



CITY OF FORT LAUDERDALE

APPROVED

**City of Fort Lauderdale
Community Services Board
January 14, 2019 – 4:00 P.M.
City Commission Chambers, City Hall
Fort Lauderdale, FL 33301**

October 2018-September 2019

MEMBERS		PRESENT	ABSENT
Wanda Francis, Chair	P	3	0
Jasmin Shirley, Vice Chair	A	2	1
Jonathan Bennett	P	2	0
Laurel Bolderson	P	3	0
Christina Disbrow	P	2	0
April Kirk	A	1	2
Richard Morris	P	2	2
Marisol Simon	P	2	0
Noah Szugajew	P	3	0

Staff Present

Rachel Williams, Housing and Community Development Manager
Simone Flores, CDBG Grants Administrator
Christopher Leonard, HOPWA Housing Inspector
Jamie Opperlee, Recording Secretary, Prototype, Inc.

Communication to the City Commission

None.

I. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

- **Quorum Requirement – As of January 4, 2019, there are 9 appointed members to the Board, which means 5 constitutes a quorum**

Chair Francis called the meeting to order at 4:00 p.m. and all present recited the Pledge of Allegiance. Roll was called and it was noted a quorum was present at the meeting.

II. WELCOME / BOARD AND STAFF INTRODUCTIONS

New Board member Christina Disbrow introduced herself at this time.

III. APPROVAL OF MINUTES – November 15, 2018 Minutes

Motion made by Ms. Simon, seconded by Mr. Szugajew, to approve. In a voice vote, the **motion** passed unanimously.

IV. HOPWA UPDATE

Chair Francis asked how the current federal government shutdown will affect the City's funding from the Department of Housing and Urban Development (HUD). Ms. Williams explained that Fort Lauderdale's HUD agreement was executed prior to the shutdown. The City works on a reimbursement basis, which means the agencies provide services and submit invoices to the City. The shutdown means there will be a greater delay in the City receiving its reimbursement funds from HUD, which may have significant impact if the shutdown continues for an extended time.

- **Shared Housing Update**

Ms. Williams provided a brief update on a property operated by Mount Olive Development Corporation (MODCO) for shared housing. At present, the house is operational and MODCO has enrolled two clients, with space remaining for two additional males. The house is a six-month setting in which "wraparound" services are offered. It is not intended for individuals seeking long-term subsidized housing, but for those who can transition to work and independent living.

Mr. Morris requested additional information regarding the criteria by which clients are selected for the shared housing program. Sharon Bryant, Director of Operations for MODCO, replied that clients must be individuals who have been released from incarceration and need one-on-one assistance to transition to more permanent housing. They are responsible for paying a portion of the utility bill. Clients go through life skills classes and are connected to other services that can assist them in becoming self-sufficient.

Mr. Morris also requested information on MODCO's plan to help these clients transition from shared housing. Ms. Bryant stated that clients will continue to work with housing case managers, who can help them access more permanent housing. A contingency plan will be in place for individuals who are in compliance with the program and have not found affordable housing within the six-month time frame of the program. Action plans have already been created for the two individuals currently in shared housing.

Ms. Williams advised that because this is a new program, Staff is working with MODCO to provide monthly updates. She recalled that the Board approved a template and performance indicators for this program when MODCO initially applied for funding.

Chair Francis asked how clients are selected for the program. Ms. Bryant replied that they are referred by other agencies that have housing case managers, such as Care Resource and the Salvation Army, among others.

V. AFFORDABLE HOUSING OPTIONS

- **Tiny Homes Update**

Christopher Leonard, Housing Inspector for the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program, provided a presentation on the “tiny house” model for affordable housing options. This program has been implemented in different ways throughout the United States, including as an emergency response, for transitional housing, for rental subsidy models, and for a rent-to-own model.

Mr. Leonard explained that the tiny house model is used in Los Angeles, CA as an incentive to homeowners who would build a tiny house on their property. The house would be used as a rental subsidy option, and loan forgiveness would take effect after approximately 10 years. The homeowner may continue to rent the house after that time, or they may use it for their own purposes. The houses are rented to homeless persons for up to 30% of the individuals' income.

The city of Syracuse, NY uses 300 sq. ft. units to house the homeless population, with a focus on veterans. The units are placed in vacant city lots and include a bed, bathroom, and kitchen. Each unit costs roughly \$28,000 to use. Some units are built from donated materials and constructed by volunteers, which means there are fluctuations in the costs of the units.

Chair Francis asked how access to water and sewer services are provided for the units. Mr. Leonard replied that each model addresses this need differently: for example, smaller units might offer communal rather than individual bathrooms.

In Seattle, WA, shed-like units are used to provide transitional options. These are smaller than 300 sq. ft. and are insulated, with electricity and a small sleeping platform. Existing utilities on the lot where the houses are placed provide utility connections for the units. Participants are asked to pay the utilities. Wraparound services are provided so individuals can move on from transitional housing.

The rent-to-own model used in Detroit, MI provides 200 to 400 sq. ft. units for individuals with low incomes, including formerly homeless persons, students, and individuals aging out of foster care. The average unit cost is roughly \$48,000. Participants paid roughly \$300/month. Mr. Leonard noted that minimal details were available about the rent-to-own system.

Considerations for municipalities that may be interested in the tiny house model include required safety measures, weight of the units, and planning and zoning. There are additional ethical considerations for very small units using the shed model. The small size of the units also contributes to greater wear and tear to items within them. Fort Lauderdale would need to consider whether or not it is beneficial and cost-effective to bring this model into the City, and which elements of the different models would be implemented.

Ms. Williams advised that Staff sent a sampling of information on the tiny house model to one of the City's planners, who will research it further to determine if current zoning regulations would allow this model to be used in Fort Lauderdale.

Mr. Morris asked if local developers would be interested in participating in this model. Chair Francis also asked if any agencies have expressed interest in tiny houses. Ms. Williams replied that she has not yet reached out to multiple agencies to determine their interest in this model. Staff will continue to research this issue and bring information back to the Board so they can make informed recommendations to the City Commission.

VI. GOOD OF THE ORDER

None.

VII. PUBLIC COMMENTS

None.

VIII. ITEMS FOR THE NEXT AGENDA

Ms. Williams noted that the next Agenda will include updates on MODCO's shared housing program and additional information on tiny houses. There will also be an update on the status of HUD funds. She also advised that she is continuing to work with Board member April Kirk to update the application for Community Development Block Grant (CDBG) funds.

IX. COMMUNICATIONS TO CITY COMMISSION

None.

X. ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 4:35 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]