

Minutes of the Monthly Meeting of the
Board of Commissioners of the
Dania Beach Housing Authority
Held in the Meeting Room
4101 Ravenswood Road, Ste 320, Fort Lauderdale, FL 33312
On Monday, September 10th, 2018, 2018 at 5:00 p.m.

The monthly meeting of the Board of Commissioners the Dania Beach Housing Authority met at 5:00 p.m. on the 10th day of August 2018.

PRESENT

Bob Adams, Chairperson
Derrick Hankerson, Vice Chairperson
Commissioner Ivie Cure
Commissioner Ruth White
Commissioner William Winkelholz

ABSENT

Commissioner Gloria Black
Commissioner Tamora Brown

Non-Voting

Anne Castro

The meeting was called to order at 5:01 p.m. by Chair Adams. Commissioner Black and Brown called and asked to be excused and there were no objections. Commissioner White gave the invocation and led the Pledge of Allegiance. Commissioner White made a motion to move the minutes, seconded by Vice Chair Hankerson.

Chair Adams then introduced Ann Deibert, CEO of Broward County Housing Authority, who was invited to speak on Small Area Fair Market Rents, Role of Board Members, and the use of 9% LIHTC credit development funds. Summary of the discussion topics include;

- a) **Small Area Fair Market Rent (SAFMR)** Impacts on Budgets/Clients/HA's – HUD establishes the fair market rents. The HA's then set payment standards that are between 90 and 110 percent of the FMR's. HUD has changed from one payment standard that we can use count-wide to each zip code. Later, the HA's were allowed to condense to 51 zip codes, then group like zip codes. Currently, DBHA has 6 zones. The zones are not contiguous, rather they can be spread out throughout the county. BCHA has 9 zones. These standards will have to be reviewed and updated each year as HUD publishes FMR's annually. That review has started for this year and new payment standards will be effective November 1st, 2018. The Executive Director noted that 33004 was moved up a zone so that our clients in Dania Beach would not be displaced due to payment standards actually being reduced. Ms. Deibert also explained that funding did not come with the new program. There is concerns that we will have to serve fewer families and/or HA's will be put into a shortfall situation. She also mentioned transportation can dictate more where people can live as opposed to the quality of the neighborhood. Finally, she advised this is not a trial. This is a permanent change.

- b) **The Role of the Board members** Commissioners should review bylaws, ACC, Administrative Plan, Personnel Policies, Audit, Directors Insurance Policy, FS Chapter 421. The responsibilities of the Board is to set policy and work in the best interest of the agency. Board members should be careful about getting involved in the day to day operations. The CEO or Executive Director are responsible for that. Board members as cannot act as individuals on behalf of the authority, but rather can speak on behalf of the board if the board has agreed to it. Further, board members should avoid any conflicts when they are going to vote on an issue and should not take anything of value from anyone, including vendors.
- c) **Possible strategies with income stream from 9% tax credit Saratoga Crossings (purchase land, develop more units, Family Self Sufficiency, mixed strategy.** The funds derived from the Saratoga Crossings can be used for many things. Broward HA originally was going to use the monies for overhead for public housing and administrative fee shortfalls. When the budgets were improved, they started to use them for the following; purchasing land for development, purchasing existing apartment buildings, Family Self Sufficiency programs.

Reports

The Executive Director reviewed the financial reports. She pointed out the Dania Beach water accounts we had to clear going back a decade in order to have no liens for the closing on the property. She also reviewed the legal invoices for outside counsel. She complemented the Community Development and Finance Departments at Dania Beach for all their assistance.

The Executive Director reviewed the MTD financials. Both Public Housing and Section 8 are positive income, but Section 8 is short of budget. The occupancy report for Public Housing shows zero units occupied. Public Housing has been closed out. Section 8 only has 461 units on rent. We are planning to issue about 25 vouchers soon per the advice from our HUD financial analyst Michael Carney.

Old Business:

None

New Business:

RESOLUTION #526 - Annual Budget for FYE September 30th, 2019. The Executive Director reviewed the proposed 2018-2019 budget. The Executive Director advised that due to funds available this year, a holiday bonus will be paid (3%) and a payroll increase of about 3% as well. Vice Chair made a motion to accept the budget, seconded by Commissioner White. The motion carried unanimously.

The Board discussed the holiday schedule. We will adopt the schedule as discussed. Motion to approve the holiday schedule was made by Commissioner White, seconded by Commissioner Cure. Motion carried unanimously.

Citizens/Residents Comments: None

Executive Director Comments: Handed out a brochure for upcoming PHADA conference in Miami and advised if any Commissioner wants to attend, please let us know so we can register for the conference.

Board Comments: Meeting was informative, and they were happy to have BCHA Ann Deibert as a speaker. All are excited about the pending demolition and construction of Saratoga Crossings. Vice Chair Hankerson suggested to get the Saratoga Crossings project out in the media. He also discussed becoming certified as a hearing officer for PHA hearings. Next meeting is October 8th, 2018 at 5 p.m.

Meeting adjourned at 7:01 p.m.