

SUMMARY MINUTES

BROWARD HOUSING COUNCIL
Friday, February 23, 2024 - 10:00 AM
Broward County Government Center East, Rm. 430, Fort Lauderdale, FL

Board Members Present

Ajibola Balogun	Marcia Barry-Smith, Chair	Michele Collie
Frances Esposito	Parnell Joyce	Gino Moro
Nathan Perlmutter	Ralph Stone	Teneshia Taylor

Board Members Absent

Beth Daly	Caryl Hattan, Vice-Chair	Debra Hixon
Christopher Krzemien	Ashley Roche	Commissioner Hazelle P. Rogers
Lisa Vecchi		

County Staff

Jo Sesodia, UPD	Karina Rodrigues, CAO	Keith Darby, UPD
Sue Carrano, UPD		

Other Attendees

Nancy Robin, Habitat for Humanity of Broward	Caroline Cozzi, Habitat for Humanity of Broward	Kristian Lastre, Cornerstone Group Partners, LLC
Jesenia Perez, Children's Diagnostic & Treatment Ctr.	Laila Costo, Children's Diagnostic & Treatment Ctr.	Faline Moeses, Office of Emergency Management
Aisha Lindsay, Office of Emergency Management		

1) CALL TO ORDER AND ROLL CALL

At 10:25 AM, Jo Sesodia, Director, UPD announced that one more voting member was needed to establish a quorum. Ms. Sesodia suggested that, in the interim, the guest speaker begin her presentation as scheduled.

2) Guest Presentation: Nancy Robin, CEO, Habitat for Humanity of Broward

Ms. Robin provided an overview on the Habitat for Humanity (Habitat) model which is dedicated to homeownership for working families (up to 80% AMI). Habitat Broward is wrapping up a large workforce housing development; about 100 homes are currently under construction in Pompano Beach. Habitat serves as the home developer, builder, and mortgage lender and servicer. Its homeowner delinquency rates have remained under one percent (1%) over past 40 years. Ms. Robin discussed lasting affordability models including deed restrictions, ground leases and community land trusts.

[At 10:55 AM, the Chair convened the meeting. Roll call was taken by Sue Carrano who confirmed that a quorum was present.]

3) Chair's Report

Chair Barry-Smith requested that Ralph Stone report on a recent County Commission agenda item to accept the County's Ten-Year Affordable Housing Master Plan (Master Plan). Ralph Stone stated that the Master Plan was presented by Dr. Ned Murray, FIU to the County Commission for acceptance on February

21, 2024 (deferred to March 7, 2024). The Master Plan includes three main strategies: 1. Densification, 2. funding options, and 3) Legislative Policy Programs. One funding action item will adjust the current expired TIF allocation from 50% (currently \$9M) to 100% dedicated to affordable housing over a 30 year horizon. After the 13 TIFs expire at the end of this decade, over \$74M/year will be available for the Affordable Housing Trust Fund gap financing. The Master Plan encourages all municipalities to invest in their own funding sources and programs. It addresses legislative program strategies such implementing an affordable housing surtax and recognizing affordable housing as infrastructure. A countywide dashboard will monitor the County's evaluation of each municipality's accomplishments.

Ajibola Balogun requested that, following acceptance by the County Commission, the final Master Plan be presented to Broward City County Managers Association (BCCMA) for further discussion. BHC members discussed taking a position regarding acceptance of the proposed Master Plan. **Motion:** Ajibola Balogun moved to support the County Commission's acceptance of the Ten-Year Affordable Housing Master Plan with a recommendation to adjust tables to reflect all communities, including the BMSD, in the appropriate data tables.

4) Approval of the December 8, 2023, Regular Meeting Minutes

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

5) Director's Report

- Jo Sesodia, Director, UPD referenced the new BHC business cards which include the QR code for the BHC webpage. The cards were handed out during last year's workshop. Members are encouraged to take a supply and distribute.
- Ms. Sesodia reported that the Live Local Act 2024 Legislative Update includes the filing of two glitch bills which are moving forward (SB 328 currently engrossed; HB 1239 on second reading). The recommended resiliency changes made by the County Commission are not included in either bill. The updated legislation does not remove allowance for industrial land to be used for affordable housing and does not reduce the one mile for height limits. It does address parking requirements, location of transit stops, non-conforming uses, and FAR calculations for densities.
- She reminded members about upcoming BHC officer elections scheduled for the April 26, 2024, meeting.

6) New Business

- Chair Barry-Smith announced that the BHC will host a workshop again this year. This could focus on components of the Master Plan and affordable housing development best practices and successes such as Seven on Seventh.
- The BHC members requested a presentation regarding Broward County's 2024 Point-in-Time (PIT) results at a future meeting.
- Jo Sesodia stated that Advisory Board Ethics Training Part 1 of 2 will be included on the April 26 meeting agenda.

7) Old Business

None.

8) Public Comments

None.

9) Presentation of Certificate of Appreciation

Chair Marcia Barry-Smith, on behalf of the BHC, presented a Certificate of Appreciation to Ms. Frances Esposito, Broward Partnership. Ms. Esposito has served on the BHC for 13 years and will be continuing with the Broward Partnership as Chief Strategy Officer.

10) Adjournment.

The meeting was adjourned at 11:07 AM.

11) Next BHC Meeting: 10 AM, Friday, April 26, 2024, 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.