HACFL
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE

MEETING 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 Wednesday, October 14, 2026 at 5:00 PM

Call to Order

Roll Call
Chair, Jason Kaye
Vice Chair, Ty Richardson (Zoom)
Board Member, Dr. Nicholas Tranakas (Zoom)
Board Member, Jeffrey Lowe
Board Member, Michael Lambrechts
Resident Commissioner, Nicole Blake

Staff:
Andrea Ayala, CAO
Willie Mosley, Director of Assisted Housing
Michelle Cardoso, Executive Assistant

Approval of the October 14, 2026 Agenda
Motion was made by Jeffrey Lowe and seconded by Nicole Blake. Motion voted on and passed unanimously to approve the October 14, 2026 meeting agenda.

Approval of Minutes:
Motion was made by Dr. Tranakas Nicole Blake and seconded by Ty Richardson. Motion voted on and passed unanimously to approve the September 16, 2026 Board Meeting Minutes.

SECRETARY'S REPORT

1. **RESOLUTION 26-03**
   Approval of PHA Streamlined Annual Plan for FY 2027

   Copies of the PHA Annual Plan for fiscal year 2027 were placed in site offices for review and copies of the Plan was also sent to the Commissioners prior to the Board meeting.

   The public forum, as required, was scheduled for 6:00 PM, Wednesday, October 14th, 2026, at the Sailboat Bend Apartments Community Room, 425 SW 4 Avenue, Fort Lauderdale, Florida 33315.

   The E.D. presented the Annual Plan, responded to questions and recommended that the Board adopt Resolution 26-03 approving the PHA Annual Plan for fiscal year 2027 for submission to HUD. Michael Lambrechts moved the motion to approve, Jeffrey Lowe seconded. All voted in the affirmative.

2. **RESOLUTION 26-04**
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 26-04 approving the revised HCV Administrative Manual. Michael Lambrechts moved the motion to approve, Nicole Blake seconded. All voted in the affirmative.

3. **RESOLUTION 26-05**
Approving the 2027 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. 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. Attached is a copy of the 2027 SAFMR payment standards and the payment standard look-up table and zones.

The E.D. presented this item for discussion and Board approval. Michael Lambrechts moved the motion to approve; Jeffrey Lowe seconded. All voted in the affirmative.

4. **RESOLUTION 26-06**
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 26-06 approving the Public Housing Maximum Rents and Utility Allowances. Dr. Tranakas moved the motion to approve; Jeffrey Lowe seconded. All voted in the affirmative.

EXECUTIVE DIRECTOR UPDATES

- Kelley Building: The Phase I Plan is currently being prepared by Office Planners, which is expected to be ready some time in December. The building was also just painted. Commissioners have agreed to hold the next board meeting at the Kelley Building on November 18th.
- Funeral Home Purchase: Contract to purchase the funeral home was signed, subject to appraisal, environmental and approvals. Will also do a site plan to evaluate the benefit of including that lot once appraisal is completed.
- Post Office: Attended the Commission meeting on October 10th. City Commission decided to defer the item to April of next year. Will be making presentations to the Commission next year.
- LinkedIn: Has been set up and started posting. Carla has been doing a great job managing and monitoring it.
- Facebook: Trying to get a business page. Someone has a HACFL personal page which we are trying to have removed.
- Site Tour: Was cancelled, will reschedule next year with the new commissioner.
- Employee Grievance: The employee grievance was referred to Frank Henry for a formal investigation. The final report has been completed, communicated, and fully documented for all Board Commissioners. There was no further action by the board.

NEW BUSINESS

- The E.D. added RESOLUTION 26-07
  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 recommend that the Board adopt Resolution 26-07 approving the revised ACOP for public housing. Michael Lambrechts moved the motion to approve; Dr. Tranakas seconded. All voted in the affirmative.

- Commissioner Jeffrey Lowe requested a list of attorney's names and their fees, including the auditors.

- Commissioner Nicole Blake inquired about employee benefits updates. The E.D. stated that we discussed two new benefits at the last meeting, which she had missed. Juneteenth and a floating holiday will be added to the employee benefits next year. She requested a copy once it is updated.

PUBLIC INPUT (3-minute time limit)
Visiting participant Michael Rajner was present.

ADJOURNMENT
Jeffrey Lowe moved the motion to adjourn, Nicole Blake seconded.

Ty Richardson
Vice Chair

ATTEST:

Michael Tadros
Secretary/Treasurer