

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
November 12th, 2019 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 12th, day of November 2019.

PRESENT

Bob Adams, Chairperson
Rosalind Curry, Commissioner
Celeste Oatman, Commissioner
Ruth White, Commissioner

ABSENT (all excused)

William C. Winkelholz, Vice Chairperson
(excused)
Tamora Brown, Commissioner
Gloria Black, Commissioner (excused)

Non-Voting

Executive Director and Secretary Anne Castro

The meeting was called to order at 5 p.m. by Chair Adams. Commissioner Curry led Pledge of Allegiance and Chair asked for a moment of silence to honor the victims of September 11th. Motion to approve September minutes made by Commissioner White, seconded by Commissioner Curry as amended with correction to typo in last sentence at the bottom of page 1 with confirmation the word was supposed to be “we”. Motion carried unanimously. There was a motion to approve August minutes made by Commissioner White, seconded by Commissioner Curry and the motion carried unanimously.

Reports

The Chair then opened nominations for the annual board elections for Chair and Vice Chair. Commissioner White nominated Bob Adams for Chair and Bill Winkelholz for Vice Chair. The Chair asked for any other nominations, and hearing none, asked for the vote. The vote passed unanimously.

The Executive Director then introduced staff member Lareina Matthews. She was present to learn about how the meetings work and if the Executive Director cannot make a future meeting, she can appear.

The Executive Director reviewed the Monthly Financial Report (draft) as Cornwell had not yet completed September due to it being a FYE report. She commented about HUD Finance Center underfunding us by \$80,000 for the month of October.

She also reviewed the Occupancy and Eviction and Termination Reports. She also reported on the Accounts Payables and expense report and indicated there was no Bad Debt Write Off.

The Executive Director provided an update on Saratoga Crossings 1 & 2 and indicated there is an opportunity for a Saratoga 3. She indicated that APC was in the process of funding application including CDBG and LIHTC financing.

Old Business:

The Executive Director provided an update as to the Saratoga Crossings Lease up process. She confirmed the waiting list for the Senior Building was opened and there is a list of seventy-five candidates for the forty-one PBV units. The timeline still calls for the units to start leasing up in December 2019.

Saratoga Crossings: The grand opening will be planned for March after most residents have moved in to attend the event in their honor. APC has been working on a potential Saratoga Crossings 3 across the street from Saratoga Crossings 1 & 2. The City has tentatively approved the loan for our application. The County has indicated they will not be able to provide the application matching loan for the project. She advised a notice would be going out tomorrow regarding the potential sale. Furthermore, there is a HUD program Project Based Rental Assistance (PBRA) on site and we would assume management and relocation of residents. The Executive Director also advised that she would be using the money from Saratoga Crossings 1 & 2 to purchase the land, and once the deal is done, DBQHS would have another million or approximately \$3 million dollars for the self sufficiency program.

She also indicated that approximately six families from Public Housing are scheduled to move back to Saratoga Crossings. Several issues regarding Saratoga Crossings 1 & 2 were discussed from use of HCV in the units, to maintenance to qualifications and move ins.

New Business:

Holiday Party: The Executive Director advised the event would be outside the city due to expense constraints. The annual holiday event will be at Chuck's Steakhouse in Fort Lauderdale. All agreed it was a great place. Notice will go out and RSVP will be requested for each member of the board, staff and their guests.

Resolution #545 – Annual FMR Payment Standards to be effective 1/1/2020. The actual payment standards did not change, but approximately a dozen of the zip codes moved to another zone. The majority went up a zone, but one went down. The motion included making mid-year adjustments for errors or drastic differences in the market. Motion to adopt the 2020 Payment Standards was made by Commissioner White, seconded by Commissioner Curry. The motion carried unanimously.

Residents/Citizens Comments: None

Executive Director Comments: The Executive Director raised two issues. One the Trump Administration as put in a proposed rule that will make it harder for people to challenge issues based on Fair Housing as it will shift the burden, including cost of obtaining information regarding the claim to the plaintiff rather than the defendant, who really has the financial resources to defend themselves. Second, she discussed the HUD inspection system overhaul where HQS will eventually be moved into a one fits all inspection system standard called Nspire.

Board Comments: The December meeting is canceled unless the Chair needs to call a meeting to address any imminent issues.

Meeting adjourned at approximately 6:03 p.m.