



**MINUTES FOR THE RESCHEDULED 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 Wednesday, October 16, 2024 at 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
Board Member, Jason Kaye
Board Member, Nicole Blake

Staff:

Michael Tadros, CFO

Approval of the October 16, 2024 Agenda

Motion was made by Keith Costello and seconded by Ty Richardson. Motion voted on and passed unanimously to approve the October 16, 2024 meeting agenda.

Approval of Minutes:

Motion was made by Keith Costello and seconded by Jason Kaye. Motion voted on and passed unanimously to approve the June 18, 2024 and July 16, 2024 Board Meeting Minutes

SECRETARY'S REPORT

1. Quarterly Operating Budgets - Attachment #1

The quarterly operating budgets were presented to the board. The E.D. and Mike Tadros, CFO, reviewed the various areas of the housing programs for the following:

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

2. RESOLUTION 24-05 - Attachment #2
Approval of PHA Streamlined Annual Plan for FY 2025 & Five-Year Plan for Fiscal Years 2025-2029

Copies of the PHA Annual Plan for fiscal year 2025 & Five-Year Plan for Fiscal Years 2025-2029 were placed in site offices for review and copies of the Plan were also sent to the Commissioners prior to the Board meeting.

The E.D. discussed the additions/changes to the Plans, responded to questions and recommended that the Board adopt Resolution 24-05, approving the PHA Annual Plan for fiscal year 2025 & Five-Year Plan for Fiscal Years 2025-2029 for submission to USHUD.

Commissioner Keith Costello moved the approval of Resolution 24-05; Jason Kaye seconded. All voted in the affirmative.

3. RESOLUTION 24-06 - Attachment #3
Approval of the Housing Choice Voucher (HCV) Program Administrative Manual Revisions

The HCV Administrative Manual was 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 24-06 approving the revised HCV Administrative Manual.

Commissioner Jason Kaye moved the approval of Resolution 24-06; Commissioner Ty Richardson seconded. All voted in the affirmative.

4. RESOLUTION 24-07 - Attachment #4
Approval of the Admissions and Continued Occupancy Policy (ACOP) Revisions for the Public Housing Program.

The ACOP was reviewed and revised in accordance with HUD regulations and requirements and copies of the 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 24-07 approving the revised ACOP for public housing.

Commissioner Keith Costello moved the approval of Resolution 24-07; Commissioner Nicole Blake seconded. All voted in the affirmative.

**5. RESOLUTION 24-08 - Attachment #5
Approving the 2025 Small Area Fair Market Rents (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 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 Keith Costello moved to approve Resolution 24-08; Commissioner Jason Kaye seconded. All voted in the affirmative.

**6. RESOLUTION 24-09 - Attachment #6
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 24-09 approving the Public Housing Maximum Rents and Utility Allowances.

Commissioner Keith Costello moved for the approval of Resolution 24-09; Commissioner Ty Richardson seconded. All voted in the affirmative.

7. Proposed 2025 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 for Board for approval.

Motion was made by Commissioner Jason Kaye to approve the Proposed 2025 Utility Allowances; Commissioner Nicole Blake seconded. All voted in the affirmative.

8. Office Furniture Approval

The E.D. discussed the need for new office furniture for the Section 8 department.

Motion was made by Commissioner Keith Costello to approve; Commissioner Jason Kaye seconded. All voted in the affirmative.

9. HEFL Board

The E.D. discussed the need to fill vacancies on the HEFL Board. It was discussed that one member from the HACFL Board and two staff members from HACFL would be added to fill the current vacancies.

Motion was made by Keith Costello and seconded by Jason Kaye to appoint Jason Kaye from the HACFL Board along with Marco Ferreiro, COO and Michael Tadros, Deputy Director/CFO from the HACFL staff to fill the vacancies on the HEFL Board. All voted in the affirmative.

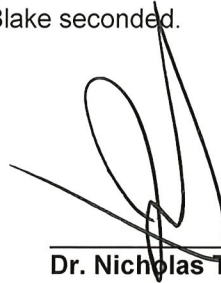
10. Development Updates

The E.D. updated the Board on the Broadview redevelopment projects:

NEW BUSINESS

ADJOURNMENT

Keith Costello moved the motion to adjourn, Nicole Blake seconded.



Dr. Nicholas Tranakas, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary