

FAIR HOUSING WORKSHOP
MEETING MINUTES
Thursday, April 30, 2026 – 3:00 PM
Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

1. Call to Order and Introduction

- Purpose of the workshop for the CDBG Urgent Need application.
- The importance of housing rights and responsibilities.

The Key Colony Beach Fair Housing Workshop was called to order by Mayor Freddie Foster at 3:00 PM, followed by Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Kirk Diehl. **Also present:** City Administrator John Bartus, Administrative Assistant Par Darnall, City Clerk Silvia Roussin, Kelly Gibson (OVID Solutions).

Public Attendance: 3 (1 in person, 3 via Zoom)

2. Federal Fair Housing Laws

- History of the 1968 Fair Housing Act.
- The seven protected classes: race, color, national origin, religion, sex, familial status, and disability.
- How the law has expanded to cover modern housing transactions.

Mayor Foster introduced Kelly Gibson, representing Ovid Solutions. Kelly Gibson spoke about the important part of the grant progress and continued educating on Federal Fair Housing Laws. Kelly Gibson provided a comprehensive overview of the Federal Fair Housing Act and emphasized that federal law protects individuals from discrimination based on race, color, national origin, religion, sex, familial status, and disability, and noted that these protections have been expanded over time to address harassment and systemic barriers to housing access.

3. Federal and State Enforcement

- Role of the HUD Office of Fair Housing and Equal Opportunity (FHEO).
- 2024 National Statistics: 32,321 formal complaints filed.
- Common violations: disability (54 percent) and race/national origin (28 percent).
- The Florida Fair Housing Act and the Florida Commission on Human Relations (FCHR).

Kelly Gibson highlighted the enforcement role of the U.S. Department of Housing and Urban Development and shared recent data from the 2025 Fair Housing Trends report noting that over 54% of complaints were related to disability-based discrimination, making it the most prevalent issue, followed by race, national origin, and sex. She also discussed the Florida Fair Housing Act, which mirrors federal protections and is enforced by the Florida Commission on Human Relations, providing state-level investigation, mediation, and legal action for residents.

4. Local Fair Housing Rules

- Key Colony Beach Municipal Code: Article II, Chapter 13, Sections 13-31 through 13-42.
- The City's local commitment to preventing housing discrimination

Kelly Gibson further explained that Key Colony Beach has adopted its own local fair housing ordinance (Municipal Code, Article Two, Chapter 13, Sections 13-31 through 13-42), which aligns with federal and state laws to ensure equal housing opportunities within the city.

5. Public Resources

- Distribution of "Know Your Rights and Responsibilities" handouts.
- Availability of materials in both English and Spanish.
- Contact information for filing housing complaints.

To support community awareness, workshop materials included a bilingual handout titled "Fair Housing Law: Know Your Rights and Responsibilities," with contact information for both HUD and the Florida Commission on Human Relations.

6. Public Questions and Discussion

- Open floor for citizen questions.

The workshop encouraged questions from both officials and the public, though no questions were raised during the session. Mayor Foster expressed gratitude to all participants, including city staff, commissioners, and citizens, for their engagement and thoughtful discussion. He underscored the importance of fair housing awareness in maintaining compliance and eligibility for future HUD funding, which is vital for upcoming city projects. The meeting concluded with an acknowledgment of the collaborative efforts and a commitment to continue advancing fair housing initiatives in Key Colony Beach.

7. Adjournment: The meeting adjourned at 3:38 PM.

Respectfully submitted,

Silvia Roussin

City Clerk

ADOPTED: May 21, 2026

Silvia Roussin

City Clerk

