

# APPROVED

## COMMUNITY SERVICES ADVISORY BOARD MEETING JUNE 12, 2006– 7:00 P.M.

### CITY COMMISSION CHAMBERS – 1<sup>ST</sup> FLOOR 100 N. ANDREWS AVENUE

#### **Board Members**

	<b><u>Present</u></b>	<b><u>Absent</u></b>	<b><u>Cumulative From 10/05</u></b>	
			<b><u>(P)</u></b>	<b><u>(A)</u></b>
Marie Conroy		A	2	6
Marjorie Davis		A	0	8
John Hurley, Chair		A	6	2
Sanford Rosenthal	P		7	1
Diane Schuster		A	6	2
Robert Smith	P		6	2
William Goetz, Vice Chair	P		8	0
Michael Kimmey	P		7	1
Alfred Imgrund	P		7	1
Duane Ingram		A	1	1
Avery Dial	P		7	1
Margaret Birch	P		6	1
Fenel Antoine		A	1	5
Emmett Kater		A	3	2

#### **Staff Present:**

Karen Reese, Housing & Community Development  
Susan Batchelder, Assistant Manager, Housing & Community Development  
Margarette Hayes, Manager, Housing & Community Development

Margaret A. Muhl, Recording Secretary

#### **Guests**

#### **Call to Order**

Vice Chair William Goetz called the meeting to order at approximately 7:00 p.m. The Pledge of Allegiance was recited and roll call taken. There was no quorum, and therefore, no votes would be taken this evening.

Vice Chair William Goetz confirmed that there were 15 seats on this Board. Margarette Hayes confirmed and stated that there were 14 seats filled, with one vacancy.

#### **Approval of Minutes – May 8, 2006**

Minutes would be approved at the next Board meeting.

#### **New Board Member Updates**

Margarette Hayes advised that no new appointments had been made to this Board.

### **Review of Proposed 2006-2007 Annual Action Plan**

Margarette Hayes stated that they are required to hold two public hearings in connection with the Annual Action Plan. One hearing was to be held before this Advisory Board, and one before the City Commission, which is scheduled for July 6, 2006. The plan has to be submitted to HUD by August 16, 2006. Since there was no quorum at tonight's meeting, votes would not be taken but a public hearing would be held on this matter and comments could be provided. She stated that she would verify the quorum issue with the City Attorney tomorrow.

Margarette Hayes further stated that there were four Federal grants, which were:

1. The Emergency Shelter Grant - \$86,203.00
2. HOME - \$997,710.00
3. HOPWA - \$6, 637,000.00
4. Community Block Grant Fund - \$2,015,736.00

Margarette Hayes stated that the summary of proposed activities to be presented before the Commission and to HUD would be as follows:

1. The Emergency Shelter Grant Program funds were to be used as follows: 70% for homeless assistance, and 30% for the prevention of homelessness. The amounts, therefore, are \$60,342 and \$25,861, respectively.
2. (HOME) Homeless Assistance Center Funds are to be provided to the Broward Partnership for the Homeless through the continued operation of the facility on Sunrise Boulevard. For homeless prevention via The Broward County Bureau of Children and Family Services the funds are to be used to provide short-term mortgage assistance and utilities to families facing eviction notices and notice of termination of utility services. HUD requires that 15% of the funds are to be set aside for community housing development organizations which are to further partnerships with not-for-profits to provide housing activities (rental or homeownership). She further stated that the substantial rehabilitation program had \$548,283; tenant vouchers for the homeless, which was a local program with the County; and tenant vouchers for the disabled. She advised that they were permitted a 10% administrative allowance. She further stated that the American Dream down payment initiative was federally funded to provide down payment assistance for persons making first-time homeownership, and the amount for 2003/2004 was \$7,007; 2004/2005 was \$3,170; 2005/2006 was \$17,051; and 2006/2007 was \$20,833.

Margarette Hayes explained that another 15% was required to be set aside to partner with non-profits to encourage the redevelopment of rental units and foreclosures in the northwest quadrant of the City. She stated that substantial rehabilitation funds were to provide assistance to eligible homeowners throughout the City to bring their homes up to standard conditions, or to construct new homes when units are beyond repair. She further explained that tenant vouchers are provided for the homeless and families with children. Tenant vouchers would also be provided for individuals with disabilities. She explained that there was a 10% allowance by HUD for administration of the HOME Program. She stated that the

required match for the home activities would be provided by the State SHIP Funding Program.

3. HOPWA funds were to be spent on (1) direct emergency assistance and housing transition for individuals being threatened with evictions, either rental units or homeownership, who were impacted with HIV and/or AIDS. Emergency assistance would also be provided in connection with the payment of rent and utilities. The Assisted Living Placement in the amount of \$800 had been awarded to Broward Housing. This grant did not come before this Board because it was a competitively bid grant. She explained that once the applications had been submitted, a selection committee would convene who would rank the application, and then funds would be awarded. She explained that substance abuse housing was broken down into three agencies: Shadowood \$164,250; Broward House \$223,280; and Susan B. Anthony, \$38,470. She further stated that rental vouchers were client-based with the Housing Authority of the City of Fort Lauderdale and was \$3 Million. She advised that the difference between client-based and project-based was that the clients could go anywhere, and project-based was tied to a specific housing unit or multi-family unit. Shadowood, Inc. \$600,000; Broward House \$392,970; Susan B. Anthony \$81,030; and Mt. Olive Development Corporation \$200,000. She advised that there was a 3% administrative allowance for the administration of the program, which was in the amount of \$199,110.

Margarette Hayes stated that information was supplied regarding the description of all the programs. She stated that ALF continued support for clients requiring supervision or some assistance with their daily living, including meals, housekeeping, and utility costs for the substance abuse housing component supplying support for individuals with HIV and/or AIDS and require residential treatment. The rental housing vouchers client base is for individuals or families with HIV living in private independent housing and apartments. The project-based rental assistance was for apartment units operated by non-profits for individuals with HIV and/or AIDS. She explained that the clients paid 10% of their gross incomes or 30% of their adjusted income for rent and utilities whichever was the greater amount. There is also a 3% administration allowance.

4. The Community Development Block Grant funding was \$2,015,736 and the Step-Up Apprenticeship Training Program was at \$250,000, Fair Housing Education and Outreach at \$30,000, and Housing Programs at \$179,469, which would fund neighborhood beautification, emergency repairs, and rehabilitation at \$298,000. This covered a portion of the cost of staff that was actively involved in the administration of the housing programs. She further stated that the following were the awards recommended by this Board:

Broward Homebound Program	\$35,672.00
Coalition to End Homelessness	\$10,000.00
Covenant House	\$20,000.00
First Call for Help	\$50,000.00

Future Stars Youth Sports Association	\$ 39,594.00
Girl Scouts of Broward County	\$ 20,000.00
Mt. Bethel Child Care Assistance Program	\$150,000.00
Mt. Bethel Family Resource Center	\$ 60,000.00

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Mt. Olive Development Corporation	\$ 7,500.00
Russell Life Skills and Reading Education	\$ 15,000.00
Second Chance Society	\$ 15,000.00

Women in Distress	\$ 50,000.00
Aquatic Program – Urban Enrichment	\$ 39,594.00

Homeless Prevention	\$ 50,000.00
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Other projects to receive funds were:

Davie Boulevard Median Construction Project	\$162,760.00
Transitional Housing Management	\$ 30,000.00
Elderly Tax and Insurance Assistance Program	\$100,000.00
Administrative Allowance of 20%	\$403,147.00

Margarette Hayes advised that the anticipated program income was estimated at \$100,000 which was monies coming back from individuals paying off loans.

Vice Chair William Goetz asked how the relative portions of the various programs within the CDBG had been determined.

Margarette Hayes explained that there were certain mandates that had to be followed, and Fair Housing was such a mandate. The Housing Authority Step-Up Program was a job skills training program, which was one of a kind in the City. She further stated that the Child Care Assistance and Family Resource Center were projects under a revitalization strategy area and were in the immediate neighborhoods for where such services were to be provided, and HUD permitted the funding of those groups as part of their normal administration of the program.

Margaret Birch asked if revitalization was the reason that the Davie Boulevard Median Construction Project was added to this list. Margarette Hayes stated that about three years ago the District Commissioner requested assistance for CDBG for the completion of the median and swale improvements, along with beautification, along the Davie Boulevard Corridor. Monies are being received from the State Transportation Department, along with Federal funds, and since a portion of this was CDBG eligible, they requested \$400,000 of this funding. The Commission approved the request, but since they were not able to spend the funds in a timely manner, they ended up re-programming a portion of it to help them meet the timely deadline. Therefore, this is a reimbursement.

Margaret Birch asked if this was the same situation regarding 19<sup>th</sup> Street. Margarette Hayes confirmed.

Robert Smith stated that once an area did a beautification project, it appeared individuals were more careful in not discarding trash into the neighborhood.

Sanford Rosenthal asked if the Step-Up Program had requested funds in the past. Margarette Hayes stated that was about three years ago, and now they get the fund automatically because their job training economic development program was the only one in the State. She explained that the concept behind that was that the program was actually taking housing authority

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residents that were 50% below the poverty level and giving them skills so they could move out of subsidized housing.

Alfred Imgrund asked what would happen if the City Attorney declared this not to be a legally constituted public hearing. Margarette Hayes stated the Board would have to reconvene, but as

part of the public hearing there was a requirement to give the public an opportunity to make comments.

Vice Chair William Goetz proceeded to open the public hearing.

Michael Papastathis, 133<sup>rd</sup> Terrace, stated that he had a serious lung problem and he had been out of work for over six years and have been homeless. He stated that he was observing tonight's meeting in an attempt to gather information that might be beneficial to him regarding the programs that are available.

Vice Chair William Goetz stated that funds were not granted to individuals from the programs.

Mr. Papastathis reiterated that he was attempting to gather information regarding the available programs.

Margarette Hayes stated that possibly staff might be able to assist Mr. Papastathis and maybe they could meet with him regarding his individual needs.

There being no other individuals who wished to speak on this matter, the public hearing was closed and discussion was brought back to the Board.

Vice Chair William Goetz asked if the department gave a similar summary of the results of the various programs. Margarette Hayes confirmed and stated that they are required to provide to HUD by December 31<sup>st</sup> of each year a comprehensive annual performance evaluation report. She explained that it was a compilation of all activities, programs and projects and how much money had been spent, including performance measurements. Vice Chair William Goetz requested a copy of such report for the last two years.

Sanford Rosenthal asked for staff to inform the individual who had spoken from the audience about First Call For Help. Margarette Hayes reiterated that staff would follow up with the individual.

Vice Chair William Goetz stated that previously he had asked for some affordable housing plans that had been successful in other parts of the country. Margarette Hayes asked if the Vice Chair was referring to workforce housing or affordable housing. Vice Chair William Goetz stated that it was his impression that affordable housing had replaced workforce housing. Margarette Hayes explained that their department was involved with affordable housing, which was for income levels that were 80% and below area median income. The median income for this City was approximately \$58,000 to \$62,000, and for a family of four that would equate to about \$48,000 to \$49,000. She further explained that workforce housing was for individuals who were above 80% up to 120% as determined by the City Commission. Therefore, they were talking about \$50,000 to \$69,000. She stated that this Board had oversight regarding affordable housing programs. She explained that each city administered their own programs.

Margarette Hayes explained that other cities, which had affordable housing programs, were Pompano Beach, Hollywood, Coral Springs, Sunrise, and Plantation. She stated they were

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doing the same types of programs as this City involving down payment assistance, housing rehabilitation, beautification, and emergency repairs. She further stated that what was unique about workforce housing were the strings attached which involved an inclusionary zoning ordinance that required the development community, developers, and commercial to pay into a fund in order to provide housing. She added that there had been successful programs in California, Colorado, and Montgomery County, Maryland.

Robert Smith added that when the housing seminar had been held, there had been a gentleman from Connecticut explaining the success of such a program in that area.

Margarette Hayes stated that she would supply such information to the Vice Chair and the Board.

Robert Smith stated that 3% for administration purposes did not appear to be sufficient. Margarette Hayes stated that it was 3% for the HOPWA Program, but the CDBG Program had been around for over 30 years and the administrative allowance since the inception of the program had been 20%, and there were no cost-of-living increases or consumer price index considerations. Therefore, to maintain staff with the consideration that since 2001 they had been losing about a hundred thousand dollars per year, they have less of an administration capacity.

Alfred Imgrund asked if Ms. Hayes knew why the Chair of this Board was not able to attend tonight's meeting. Margarette Hayes stated that she had not heard from Mr. Hurley, and reiterated that the only person she had heard from was Ms. Conroy. Alfred Imgrund asked when they would have the opportunity to elect a new Chair. Margarette Hayes advised that elections were held in September.

Vice Chair William Goetz asked if they could formally request individuals who could not make the meeting to e-mail or phone Ms. Hayes or her department.

Margarette Hayes advised that the Board's next meeting was scheduled for Monday, July 10, 2006 at 7:00 p.m.

### **Other Business**

#### **Training for Advisory Board Members**

Margarette Hayes stated that notification regarding training for advisory board members was to have been distributed to the Board, and therefore, it would be sent in the next couple of days. She stated further that the information would be very valuable and she urged the Board Members to attend the training when scheduled.

#### **Covenant House**

Margarette Hayes stated they had received information from Covenant House for the Board Members, which was essentially a thank you for the recommendation that their agency be funded.

#### **Workshops Held by Advisory Boards**

Vice Chair William Goetz stated that the Utility Services Board had conducted a workshop, and he asked if Ms. Hayes could explore how that meeting had been funded and organized. He asked if any other Boards had held similar events. Sanford Rosenthal stated that possibly the

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event had been sponsored by an organization. Vice Chair William Goetz stated that he had been informed that such things had been included in the Board's budget. Margarette Hayes stated that she had been a guest speaker at the function, and she would look into the matter and report back to the Board. Vice Chair William Goetz reiterated that he was interested in knowing if this Board could utilize some of those same resources for comparable events.

Applications for Certificates of Public Convenience and Necessity

Margarette Hayes stated that normally in June this Board would entertain applications for Certificates of Public Convenience and Necessity, and in checking with the Community Inspections Office she was informed that there had been no new applicants.

Sanford Rosenthal asked if any information had been submitted by Mr. Green. Margarette Hayes stated that she was not aware of anything being submitted by Mr. Green.

Vice Chair William Goetz asked about the suggestions that had been made regarding designated waiting areas for taxis and rickshaws. Margarette Hayes stated that she was not aware of any such recommendations.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:05 p.m.

Respectfully submitted,

Margaret A. Muhl  
Recording Secretary