



CITY OF FORT LAUDERDALE

APPROVED
Meeting Minutes
City of Fort Lauderdale
Community Services Board
City Commission Chambers, City Hall
October 10, 2022 – 4:00 P.M.

MEMBERS		PRESENT	ABSENT
Christi Rice, Chair	P	8	1
William J. Dunne, Vice Chair	P	2	0
Wismy Cius	P	5	0
Elizabeth Cupido	A	0	1
Gary Hensley	P	5	0
Sharon Hughes	P	1	0
Ronald Pierre	A	2	1

Staff Present

Eveline Dsouza, Administrative Supervisor, Housing and Community Development
Carla Blair, Recording Secretary, Prototype, Inc.

Communication to the City Commission

None.

I. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

- **Quorum Requirement – As of September 1, 2022, there are 7 appointed members to the Board, which means 4 constitutes a quorum**

Chair Rice called the meeting to order at 4:04 p.m. and the Pledge of Allegiance was recited. It was noted a quorum was present at the meeting.

[It was noted that Mr. Cius’s absence from today’s meeting was excused.]

II. WELCOME / BOARD AND STAFF INTRODUCTIONS

New Board member Sharon Hughes introduced herself at this time.

III. APPROVAL OF MINUTES – Aug 8th meeting, 2022

Chair Rice noted that approval of the August 8, 2022 minutes would be tabled until the next Board meeting.

IV. APPROVAL OF FY 2023 CSB MEETING DATES

Motion made by Mr. Hensley, seconded by Mr. Dunne, to approve. In a voice vote, the **motion** passed unanimously.

V. HOPWA UPDATES

Ms. Dsouza recalled that the tenant-based rental voucher (TBRV) rental assistance program opened a waiting list earlier in the year for clients who were unable to find housing at the current fair market price. Due to the ongoing housing crisis, on August 25, 2022 the City of Fort Lauderdale made a request to change its rent standards. The HIV Planning Council provided a letter in support of this request. The City is awaiting a response from the U.S. Department of Housing and Urban Development (HUD) on this issue. If the rent standard is changed, the new standard would cover up to 130% of fair market rate, depending upon the requirements of each household.

Ms. Dsouza requested that in the event HUD responds by requesting more public input on this issue, the Community Services Board (CSB) also submit a letter of support. Staff will let the Board know if and/or when this is necessary.

VI. CDBG UPDATES

Ms. Dsouza advised that \$21,344 in Community Development Block Grant (CDBG) funds were forfeited earlier in the year by a recipient that was not in compliance with the program's requirements. The City reached out to two additional agencies, Feeding South Florida and Habitat for Humanity, to encourage applications. While Feeding South Florida did not respond, Habitat for Humanity submitted an application for CDBG funds.

Thor Barraclough, representing Habitat for Humanity, explained that the application is for the Home Ownership Service Program, an economic empowerment program. Habitat for Humanity focuses on affordable housing for households with low to moderate incomes. The program is designed to identify and educate families on the services Habitat offers and provide them with 12 to 18 months of education. It will also provide wraparound mortgage services when these families and individuals become homeowners.

The program focuses on a new housing development in Fort Lauderdale which, with the assistance of the City, will create between 20 and 24 affordable town homes. Families are identified and vetted through an online pre-application process, and the program itself takes them through the full application process, which is underwritten by independent banking professionals. Home visits and stress testing are conducted before families are recommended for inclusion in the program and voted upon by Habitat's board.

Families selected for the program must be willing to partner with Habitat for Humanity, provide 300 hours of "sweat equity" by working on their own homes and homes of other

members of the community, enter into a 0% affordable mortgage, and undertake 12 to 18 months of financial and life skills education.

Mr. Hensley asked how many individuals or families would be served by the program. Mr. Barraclough replied that there will be 20 to 24 families, or 96 individuals in total.

Ms. Hughes asked if Habitat's model considers the applicants' credit scores. Mr. Barraclough explained that they do not consider credit scores, but instead look at good or bad credit. They do not consider medical debt.

Chair Rice asked when the town home development is scheduled to be completed. Mr. Barraclough advised that the development is still going through a processing phase and a two-year turnaround is expected, although this can be difficult to estimate.

Ms. Dsouza noted that Habitat for Humanity is requesting \$43,000 for the Home Ownership Service Program. The City has \$21,344 available.

Motion made by Mr. Hensley, seconded by Ms. Hughes, to approve the \$21,[344] that we have left. In a voice vote, the **motion** passed unanimously.

VII. NOMINATE / ELECT CSB VICE CHAIR

Mr. Dunne nominated himself for the position of Vice Chair. Ms. Hughes seconded his nomination. In a voice vote, Mr. Dunne was unanimously elected Vice Chair.

VIII. GOOD OF THE ORDER

None.

IX. PUBLIC COMMENTS

Mr. Hensley asked if it would be helpful for the Board to approve the City's request for a change in rent standards from HUD. Ms. Dsouza confirmed that the Board may do this if they wish. She noted that the HIV Planning Council's letter of support specified why the change is requested, and suggested that the Board may draft a similar letter if necessary. Mr. Hensley strongly emphasized the need for a change in rent standards, and stated that he would like the Board to show its support for this request.

Motion made by Mr. Hensley, seconded by Ms. Hughes, of approval of the City's request to HUD to increase the rent standard above the fair market value. [The **motion** passed by unanimous consent.]

Chair Rice concluded that if necessary, the Board would provide a formal letter of support as well.

X. ITEMS FOR THE NEXT AGENDA

Ms. Dsouza advised that Housing Opportunities for Persons with HIV/AIDS (HOPWA) and CDBG agencies may be invited to attend the next meeting and provide updates on their total outcomes for the year. It was determined that the agencies would be asked to give brief presentations on these outcomes.

XI. COMMUNICATIONS TO CITY COMMISSION

None.

XII. ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 4:29 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]