

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
of the**

**HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE**

Held at 4:00 PM Monday, October 14, 2019

500 West Sunrise Boulevard • Fort Lauderdale, Florida • 33311 • (954) 525-6444

**Cumulative Attendance  
6/19 through 5/20**

<b>Board Members</b>	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Dan Lindblade, Chair	P	4	
Dr. Nicholas Tranakas	A	3	1
Robert W. Kelley	A	1	3
Shirley Carson	P	4	
Lynne Wines	P	3	

At this time, there are 5 appointed members to the Board, which means 3 would constitute a quorum. There were 3 members present.

**Staff:**

Michael Tadros, CFO

**Guest:**

None

**Roll Call/Determination of Quorum**

Mr. Lindblade, Chair, called the meeting to order at 4:00 P.M. Roll was called and it was noted that a quorum was present.

**Approval of Agenda**

**Motion** was made by Shirley Carson and seconded by Lynne Wines. Motion voted on and passed unanimously to approve the October 14, 2019 regular meeting agenda.

**Approval of Minutes – August 8 2019**

**Motion** was made by Lynne Wines and seconded by Shirley Carson. Motion voted on and passed unanimously to approve the August 8, 2019 regular meeting minutes.

**Note:** The Board did not meet during the month of September 2019

**SECRETARY'S REPORT**

**1. RESOLUTION 19-09 – Attachment 1**

**Approval of PHA Annual Plan for 2020 & 5-Year Plan for Fiscal Years 2020-2024**

Copies of the PHA Plans were placed in site offices for review and copies sent to the Commissioners prior to the Board meeting. The public forum, as required, was held at the Sunnyreach Acres Community room, 100 SW 18 Avenue, Fort Lauderdale, FL 33312, on Thursday, October 10, 2019 @ 6:00 P.M.

The E. D. discussed the additions/changes to the Plans, responded to questions and recommended that the Board adopt Resolution 19-09, approving the PHA Annual & Five-Year Plans for fiscal years 2020-2024 for submission to USHUD.

Lynne Wines moved the approval of Resolution 19-09. Shirley Carson seconded. All voted in the affirmative.



**2. Resolution 19-10 – Attachment 2**  
**Approval of The Revised Family Self Sufficiency (FSS) Program Action Plan**

The PHA is required to have a HUD-approved FSS Action Plan that complies with the requirements to implement policies and procedures applicable to the operation of the FSS program. The E.D. presented the FSS Action Plan for discussion and approval.

Shirley Carson moved the approval of Resolution 19-10. Lynne Wines seconded. All voted in the affirmative.

**3. Resolution 19-11 – Attachment 3**  
**A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale Approving Suncrest Court Transactions**

The redevelopment of Suncrest Court has been discussed on several Board agendas. Resolution 19-11 approving transactions related to Suncrest Court was presented to the Board for discussion and approval.

Shirley Carson moved the approval of Resolution 19-11. Lynne Wines seconded. All voted in the affirmative.

**4. Resolution 19-12 – Attachment 4**  
**A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale/Sole Member of HEF Guarantor LLC – Suncrest Court**

- Election of Officers
- Approval of Suncrest Court Guaranties and Indemnities
- Approval of Prior Action

The E.D. presented Resolution 19-12 to the Board for discussion and approval. Shirley Carson moved the approval of Resolution 19-12. Lynne Wines seconded. All voted in the affirmative.

**5. Resolution 19-13 – Attachment 5**  
**Approving the 2020 SAFMRs Payment Standards for the Housing Choice Voucher (HCV) Program**

Fair Market Rents (FMRs) are used to calculate payment standards for the Housing Choice Voucher (HCV) Program. Traditionally FMRs have been calculated for an entire metropolitan region but a new rule issued by the U.S. Department of Housing and Urban Development (USHUD) allows payment standards to be calculated using Small Area Fair Market Rents (SAFMRs). SAFMRs are based on U.S. Postal ZIP Codes to provide more localized rents.

The SAFMR has been completed and the Payment Standards lie within the acceptable range of 90-110% of FMRs. The Payment Standards are calculated by zip codes and placed into zones. Attachment 5 was a copy of the 2020 SAFMR payment standards, along with payment standard look-up table and zones. The E.D. presented this item for discussion and Board approval.

Lynne Wines moved the approval of Resolution 19-13. Shirley Carson seconded. All voted in the affirmative.



**6. Resolution 19-14 – Attachment 6**

**A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale Approving Sailboat Bend Phase II Transactions**

The E.D. presented Resolution 19-14 for discussion and approval. Lynne Wines moved the approval of Resolution 19-14. Shirley Carson seconded. All voted in the affirmative.

**7. Resolution 19-15 – Attachment 7**

**A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale/Sole Member of HEF Guarantor LLC**

1. Approval of Sailboat Bend Phase II Guaranties and Indemnities
2. Approval of Prior Action

The E.D. presented Resolution 19-15 for discussion and approval. Lynne Wines moved the approval of Resolution 19-15. Shirley Carson seconded. All voted in the affirmative.

**8. Development Updates**


**NEW BUSINESS**

**ADJOURNMENT**

There being no further discussion, the meeting was adjourned.

  
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Dan Lindblade, Chair

ATTEST:

  
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Tam A. English  
Executive Director/CEO/Secretary