

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE**

Virtual Meeting -Communications Media Technology Zoom
Held at 5:00 PM Thursday, October 8, 2020

**Cumulative Attendance
6/11/20 through 5/28/21**

Board Members	Attendance	Present	Absent
Dan Lindblade, Chair	P	3	
Dr. Nicholas Tranakas, Vice Chair	P	2	1
Shirley Carson	P	3	
Lynn Wines	P	3	
Josiah Graham	P	2	

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

Staff:

Michael Tadros, CFO

Guest:

Pat Barfield

Roll Call/Determination of Quorum

Mr. Lindblade, Chair, called the meeting to order at 5:05 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 8, 2020 regular meeting agenda.

Approval of Minutes – August 13, 2020

Motion was made by Dr. Tranakas and seconded by Ms. Carson. Motion voted on and passed unanimously to approve the August 13, 2020 regular meeting minutes.

Note: The Board did not meet during the month of September 2020.

SECRETARY'S REPORT

1. RFP # 2020-01 – Pension Administrator/Consultant

The H/A recently advertised a Request for Proposal (RFP) for Pension Administrator/Consultant and received seven (7) responses. After staff review of the proposals and interviews it was narrowed down to following four (4) companies:

- AIG Retirement Services/VALIC
- Empower Retirement
- Chepenik/One digital
- AndCO Consulting

The E.D. and Mike Tadros reviewed the selection criteria with the Board and presented the H/A's recommendation which was One Digital with the Open Architecture Plan that allows the H/A to hire a third-party independent Fiduciary Advisory. The advisory fee would be a flat rate of \$20,000 annually. This option also allows the H/A to hire a record keeper that would hold all the funds and has all record keeping responsibilities.

Dr. Tranakas moved the motion to accept the recommendation of One Digital as the Pension Administrator with annual fees to be paid by the employees and not the Housing Authority. Lynne Wines seconded. All voted in the affirmative.

2. RESOLUTION 20-08

Approval of PHA Streamlined Annual Plan for FY 2021- Attachment 1

Copies of the PHA Annual Plan for fiscal year 2021 were placed in site offices for review and copies of the Plan were also sent to the Commissioners prior to the Board meeting. The public forum, as required, has been scheduled for 6:00 PM, Thursday, October 8, 2020, this will be a virtual meeting through the use of Communications Media Technology Zoom.

The E. D. discussed the additions/changes to the Plan, responded to questions and recommended that the Board adopt Resolution 20-08, approving the FY 2021 PHA Annual Plan for submission to USHUD.

Lynne Wines moved the approval of Resolution 20-08; Josiah Graham seconded. All voted in the affirmative.

3. RESOLUTION 20-09

Approval of the Housing Choice Voucher (HCV) Program Administrative Manual Revisions/Updates – Attachment 2

The HCV Administrative Manual was revised/updated in accordance with HUD regulations and requirements and copies of the revised changes are included in the PHA plan.

The E.D. reviewed this item with the Board, responded to questions and recommended that the Board adopt **Resolution 20-09** approving the revised HCV Administrative Manual.

Dr. Tranakas moved the approval of Resolution 20-09; Lynne Wines seconded. All voted in the affirmative.

4. RESOLUTION 20-10

Approving the 2021 SAFMRs Payment Standards for the Housing Choice Voucher (HCV) Program – Attachment 3

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 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 schedule has been completed and the Payment Standards lie within the acceptable range of 90-110% of FMR. The Payment Standards are calculated by zip codes and placed into zones.

Attachment 3 was a copy of the 2021 SAFMR payment standards, along with payment standard look-up table and zones. The E.D. and Mike Tadros presented this item for discussion and Board approval.

Josiah Graham moved the approval of Resolution 20-10; Lynne Wines seconded. All voted in the affirmative.

5. Proposed Utility Allowances – Attachment 4

The HACFL is proposing the attached utility allowances as a result of a utility allowance study performed. These allowances are based on tenant-paid utilities (except telephone).

These requirements are based on HUD regulations found in 24 CFR 982.517 of the Federal Register Rules and Regulations.

Attachment 4 was a copy of the proposed utility allowances. The allowances are a direct reflection of the energy needs required by the structure's major systems and variations of each unit type. The utility allowances will be effective December 1, 2020.

The E.D. presented this item for discussion and Board approval. Dr. Tranakas moved the motion to approve; Josiah Graham seconded. All voted in the affirmative.

6. Development Updates

The E.D. updated the Board on the H/A's existing and future developments:

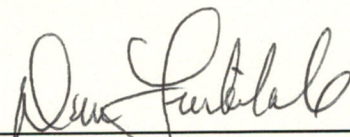
- **Sailboat Boat Bend Apts. II**
In the middle of construction, estimated completion date mid-February 2021.
- **Suncrest Court**
Located on 23rd Avenue near 19th Street consisting of 116 new units estimated to start being occupied by January 2021, to be completely occupied by May 2021.
- **Federal Apartments**
Purchase contract to demolish and rebuild with Tax Credit funds. Currently managing project, have most of the funding lined up, estimated to start in 2021.
- **Poinciana Crossing**
Consisting of 113 new construction units located at 1801 SW 1st Avenue near Broward General. Closed financing today, October 8, 2020. Construction contracts signed and project starts Monday, October 12, 2020. Estimated to be completed late 2021.

NEW BUSINESS

Discussion on eviction

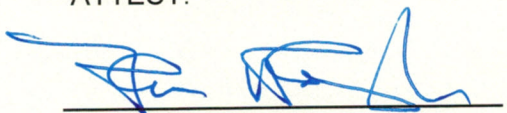
ADJOURNMENT

There being no further discussion, the meeting was adjourned. Shirley Carson moved the motion to adjourn. Lynne wines seconded.



Dan Lindblade, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary