

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
437 SW 4 Avenue, Suite 101 • Fort Lauderdale, Florida • 33315 • (954) 556-4100**

Held at 5:00 PM Thursday, October 14, 2021

Roll Call

The meeting was called to order and the following Board members were present:

Chair, Dan Lindblade

Vice Chair, Dr. Nicholas Tranakas

Board Member, Shirley Carson

Board Member, Lynn Wines (via Zoom)

Board Member, Josiah Graham (via Zoom)

Staff:

Michael Tadros, CFO

Guest:

None

Approval of Agenda

Motion was made by Shirley Carson and seconded by Lynn Wines. Motion voted on and passed unanimously to approve the October 14, 2021 regular meeting agenda.

Approval of Minutes – September 9, 2021 Board Meeting

Motion was made by Dr. Nicholas Tranakas and seconded by Shirley Carson. Motion voted on and passed unanimously to approve the September 9, 2021 meeting minutes.

SECRETARY'S REPORT

1. RESOLUTION 21-05

Approving the 2022 SAFMRs Payment Standards for the Housing Choice Voucher (HCV) Program – Attachment 4

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 however, 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 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 4 was a copy of the 2022 SAFMR payment standards, along with payment standard look-up table and zones.

The E.D. presented this item for discussion and Board approval.

Dr. Nicholas Tranakas moved the approval of Resolution 21-05; Shirley Carson seconded. All voted in the affirmative.

2. RESOLUTION 21-06

Approval of PHA Streamlined Annual Plan for FY 2022- Attachment 3

Copies of the PHA Annual Plan for fiscal year 2022 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, was scheduled for 6:00 PM, Thursday, October 14, 2021, at the Sailboat Bend Apartments Community Room, 425 SW 4 Avenue, Fort Lauderdale, Florida 33315.

The E. D. discussed the additions/changes to the plan, responded to questions and recommended that the Board adopt **Resolution 21-06**, approving the FY 2022 PHA Annual Plan for submission to USHUD.

Dr. Nicholas Tranakas moved the approval of Resolution 21-06; Shirley Carson seconded. All voted in the affirmative.

3. RESOLUTION 21-07

Approval of the Housing Choice Voucher (HCV) Program Administrative Manual Revisions/Updates – Attachment 1

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 21-07** approving the revised HCV Administrative Manual.

Shirley Carson moved the approval of Resolution 21-07; Dr. Nicholas Tranakas seconded. All voted in the affirmative.

4. RESOLUTION 21-08

Approval of the 2021 Revisions to the Admissions and Continued Occupancy Policy (ACOP) – Attachment 2

The ACOP was reviewed and revised 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 21-08** approving the revised ACOP for public housing.

Dr. Nicholas Tranakas moved the approval of Resolution 21-08; Shirley Carson seconded. All voted in the affirmative.

5. RESOLUTION 21-09

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE APPROVING NORTHWEST 6 AND FEDERAL APARTMENTS TRANSACTIONS

The E.D. presented Resolution 21-09 for discussion and approval. Dr. Nicholas Tranakas moved the approval; Josiah Graham seconded. All voted in the affirmative.

6. RESOLUTION 21-10

APPROVING PUBLIC HOUSING MAXIMUM RENTS – Attachment 6

The E.D. reviewed this item with the Board, responded to questions and recommended that the Board adopt **Resolution 21-10** approving the Public Housing Maximum Rents.

Dr. Nicholas Tranakas moved the approval of Resolution 21-10; Shirley Carson seconded. All voted in the affirmative.

7. Proposed Utility Allowances – Attachment 5

The HACFL proposed 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.

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

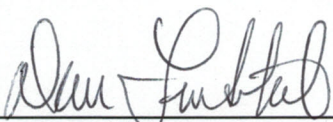
8. Development Updates

The E.D. discussed existing and future developments with the Board.

NEW BUSINESS

ADJOURNMENT

There being no further discussion, Shirley Carson moved the motion to adjourn.



Dan Lindblade, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary