapid rehousing.

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

The CoC is holding a ceremony on December 17 at Hope South Florida, honoring the homeless who have died while living on the streets.

10) Next Housing Council Meeting

Friday, February 25, 2020 - 10 AM

African American Research Library and Cultural Center (AARLCC)
2650 Sistrunk Boulevard, Seminar Room 2, Fort Lauderdale, FL

11) Adjournment

Meeting adjourned at 10:55 AM.

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BROWARD HOUSING COUNCIL
MEETING DATES, TIME AND LOCATION
2020

DATES	TIME	LOCATION
Friday, February 28	10:00 a.m.	AARLCC Seminar Rm. 2 2650 Sistrunk Boulevard Fort Lauderdale, FL
Friday, April 24	10:00 a.m.	AARLCC Seminar Rm. 2 2650 Sistrunk Boulevard Fort Lauderdale, FL
Friday, June 26	10:00 a.m.	AARLCC Seminar Rm. 2 2650 Sistrunk Boulevard Fort Lauderdale, FL
Friday, August 28	10:00 a.m.	AARLCC Seminar Rm. 2 2650 Sistrunk Boulevard Fort Lauderdale, FL
Friday, October 16*	10:00 a.m.	AARLCC Seminar Rm. 2 2650 Sistrunk Boulevard Fort Lauderdale, FL
Friday, December 11	10:00 a.m.	AARLCC Seminar Rm. 2 2650 Sistrunk Boulevard Fort Lauderdale, FL

AARLCC - African American Research Library & Cultural Center

* One (1) week early, due to room availability



1. Facilitate Coordination

- Seek regional collaboration with other agencies to address affordable housing issues.
- Sponsor an annual Affordable Housing Workshop for municipal, business and legislative leaders.
- Report on all Broward Housing Council activities for the year and submit to the Board of County Commissioners for acceptance.
- Maintain the Broward Housing Council website with a focus on affordable housing policy, research and studies.
- Prepare quarterly newsletter and distribute via e-mail.

2. Increase Affordable Housing Stock

- Support the allocation of Community Redevelopment Agency (CRA) funding for affordable housing.
- Support policies that address flexible sources of "gap financing" for affordable housing (i.e. second mortgage programs).
- Engage the development community to increase affordable housing production especially for very low income rentals.
- Continue to recommend the Florida Housing Finance Corporation (FHFC) allocate set-aside of units for Broward County tax credit projects, based on need.
- Support partnership between Broward County and South Florida Community Land Trust.
- Request funding in FY21 budget to conduct Broward County Affordable Housing Needs Assessment update (April 2022).

3. Enhance Housing Stability

- Develop an outreach campaign to educate local municipal, business and legislative leaders on affordable housing issues and funding strategies.
- Invite presenters to share information about affordable housing initiatives at bi-monthly Broward Housing Council meetings.
- Support the acquisition and rehabilitation of existing affordable housing inventory that will preserve the housing stock.
- Update local leaders on affordable housing policy issues.
- Encourage foreclosure counseling workshops by HUD certified agencies and local banks, and encourage local funding of foreclosure counseling/assistance programs and homebuyer education courses.
- Highlight locally successful neighborhood improvement programs and other affordable housing projects.
- Encourage improved transportation programs that support affordable housing.



Broward Housing Council 2020 Work Program

4. Advocate for Legislative Change

- Support legislation that creates and/or retains funding for affordable housing initiatives such as the State Housing Initiatives Partnership (SHIP) and prevents future sweeps from the Sadowski Housing Trust Fund.
- Advocate affordable housing programs and policies that include workforce housing.
- Support policies that assist renters and homebuyers by reducing the gap between household income and housing costs.
- Seek to leverage business community involvement in affordable housing advocacy efforts.

5. Streamline Process

- Support the Affordable Housing goals, objectives and policies in BrowardNEXT.
- Support inclusionary zoning policies and bonus densities to incentivize affordable housing construction.
- Explore incentives for the development of affordable rental housing on high density, mission driven and Opportunity Zone properties (i.e., grants, fee waivers).

6. Address Homelessness

- Support the county-wide homeless services of the Broward County Continuum of Care without duplication of efforts.

7. Support Countywide Financing

- Support Broward County's continued allocation of public funding towards the Broward County Affordable Housing Trust Fund.
- Work to leverage private sector investments in the Affordable Housing Trust Fund that support the production and preservation of affordable housing units.



BROWARD HOUSING COUNCIL

115 S. Andrews Avenue, Suite 329-K • Fort Lauderdale, FL 33301 • Phone 954-357-6737

December 13, 2019

Honorable Mayor and Members
Broward County Board of County Commissioners
115 S. Andrews Avenue, Room 409
Fort Lauderdale, FL 33301

RE: Request for Resolution of Support for Full Funding of State Affordable Housing Trust Funds (Sadowski Act)

Dear Commissioners:

At its meeting on December 13, 2019, the Broward Housing Council unanimously voted to request that the Board of County Commissioners consider issuing a Resolution in support of the Governor's FY 2020-2021 proposed budget appropriation for housing programs, and supporting Senate Bill 306 to prevent future sweeps of funds from the State's Affordable Housing Trust Funds.

The Florida legislative session begins on January 14, 2020; however, consideration of the appropriation of the Housing Trust Funds programs is underway. As you are aware, since 2003, the State legislature has diverted funds generated by the Sadowski Act, and intended for the Housing Trust Funds, and used them for other projects. Since 2010, there has been over an \$88 million difference between what Broward has sent to Tallahassee in documentary stamps and what has been received from the Sadowski Trust Fund allocation to Broward County and its municipalities.

On November 18, 2019, Governor Ron DeSantis released a *Bolder, Brighter, Better Future*, his budget proposal for FY 2020-2021. The Governor recognized that finding affordable housing can be challenging, and recommended that all funds available for appropriation from the Housing Trust Funds be appropriated for housing programs. The proposed budget provides \$387 million to fully fund Workforce and Affordable Housing Programs: \$119.8 million for the State Apartment Incentive Loan (SAIL) Program and \$267.2 million for the State Housing Initiative Partnership (SHIP) Program.

In addition, proposed Senate Bill 306 (2020) would prohibit the legislature from transferring monies in the State's Housing Trust Funds to General Revenue or Budget Stabilization Funds.

The Broward Housing Council respectfully requests that the Board support the full allocation of funds and the proposed legislation, both of which are important to ensure Broward County receives their fair share of affordable housing funding from the State.

Chair, Marcia Barry-Smith • Vice Chair, Caryl Hattan

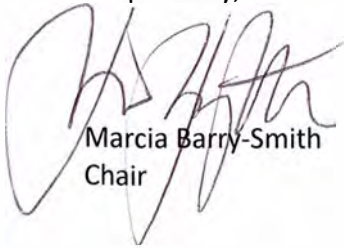
Ajibola Balogun • Heather Brinkworth • Ann Deibert • Howard Elfman • Frances Esposito • Hermes Garcia • Dale V.C. Holness
Christopher Krzemien • Barbara Mendez • Gino Moro • Ralph Stone • Teneshia Taylor • Lisa Vecchi • Beverly Williams

housingcouncil@broward.org

Honorable Mayor and Members
Broward County Board of County Commissioners
December 13, 2019
Page 2

If there are any questions regarding the Broward Housing Council's support of the State's affordable housing initiatives, please contact Jo Sesodia, AICP, Director, Planning and Development Management Division at 954-357-6602 or jsesodia@broward.org.

Respectfully,

A handwritten signature in black ink, appearing to read 'Marcia Barry-Smith', is written over a faint, larger signature that is partially obscured.

Marcia Barry-Smith
Chair

Cc: Bertha Henry, County Administrator
Monica Cepero, Deputy County Administrator
Alicia Lobeiras, Assistant County Attorney
Henry Sniezek, Director, Environmental Protection and Growth Management Department
Josie P. Sesodia, AICP, Director, Planning and Development Management Division
Susanne Carrano, Staff Coordinator, Broward Housing Council