

SUMMARY MINUTES

BROWARD HOUSING COUNCIL
Friday, December 6, 2024 - 10:00 AM
Broward County Government Center East, Room 430, Fort Lauderdale, FL

Board Members Present

Ajibola Balogun	Michele Collie	Beth Daly
Luke Harrigan	Christopher Krzemien, Vice-Chair	Nathan Perlmutter
Ralph Stone	Teneshia Taylor	

Board Members Absent

Marcia Barry-Smith, Chair	Debra Hixon	Parnell Joyce
Ashley Roche	Commissioner Hazelle Rogers	

County Staff

Jo Sesodia, UPD	Karina Rodrigues, CAO	Stacey-Ann Rowe, CAO
Sue Carrano, UPD		

Other Attendees

Kim Cox, Kinetic Lifestyle Homes	Jaylynn Luna, Kinetic Lifestyle Homes	Michael Rhett, Alco Construction
Lucia Candiotti, Individual	Chris Bajor, Individual	Steven David, Director, Community & Economic Development, City of West Park

1) **CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 10:07 AM by Vice-Chair Christopher Krzemien. Roll call was taken by Sue Carrano who confirmed that a quorum was present.

2) **Approval of the August 23, 2024, Regular Meeting Minutes**

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

3) **Approval of the October 30, 2024, Workshop Minutes**

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

4) **Approval of the November 15, 2024, Regular Meeting Minutes**

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

5) **Vice-Chair's Report**

Vice-Chair Christopher Krzemien referred to a handout distributed to the BHC members, as requested by Commissioner Hazelle Rogers, regarding the National Association of Real Estate Brokers' call to action to address Black homeownership. Vice-Chair Krzemien reported that a condo summit was held by Sen. Pizzo and Sen. Bradley on December 3, 2024 in Davie. Elected officials and various stakeholders addressed the impacts of legislative changes and other factors on condo affordability.

6) **New Business**

A) Motion: Beth Daly moved to approve the 2025 BHC meeting dates, time and location as proposed. Ajibola Balogun seconded. All in favor.

B) Motion: Ajibola Balogun moved to approve the 2025 BHC Work Program as presented. Beth Daly seconded. All in favor.

7) **Presentation: City of West Park Residential Infill Project**

Ajibola Balogun, City Manager, City of West Park and Broward Housing Council member provided information about the success of the City's Residential Infill Project. Other presenters included Steven David, Director of Economic Development for West Park; Kim Cox, President, Kinetic Lifestyle homes; and Michael Rhett, Alco Construction. The pilot program was modeled after the County's BMSD infill lot program and received about \$103,000 in County CDBG funding for pre-development costs. A total of five vacant City-owned lots were designated for the construction of low-income affordable single family homes. In 2023, the City selected two local, non-profit housing organizations to develop the lots: Kinetic Lifestyle Home Inc. and Housing Foundation of America. Between February-November 2024, Kinetic Lifestyle Home Inc. constructed two new homes and a groundbreaking ceremony for three infill lots was held by Housing Foundation of America, Inc. in late June 2024, and construction is currently completed or nearly completed on all lots.

8) **Discussion of Proposed County Ordinance to Implement Charter Changes**

Karina Rodrigues, Assistant County Attorney, reported that the proposed charter amendment changes were approved by the general electorate on November 5, 2024. The next step is adoption of a resolution by the County Commissioners on December 10, 2024 (Item 37) to publish notice of a public hearing for enactment of an ordinance reflecting the charter amendment language. The public hearing is scheduled for January 28, 2025, which is the appropriate time for BHC members to speak on this item. If the ordinance is enacted, it is filed with the Department of State.

9) **Old Business**

None.

10) **Public Comments**

Lucia Candiotti, Broward County resident, asked the BHC to consider accessible housing as a priority in its annual work program.

Ralph Stone reported that next Tuesday, December 10, 2024, the County Commission agenda includes an item approving a 467 unit low-income affordable housing project in Pompano Beach on a former motel property purchased by the County.

11) **Adjournment**

The meeting was adjourned at 11:13 AM.

12) **Next BHC Meeting: 10 AM, Friday, February 28, 2025, 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.