



BROWARD HOUSING COUNCIL
Regular Meeting
AGENDA

1 North University Drive, Box 102
Plantation, FL 33324
Phone: 954.357.6634
Fax: 954.357.8655
BrowardHousingCouncil.org

Livestream at <https://vimeo.com/event/4742296>

A meeting of the Broward Housing Council (BHC) will be held on **Friday, December 6, 2024**, at 10 AM, at Broward County Government Center East (GCE), Room 430, located at 115 S. Andrews Avenue, Fort Lauderdale, FL 33301.

- 1) Call to Order and Roll Call
- 2) City of West Park Residential Infill Project – Ajibola Balogun, City Manager, City of West Park and Broward Housing Council Member
- 3) Approval of the August 23, 2024 Meeting Minutes *(see attachment)*
- 4) Approval of October 30, 2024 Workshop Minutes *(see attachment)*
- 5) Approval of November 15, 2024 Meeting Minutes *(see attachment)*
- 6) Chair's Report: Marcia Barry-Smith
- 7) Director's Report: Jo Sesodia, AICP
- 8) Proposed County Ordinance to Implement Charter Changes – County Attorney's Office *(see attachment)*
- 9) New Business
 - A) Approval of 2025 BHC Meeting Dates *(see attachment)*
 - B) Approval of 2025 BHC Work Program *(see attachment)*
- 10) Old Business
- 11) Public Comments
- 12) **Next BHC Meeting: 10 AM, Friday, February 28, 2025, in Room 430, Broward County Government Center, 115 S. Andrews Avenue, Fort Lauderdale, FL 33301**
- 13) Adjournment

Our 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, Christopher Krzemien
Ajibola Balogun • Michele Collie • Beth Daly • Luke Harrigan • Debra Hixon • Parnell Joyce
Nathan Perlmutter • Ashley Roche • Commissioner Hazelle P. Rogers • Ralph Stone • Teneshia Taylor

SUMMARY MINUTES - DRAFT

BROWARD HOUSING COUNCIL
Friday, August 23, 2024 10:00 AM
Broward County Government Center East, Room 430, Fort Lauderdale, FL

Board Members Present

| | | |
|-----------------|-----------------------------|-----------------|
| Ajibola Balogun | Marcia Barry-Smith, Chair | Michele Collie |
| Parnell Joyce | Commissioner Hazelle Rogers | Teneshia Taylor |

Board Members Absent

| | | |
|----------------------------------|-------------------|--------------|
| Beth Daly | Luke Harrigan | Debra Hixon |
| Christopher Krzemien, Vice-Chair | Nathan Perlmutter | Ashley Roche |
| Ralph Stone | | |

County Staff

| | | |
|------------------|--------------------|------------------|
| Jo Sesodia, UPD | Annika Ashton, CAO | Keith Darby, UPD |
| Sue Carrano, UPD | | |

Other Attendees

| | |
|--------------------------------|--------------------------------------|
| Denise Brown, LifeNet4Families | Susan Spragg, Ft. Lauderdale AHAC |
|--------------------------------|--------------------------------------|

1) CALL TO ORDER AND ROLL CALL

At 10:15 AM a quorum was not present; however, Jo Sesodia, UPD Director, recommended that the meeting begin because another BHC member was known to be on her way. This would allow for the Chair's Report and discussion of non-action items.

2) Chair's Report

Chair Marcia Barry-Smith reported the BrowardNEXT Land Use Plan is being updated and she attended a stakeholder kickoff meeting on August 15. Staff will forward the recorded meeting link to BHC members. She encouraged the use of the Affordable Housing Dashboard as a valuable research tool.

3) Director's Report

Jo Sesodia, Director, UPD reported that the Board of County Commissioners accepted the BHC 2023 Annual Report during its August 22, 2024 meeting (ITEM #83). Thank you to Commissioner Rogers for sponsoring this item. She shared a memo from Sen. Passidomo regarding condo safety and affordability legislation which explained why a special session was not held to address these issues. UPD staff met with Miami-Dade County staff to discuss its Condominium Special Assessment Program which is funded by the County's doc stamp and targets low income homeowners facing large assessments. The maximum loan amount is \$50,000 and most applicants are seniors on fixed incomes. The program has received 950 applications and \$18M has been invested so far with \$16M closed. Ms. Sesodia asked for members' suggestions for speaker presentations at future BHC meetings.

4) Discussion of Amending 2024 Meeting Dates

Sue Carrano, UPD, noted that the October 25, 2024 regular BHC meeting is less than a week from the BHC Workshop on October 30 and provided alternative meeting dates as done last year. Chair Barry Smith noted that moving the regular meeting date allows for timely post workshop discussion.

5) **Discussion of BHC Workshop:**

Jo Sesodia presented the draft workshop agenda which will be attached to the invitation/registration. All panelists are finalized except for a representative from the Area Agency on Aging of Broward who has been invited to participate. The Keynote Speaker will be Sen. Jason Pizzo (Florida, District 37) who is very involved in condo safety legislation. The workshop process, panel format, seating layout and other related items were discussed.

6) **Discussion of Summary of Ballot Amendment**

On June 28, 2024 the BHC directed staff to draft language for a handout regarding the proposed charter referendum to be used at the fall workshop. Annika Ashton, Deputy County Attorney discussed the handout and a memo from the CAO regarding communications regarding ballot proposals and limits on board member advocacy. The handout may be posted on the website and distributed at the workshop but cannot be distributed via mail or email. The BHC as a group entity cannot take an official action but members may discuss the proposed changes in an individual capacity.

7) **Public Comments**

- Denise Brown, interim CEO of LifeNet4Families in Lauderhill, provided an overview of her organization whose goal is helping eradicate poverty and homelessness. The agency's current focus is serving as an owner, builder and development partner of permanent affordable housing for its clients.
- Susan Spragg is the Vice-Chair of the Ft. Lauderdale AHAC and a member of the League of Women Voters, who voted at a recent meeting in support of the proposed Charter amendment.
- Suzanne Fejes, Broward County Housing Finance Division, reported that an RFA will be issued for a project in Pompano Beach, located at a former Motel 6 site. The County purchased this property and is anticipating a total of 200 new units.
- Parnell Joyce, Broward Housing Authority, announced they are close to funding 75 extremely low income senior units in Davie and thanked County Finance Division staff for their leadership on this project.

NOTE: At 11:07 AM, BHC member Michele Collie joined the meeting and Chair Barry-Smith called the meeting to order. Roll call was taken by Sue Carrano who confirmed that a quorum was now present.

8) **Approval of the June 28, 2024, Regular Meeting Minutes**

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

9) **Approval of Revised 2024 Meeting BHC Dates**

Motion: Ajibola Balogun moved to reschedule the October 25, 2024 BHC regular meeting to Friday, November 15, 2024. Michele Collie seconded. All in favor.

10) **Adjournment**

The meeting was adjourned at 11:10 AM.

- 11) **BHC Workshop: 8:30 AM – 12 PM, Wednesday, October 30, 2024, Anne Kolb Nature Center, 751 Sheridan Street, Hollywood, FL**

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.

SUMMARY MINUTES - DRAFT

BROWARD HOUSING COUNCIL AFFORDABLE HOUSING WORKSHOP
Condo Reform
Wednesday, October 30, 2024 8:30 AM
Anne Kolb Nature Center, 751 Sheridan Street, Hollywood, FL

Board Members Present

| | | |
|-----------------------------|----------------------------------|-------------------|
| Ajibola Balogun | Marcia Barry-Smith, Chair | Michele Collie |
| Beth Daly | Christopher Krzemien, Vice Chair | Nathan Perlmutter |
| Commissioner Hazelle Rogers | Ralph Stone | Teneshia Taylor |

Board Members Absent

| | | |
|---------------|-------------|---------------|
| Luke Harrigan | Debra Hixon | Parnell Joyce |
| Ashley Roche | | |

County Staff and Other Attendees

See attached registration list

See attached workshop agenda.

[Note: Commissioner Rogers provided the Welcome Remarks in lieu of Mayor Rich who was unable to attend.]

The workshop was recorded and the video is posted at <https://vimeo.com/1023404270>.

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.

Broward Housing Council Workshop: Condo Reform

Attendance Record - October 30, 2024

| FIRST NAME | LAST NAME | ORGANIZATION |
|------------|-------------------|--------------------------------------|
| Diana | Acevedo | City of Pembroke Pines |
| Trevor | Adheen | Individual |
| JoAnne | Alvarez | Legislative Aide, Sen. Pizzo |
| Aida | Andujar | City of Pompano Beach |
| Christina | Anthony | Affordably Lavish Foundation |
| Nicole | Anyadike | Kidology Enterprises |
| Annika | Ashton | Broward County Attorney's Office |
| Magaly | Avalo | TD Bank |
| Ajibola | Balogun | City of West Park |
| Marcia | Barry-Smith | Broward Housing Council Chair |
| Chester | Bishop | Housing Foundation of America |
| Fitz | Budhoo | South Florida Community Land Trust |
| Tom | Campbell Ruthardt | Broward Partnership for the Homeless |
| Aldo | Cardenas | Third Federal Savings & Loan |
| Sue | Carrano | Broward County Urban Planning |
| Nathalene | Carter | City of Coral Springs |
| Michele | Collie | City National Bank |
| Ryan | Coote | City of Hollywood |
| Denise | Creary | Community Redevelopment Assoc. of FL |
| Irina | Daiter | Broward County Housing Finance |
| Beth | Daly | RE/MAX Experience by the Sea |
| Keith | Darby | Broward County Urban Planning |
| Gustavo | De Rosa | TD Bank |
| Andres | Defelice | Green Miles Group |
| Dan | Delagrange | TSE Consulting |
| Lenin | Deno | City National Bank |
| Donna | DiMaggio Berger | Becker & Poliakoff, PA |
| Belgica | Echezuria | Hispanic Unity of Florida |
| Monica | Elliott | League of Women Voters |
| Candice | Ericks | Consultant |
| Suzanne | Fejes | Broward County Housing Finance |
| Bina | Fink | Broward County |
| Kayla | Francis | Legislative Aide, Sen. Pizzo |
| Steve | Geller | Broward County Commissioner |
| Bruno | Girard | Bruno Girard PA |
| Alex | Goldstein | City of Pompano Beach |
| Lee | Gorodetsky | US Assurance |
| Harrison | Grandwilliams | Broward County Commissioner Aide |
| Carina | Guillen | Broward Community Action Agency |
| Christina | Hewitt | Community Land Trust of Palm Beach |
| Carolyn | Hicks-Washington | Urban League of Broward County |

Broward Housing Council Workshop: Condo Reform

Attendance Record - October 30, 2024

| FIRST NAME | LAST NAME | ORGANIZATION |
|-------------|----------------|--|
| Deanna | Hill | Affordably Lavish Foundation |
| Dwight | Hinkson | County Commissioner Aide |
| Lisa | Huriash | Sun-Sentinel |
| Mabel | Hurtado | Broward County Commissioner Aide |
| Suzette | Hyde | Hyde Law Office |
| Valerie | Johnson | United Way of Broward County |
| Chris | Krzemien | RE/MAX Experience |
| Willowstine | Lawson | Broward Municipal Services District (BMSD) |
| Camille | Lindsey | Becker & Poliakoff, PA |
| Glenda | Martinez | Town of Davie |
| Charlotte | Mather-Taylor | Area Agency on Aging of Broward |
| Sharon | McLennon | Renaissance Management Group |
| Matthew | McLennon | Broward County |
| Lisa | Miffin | US Office of Comptroller of Currency |
| Kevin | Miller | Onda Housing Group |
| Daniel | Nelson | City of Coconut Creek |
| Gloria | Perez | Third Federal Savings & Loan |
| Nathan | Perlmutter | TD Bank |
| Jason | Pizzo | FL Senate, District 37 |
| Mildred | Reynolds | Broward County Housing Finance |
| Hazelle | Rogers | Broward County Commissioner |
| Stacey Ann | Rowe | Broward County Attorney's Office |
| Jonathan | Salas | City of Deerfield Beach |
| Elizabeth | Sandoval | Care Resource |
| Jo | Sesodia | Broward County Urban Planning |
| Susan | Spragg | Fort Lauderdale AHAC |
| Mike | Stocker | Sun-Sentinel |
| Ralph | Stone | Housing Finance Division |
| Dulce | Suarez-Resnick | Acentria Insurance |
| Christopher | Suneson | City of Deerfield Beach |
| Teneshia | Taylor | TAJ Realty |
| Rafaela | Thermidor | City of Deerfield Beach |
| Otto | Valenzuela | Hispanic Unity of Florida |
| Jacqueline | Villanueva | REACH |
| Suzanne | Weiss | Broward County Housing Finance |
| Michael | Wohl | Coral Rock Development Group |
| Joseph | Yaciuk | City of Pembroke Pines |

Total: 78



Broward Housing Council ***Affordable Housing Workshop: Condo Reform***

Wednesday, October 30, 2024, 8:30 AM – 12 PM
Anne Kolb Nature Center
751 Sheridan St., Hollywood, FL 33019

Registration and Breakfast

Welcoming Remarks: Mayor Nan Rich, Broward County

Introduction of Keynote Speaker: Commissioner Hazelle P. Rogers, Broward County Commissioner, District 9 and Broward Housing Council Member

Keynote Speaker: Honorable Jason W.B. Pizzo, Florida Senate, District 37

PANEL A: Condo Reform – Barriers

✚ Moderator: Teneshia Taylor, Managing Partner, TAJ Realty and Broward Housing Council Member

- Lee Gorodetsky, Vice President, Marketing and Sales, US Assurance
- Charlotte Mather-Taylor, Chief Executive Officer, Area Agency on Aging of Broward County
- Michele Collie, Senior Vice President, Director Community Reinvestment Act Officer Compliance, City National Bank and Broward Housing Council Member

Networking Break

PANEL B: Condo Reform – Solutions

✚ Moderator: Christopher Krzemien, Broker/Owner, RE/MAX and Vice-Chair, Broward Housing Council

- Donna DiMaggio Berger, Esq., Becker & Poliakoff, P.A.
- Dulce Suarez-Resnick, Vice President - Sales Producer, Acentria Insurance
- Beth Daly, Broker Associate, RE/MAX Experience by the Sea and Broward Housing Council Member
- Sharon McLennon, CEO, Renaissance Management Group, Inc.

Closing Remarks: Marcia Barry-Smith, Chair, Broward Housing Council

*Today's breakfast
provided courtesy of*  **City
National
Bank**

Chair, Marcia Barry-Smith • Vice Chair, Christopher Krzemien
Ajibola Balogun • Michele Collie • Beth Daly • Luke Harrigan • Debra Hixon • Parnell Joyce •
Nathan Perlmutter • Ashley Roche • Commissioner Hazelle Rogers • Ralph Stone • Teneshia Taylor

Approved:

SUMMARY MINUTES

BROWARD HOUSING COUNCIL
Friday, November 15, 2024 - 10:00 AM
Broward County Government Center East, Rm. 430, Fort Lauderdale, FL

Board Members Present

| | | |
|----------------------------|---------------------------|-----------|
| Ajibola Balogun | Marcia Barry-Smith, Chair | Beth Daly |
| Luke Harrigan (non-voting) | Parnell Joyce | |
| Teneshia Taylor | Ralph Stone (non-voting) | |

Board Members Absent

| | | |
|-------------------|--------------|--------------------------------|
| Michele Collie | Debra Hixon | Chris Krzemien, Vice-Chair |
| Nathan Perlmutter | Ashley Roche | Commissioner Hazelle P. Rogers |

County Staff

| | | |
|------------------|------------------|-----------------------|
| Sue Carrano, UPD | Keith Darby, UPD | Karina Rodrigues, CAO |
|------------------|------------------|-----------------------|

Other Attendees

None.

1) CALL TO ORDER AND ROLL CALL

The meeting was canceled at 10:20 AM due to lack of quorum.



Legislation Details (With Text)

File #: 24-1679 **Version:** 1

Status: Agenda Ready

In control: REQUEST TO SET FOR PUBLIC HEARING

On agenda: 12/10/2024 **Final action:**

Title: MOTION TO ADOPT Resolution directing the County Administrator to publish Notice of Public Hearing to be held on January 28, 2025, at 10:00 a.m., in Room 422 of Governmental Center East to consider enactment of a proposed Ordinance, the title of which is as follows:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, PERTAINING TO THE BROWARD COUNTY HOUSING COUNCIL; AMENDING ARTICLE XXXVII OF CHAPTER 1 OF THE BROWARD COUNTY CODE OF ORDINANCES ("CODE"); CREATING SECTION 1-619 OF THE CODE; AND PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.
(Sponsored by Commissioner Hazelle P. Rogers)

Sponsors:

Indexes: Established Commission Goals

Code sections:

Attachments: 1. Exhibit 1 - Resolution to Publish Notice of Public Hearing, 2. Exhibit 2 - Proposed Ordinance, 3. Exhibit 3 - Business Impact Estimate

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Broward County Commission Regular Meeting

Director's Name: Andrew J. Meyers

Department: County Attorney

Information

Requested Action

MOTION TO ADOPT Resolution directing the County Administrator to publish Notice of Public Hearing to be held on January 28, 2025, at 10:00 a.m., in Room 422 of Governmental Center East to consider enactment of a proposed Ordinance, the title of which is as follows:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, PERTAINING TO THE BROWARD COUNTY HOUSING COUNCIL; AMENDING ARTICLE XXXVII OF CHAPTER 1 OF THE BROWARD COUNTY CODE OF ORDINANCES ("CODE"); CREATING SECTION 1-619 OF THE CODE; AND PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.

(Sponsored by Commissioner Hazelle P. Rogers)

Why Action is Necessary

The proposed Ordinance was prepared by the County Attorney's Office to effectuate an amendment to the Broward County Charter approved by the voters in November 2024.

What Action Accomplishes

Enables the setting of a public hearing during which the Board may consider enacting the proposed Ordinance.

Goal Related Icon(s)

- County Commission
- Go Green
- MAP Broward

Previous Action Taken

Summary Explanation/Background

On November 5, 2024, the Broward County electorate approved an amendment to Section 11.06 of the Broward County Charter (“Charter”). The amendment removed the membership categories for the Broward Housing Council (“Council”) from the Charter, changed the number of members for the Council, and authorized the Board to establish the membership categories for the Council by ordinance.

Approval of this item would set a public hearing for January 28, 2025, for the Board to consider enactment of a proposed Ordinance establishing the membership categories for the Council. The categories are substantially the same as those that existed in the Charter, but are updated to address the Council’s difficulty in filling vacancies, replace the entities that no longer exist, and add membership categories for two additional members.

Source of Additional Information

Annika E. Ashton, Deputy County Attorney, 954-357-7600

Fiscal Impact

Fiscal Impact/Cost Summary

The Fiscal Impact Statement by the Office of Management and Budget will be provided at the time of the public hearing, in compliance with Section 18.5(e)(7) of the Broward County Administrative Code.

PROPOSED

ORDINANCE NO.

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, PERTAINING TO THE BROWARD COUNTY HOUSING
3 COUNCIL; AMENDING ARTICLE XXXVII OF CHAPTER 1 OF THE BROWARD
4 COUNTY CODE OF ORDINANCES (“CODE”); CREATING SECTION 1-619 OF THE
5 CODE; AND PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, AND AN
6 EFFECTIVE DATE.

7 (Sponsored by Commissioner Hazelle P. Rogers)

8
9 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
10 BROWARD COUNTY, FLORIDA:

11 Section 1. Article XXXVII of Chapter 1 of the Broward County Code of
12 Ordinances is hereby amended to read as follows:

13 **ARTICLE XXXVII. BROWARD COUNTY HOUSING COUNCIL’S ATTENDANCE**
14 **POLICY AND VACANCY IN MEMBERSHIP, ATTENDANCE, AND VACANCIES**

15 **Sec. 1-617. Legislative intent.**

16 The intent of this article is to (i) provide for the membership categories for the
17 Broward County Housing Council (“Council”); (ii) establish an attendance policy for the
18 Broward County Housing Council (“Council”); and (iii) provide for filling a vacancy created
19 because of the automatic removal of a member for noncompliance with the attendance
20 policy.

21 **Sec. 1-618. Attendance policy.**

22 . . .

23 (e) If a member is automatically removed for violating the attendance
24 requirements, the Broward County Commission or other appointing authority, as
25 applicable, pursuant to Section ~~11.06 of the Broward County Charter~~ 1-619 of the
26 Broward County Code of Ordinances, may reappoint the member when extenuating
27 circumstances are found to exist for the member's absences or appoint a new member
28 to fill the vacancy in accordance with Section ~~11.07 of the Broward County Charter~~ 1-619
29 of the Broward County Code of Ordinances.

30 . . .

31 Section 2. Section 1-619 of the Broward County Code of Ordinances is hereby
32 created to read as follows:

33 [Underlining omitted]

34 **Sec. 1-619. Membership.**

35 (a) The Broward County Commission shall appoint one member of the Broward
36 County Housing Council in each of the following categories:

- 37 (1) Broward County Commissioner;
- 38 (2) Owner of a business that employs at least fifty (50) employees;
- 39 (3) Owner of a business that employs fewer than fifty (50) employees;
- 40 (4) Current or former recipient of services from a housing assistance program,
41 or person who has experienced homelessness;
- 42 (5) Chief Executive of a recognized not-for-profit organization that serves
43 persons who have experienced homelessness;

- 44 (6) Chief Executive of a not-for-profit housing organization;
- 45 (7) Banker;
- 46 (8) Local community representative, who will serve as a voting member; and
- 47 (9) Local community representative, who will serve as a nonvoting member.
- 48 (b) The Broward League of Cities shall appoint one member of the Broward
- 49 County Housing Council in each of the following categories:
- 50 (1) Officer of the Broward League of Cities;
- 51 (2) City Manager or designee of a municipality in Broward County with more
- 52 than 50,000 residents; and
- 53 (3) City Manager or designee of a municipality in Broward County with fewer
- 54 than 50,000 residents.
- 55 (c) The following members of the Broward County Housing Council shall be
- 56 appointed as follows:
- 57 (1) A licensed real estate professional appointed by the Florida Realtors®;
- 58 (2) An individual appointed by the Builders Association of South Florida;
- 59 (3) An individual with technical housing expertise appointed by Florida
- 60 International University (FIU);
- 61 (4) A member of the School Board of Broward County appointed by the School
- 62 Board of Broward County;
- 63 (5) An individual appointed by the Broward County Housing Authority;
- 64 (6) A mortgage broker appointed by the Florida Association of Mortgage
- 65 Professionals; and

66 (d) Additionally, the County Administrator or designee shall be a permanent,
67 nonvoting member.

68 Section 3. Severability.

69 If any portion of this Ordinance is determined by any court to be invalid, the invalid
70 portion will be stricken, and such striking will not affect the validity of the remainder of this
71 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be
72 legally applied to any individual, group, entity, property, or circumstance, such
73 determination will not affect the applicability of this Ordinance to any other individual,
74 group, entity, property, or circumstance.

75 Section 4. Inclusion in the Broward County Code of Ordinances.

76 It is the intention of the Board of County Commissioners that the provisions of this
77 Ordinance become part of the Broward County Code of Ordinances as of the effective
78 date. The sections of this Ordinance may be renumbered or relettered and the word
79 "ordinance" may be changed to "section," "article," or such other appropriate word or
80 phrase to the extent necessary to accomplish such intention.

81 Section 5. Effective Date.

82 This Ordinance shall be effective as provided by law.

ENACTED

PROPOSED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Karina D. Rodrigues 11/22/2024
Karina D. Rodrigues (date)
Assistant County Attorney

By: /s/ Annika E. Ashton 11/22/2024
Annika E. Ashton (date)
Deputy County Attorney

KDR/sr
Establishing BHC Composition Ordinance
11/15/2024
iManage #1096936v9

Coding: Words ~~stricken~~ are deletions from existing text. Words underlined are additions to existing text.



Business Impact Estimate

This form should be included in the "set for public hearing" agenda item for ordinances, and must be posted on the County's website by the time notice of the proposed ordinance is published.

Ordinance title/reference:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, PERTAINING TO THE BROWARD COUNTY HOUSING COUNCIL; AMENDING ARTICLE XXXVII OF CHAPTER 1 OF THE BROWARD COUNTY CODE OF ORDINANCES ("CODE"); CREATING SECTION 1-619 OF THE CODE; AND PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.

If any of the following exceptions to the Business Impact Estimate requirement apply, check the applicable box and leave the remainder of the form blank.

- The ordinance is required for compliance with federal or state law or regulation;
- The ordinance relates to the issuance or refinancing of debt;
- The ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by the County;
- The ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The ordinance is enacted to implement the following:
 - a. Development orders and development permits, as defined in Section 163.3164, and development agreements authorized under the Florida Local Government Development Agreement Act;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by application by a non-municipal private party;
 - c. Sections 190.005 and 190.046, regarding community development districts;
 - d. Section 553.73, relating to the Florida Building Code; or
 - e. Section 633.202, relating to the Florida Fire Prevention Code.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This action supports the Commission Goal of “[e]nsuring residents have an affordable place to live by offering sustainable, compatible, innovative, accessible, affordable housing options for all income levels, including integrated, permanent supportive housing and zoning that helps residents build equity.”

Article XXXVII of Chapter 1 of the Broward County Code of Ordinances (“Code”) regulates Broward County Housing Council’s Attendance Policy and Vacancy in Membership. Amending the title of Article XXXVII of Chapter 1 of the Code to “Broward County Housing Council’s Attendance Policy and Vacancy” would provide clarity as to the amended Article including the Council’s membership categories. Creating Section 1-619 of the Code would allow the Board to establish membership categories for the Council.

Approval of this item would set a public hearing for January 28, 2025, during which the Board will consider enactment of the proposed Ordinance that amends the applicable Code provisions.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in Broward County, including, if applicable:

- a. Estimate of direct compliance costs that businesses may reasonably incur;
- b. Any new charge or fee imposed by the proposed ordinance; and
- c. Estimate of the County’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

It is estimated that there will be no direct economic impact on private, for-profit businesses in Broward County.

3. Estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is estimated that there will be no businesses likely to be impacted by the proposed ordinance.

4. Additional information (if any):

Approved:

Broward Housing Council 2025 Proposed Meeting Dates

The Broward Housing Council meets bi-monthly on the **last Friday of the month** except for December which is scheduled earlier due to the holidays.

Location: Room 430, Broward County Government Center, 115 S. Andrews Avenue, Fort Lauderdale 33301

- February 28, 2025
- April 25, 2025
- June 27, 2025
- August 22, 2025
- October 24, 2025
- December 12, 2025

- Fall Workshop: TBD



Broward Housing Council 2025 Work Program - Proposed

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.
- Maintain the countywide Affordable Housing Dashboard with the most current available data.
- Promote the Broward County Ten-Year Affordable Housing Master Plan ([Master Plan](#)), ~~following adoption by as presented to~~ the Board of County Commissioners.
- [Design a dashboard for Municipal Affordable Housing Report Card data to document the Master Plan's implementation.](#)
- [Support passage of County ordinance to implement Charter changes](#) ~~an amendment to the Broward County Charter, Sec. 1106~~ regarding the Broward Housing Council membership.

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.
- Continue monitoring the status of developers’ voluntary commitments to construct affordable units as an approval condition of a Broward County Land Use Plan Amendment.
- Track retention of affordable units with expiring affordability restrictions (i.e., 15 years or 30 years).
- [Encourage the development of properties owned and identified by the County Commission as appropriate for affordable housing.](#)

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.

4. Advocate for Legislative Change

- Support legislation that provides full appropriation and recurring revenue for affordable housing initiatives such as the State Housing Initiatives Partnership (SHIP) and State Apartment Incentive Loan (SAIL).
- 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.
- Support the County's advocacy efforts at the State Level regarding condominium building safety legislation, and associated assessments, to alleviate the cost burden on senior condo owners.

5. Streamline Process

- [Provide input Support](#) regarding the Affordable Housing goals, objectives and policies [in during the BrowardNEXT Land Use Plan Update process](#).
- Support bonus densities and other land use policies to incentivize affordable housing construction.
- Provide planning support to the County's Affordable Housing Advisory Committee (AHAC) in identifying affordable housing incentives for the annual AHAC Report.
- [Update Broward Housing Council bylaws to conform with membership composition changes as adopted by County ordinance](#).

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 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.
- Encourage the County Commission to pursue multiple funding opportunities identified through the Ten-Year Affordable Housing Master Plan.