

HOLLYWOOD HOUSING AUTHORITY  
SPECIAL BOARD MEETING  
HELD  
JANUARY 29, 2015

Present: Mr. Martin Schlosberg, Chairman  
Mr. Lloyd Edelstein, Vice Chairman  
Ms Debra McGowan, Commissioner  
Mr. David Dweck, Commissioner  
Mr. James Moore, Commissioner

Also Present: Ms Ellen Itzler – Itzler & Itzler  
Mr. Michael Syme – Cohen & Grigsby – via Telephone  
Mr. Davon Barbour – City of Hollywood – Community Development  
Mr. Tim Schwartz, Executive Director – Hollywood Housing Authority  
Ms Kathy Chopard – Recording Secretary

Board Meeting was called to order at 4:15PM and roll was called.

A motion was made by Mr. Edelstein, seconded by Mr. Moore approving the Agenda for this meeting. Roll call vote was unanimous.

Mr. Schlosberg informed Mr. Barbour that this meeting was in regards to the Apollo Terrace project.

Ms Itzler summarized the project to date. She stated that the approvals are in place for the flex units to convert the 30 three bedroom family units to 95 one bedroom senior units. One item that was required was the Physical Needs Assessment. Ms Itzler stated that although this report does show needs for improvement it does not pass the standard test which would be required to demolish the project. Ms Itzler stated that it is also problematic to get this demolished because it is being changed from family units to senior units. Hence the Related Urban is not planning on filing an application with the Florida Housing Finance organization for Tax Credits, which needs to be filed by February 3, 2015. Ms Itzler discussed with Related Urban different alternatives but Related Urban has decided not to file an application.

Mr. Schlosberg asked what action can be taken to have HUD understand the need for this new development. Ms Itzler said that the RADD is one route but it has not been determined that this would be financially acceptable. Mr. Schwartz felt that HUD is taking a closer look at the actual demolition of family public housing and they feel that there were too many family public housing buildings being demolished.

4:40PM Mr. Schwartz stated that the best person to speak to regarding this issue would be Mr. Syme. Mr. Syme was reached via telephone. Mr. Syme reviewed the Physical Needs Assessment report and informed the Board that there were several things that can be done to try to prove the need for the Elderly Housing but these items will take more time and thus there is not enough time left before the February 3, 2015 deadline for this tax credit application to be filed. Mr. Syme stated that the Related Urban is not walking away from this deal, but it will take some time to come up with some solutions.

Mr. Syme left the meeting at 4:45PM.

Mr. Schwartz stated that another element that works into this decision is the new rule the Florida Housing Finance has now that basically states that if a developer applies for Tax Credits and does not close on the property they can be penalized for the next cycle. Since this is the first year that this is in effect many developers are waiting to see what these penalties actually are before applying. Mr. Schwartz also reminded the Board that the Master Development Agreement that the Housing Authority signed with Related Urban was for 2 years so there is one more years left on this agreement.

Mr. Schwartz said that he was looking into using people from our Public Housing Senior waiting list to help fill the new project.

Mr. Edelstein said that it was not so much the filling of the new project, but what to do with the displaced families unless we build another project somewhere else and where do we find the land to build this project.

Mr. Schlosberg said the right neighborhood for family housing is Adams Street because of its location.

Mr. Schwartz felt that the current tenants at Apollo Terrace would prefer getting Section 8 Vouchers in exchange for the Public Housing unit that they now have. There are several ways that this can be done. One would be for HUD to give the Housing Authority extra vouchers, or the Housing Authority would have to change its Administrative Plan to allow the Housing Authority to set aside vouchers that would become open to make sure that these vouchers are available at the time of the demolishing of Apollo Terrace. The Housing Authority would have to have an agreement with HUD so the Housing Authority would not become penalized for open vouchers.

Mr. Schlosberg asked that if HUD is saying we have an older building that cannot be demolished we are faced with the problem of having to put money into fixing them up and it makes no sense.

Mr. Edelstein stated that the next step would be for the Housing Authority to speak with Related Urban to see what the next alternative would be. Mr. Schlosberg stated that it would be wise for the Housing Authority to look into land banking for the future.

Mr. Schwartz felt that it would be a good idea to ask Alberto Milo of Related Urban to join a Board meeting to discuss the next options.

Mr. Edelstein felt that Mr. Syme would be the person to speak to HUD to get the alternatives that the Housing Authority have.

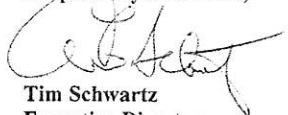
Mr. Edelstein thought that perhaps the Representative for the Housing Authority, Debbie Wasserman-Shultz, would be someone to contact to help resolve this situation.

Ms McGowan stated that the Housing Authority should have all data available to show that the Senior Housing has a need before contacting Debbie Wasserman-Shultz.

#### ADJOURNMENT

Ms McGowan made a motion, seconded by Mr. Dweck to adjourn this meeting, which passed without dissent at 5:25PM. All in favor.

Respectfully submitted,



Tim Schwartz  
Executive Director

Approved:

Martin Schlosberg  
Chairman