



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

Held on Thursday, November 9th, 2023 - 5:00 PM

Call to Order

Roll Call

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

Chair, Dr. Nicholas Tranakas
Vice Chair, Keith Costello
Board Member, Ty Richardson

Absent:

Board Member, Dan Lindblade

Staff:

Michael Tadros, CFO

Approval of the Agenda:

Motion was made by Vice Chair Keith Costello and seconded by Commissioner Ty Richardson. Motion voted on and passed unanimously to approve the November 9th, 2023 regular meeting agenda.

Approval of Minutes:

Motion was made by Vice Chair Keith Costello and seconded by Commissioner Ty Richardson. Motion voted on and passed unanimously to approve the October 11th, 2023 Board Meeting Minutes.

SECRETARY'S REPORT

**1. RESOLUTION 23-06 (Attachment 1 & 2)
Approving the 2024 Small Area Fair Market Rents (SAFMR) 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 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 the FMR. The Payment Standards are calculated by zip codes and placed into zones.

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

Commissioner Ty Richardson moved to approve Resolution 23-06; Vice Chair Keith Costello seconded. All voted in the affirmative.

**2. RESOLUTION 23-07 (Attachment 3 & 4)
APPROVING PUBLIC HOUSING MAXIMUM RENTS AND UTILITY ALLOWANCES**

The E.D. reviewed this item with the Board, responded to questions and recommended that the Board adopt Resolution 23-07 approving the Public Housing Maximum Rents and Utility Allowances.

Commissioner Ty Richardson moved to approve Resolution 23-07; Vice Chair Keith Costello seconded. All voted in the affirmative.

**3. RESOLUTION 23-08 (Attachment 5 & 6)
APPROVING PURCHASE ORDER SIGNATURE AUTHORITY**

In reviewing the current staff changes, we have established the need to amend the list of persons with signature authority to approve purchase orders. The E.D. reviewed this item with the Board for approval.

Vice Chair Keith Costello moved for the approval of Resolution 23-08; Commissioner Ty Richardson seconded. All voted in the affirmative.

4. Proposed 2023 Utility Allowances (Attachment 7)

The HACFL is proposing the attached utility allowances as a result of a utility allowance study performed. These requirements are based on HUD regulations found in 24 CFR 982.517 of the Federal Register Rules and Regulations and are based on tenant-paid utilities (except telephone).

The E.D. reviewed this item with the Board for approval.

Motion was made by Commissioner Ty Richardson to approve the Proposed 2023 Utility Allowances; Vice Chair Keith Costello seconded. All voted in the affirmative.

5. Review of the 2023 Third Quarter Operating Budgets – Attachment 8

The 2023 operating budget was presented to the Board for review. The E.D. and Mike Tadros, reviewed the various areas of the housing programs for the following:

- Business Activities
- Federal Apartments
- HEF Management
- Housing Choice Voucher Programs
- Public Housing Sunnyreach Acres

6. Health Insurance – Attachment 9

The E.D. and Mike discussed the changes in health insurance. It was agreed that either Cigna or United would be the choice for the new healthcare provider.

Motion was made by Vice Chair Keith Costello to approve; Commissioner Ty Richardson seconded. All voted in the affirmative.

7. Application for the addition of 18 Public Housing Units

The E.D. and Mike discussed this item with the board.

Motion was made by Commissioner Ty Richardson to approve; Vice Chair Keith Costello seconded. All voted in the affirmative.

8. Employee Incentive Compensation

The standard one-week employee incentive compensation is included in the budget each year. Seeking approval for compensation for 2023.

The E.D. requested approval of the current year holiday incentive compensation for qualified staff.

Motion was made by Vice Chair Keith Costello and seconded by Commissioner Ty Richardson. All voted on and passed unanimously to approve the current year's holiday incentive compensation.

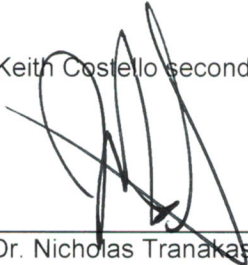
9. Development Updates

The E.D. updated the Board on the future development of Broadview.

NEW BUSINESS

ADJOURNMENT

Dr. Nicholas Tranakas moved the motion to adjourn, and Keith Costello seconded.



Dr. Nicholas Tranakas, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary