

City of Palm Bay, Florida
COMMUNITY DEVELOPMENT ADVISORY BOARD
Regular Meeting 2022-11

Held on Wednesday, the 16th day of November 2022, at City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida.

This meeting was properly noticed pursuant to law; the minutes are on file in the Housing and Community Development Division Office, City Hall Annex, Palm Bay, Florida.

The meeting was called to order by Chair Thibert at approximately 6:02 p.m.

ROLL CALL:

CHAIRPERSON:	Rebecca Thibert	Present
VICE-CHAIRPERSON:	Khalilah Maragh	Absent
MEMBER:	Kera Beard	Present
MEMBER:	Jamie Hirzel	Present (Late)
MEMBER:	Dawn Bittar	Present
MEMBER:	Kenneth Johnson	Absent
MEMBER:	Henry Morin	Present
MEMBER:	Shenielle Walker	Present
MEMBER:	Jerry Williams	Present
MEMBER:	Cristina Wright	Present
BOARD ATTORNEY:	Rodney Edwards	Present

STAFF MEMBERS:

Nancy Bunt, Community and Economic Development; Ibis Berardi, Assistant Director of Community & Economic Development; Alexandra Bernard, Growth Management Director; Siphikelelo Chinyanganya, Housing Administrator; Dorcy Normandia, Senior Housing Specialist; Rodney Edwards, Deputy City Attorney; Elena Sarazua, Board Secretary.

ADOPTION OF MINUTES:

1. Regular Meeting 2022-09; September 20, 2022

Motion by Ms. Beard, seconded by Mr. Morin, to adopt the Minutes as presented. Motion carried unanimously.

PUBLIC COMMENTS: (Non-agenda items only)

There were no public comments.

OLD/UNFINISHED BUSINESS:

1. Approval of Affordable Housing Advisory Committee (AHAC) Report

Ms. Chinyanganya spoke about the City's legal advertisement which stated that the AHAC report would be approved at tonight's meeting and that the report was due on December 30, 2022. Ms. Bernard was available to answer any of the Board's questions regarding the ordinance for Voluntary Inclusionary Zoning (Ordinance 2022-73).

Ms. Beard asked for clarification on the allowance of flexible densities for affordable housing incentive. Ms. Bunt said that the flexibility in densities was permitted for all housing, not only for Planned Unit Developments.

Ms. Hirzel joined the meeting at approximately 6:06 pm.

Ms. Beard asked if a reduction or waiver of impact fees was on a case-by-case basis and if this strategy was listed in the Local Housing Assistance Plan (LHAP). Ms. Bunt advised that the City had a process in which developers would have to enter into agreement with the City to defer impact fees. Ms. Bernard answered some of Ms. Beard's questions about Ordinance 2022-73.

Ms. Beard shared some information about St. Pete City's program for foreclosed properties which were auctioned to affordable housing developers.

Ms. Bunt said that the City currently had an ordinance that allowed the City to donate properties to Community Housing Development Organizations (CHDO) through HOME Investment Partnerships Program (HOME). Ms. Beard recommended that the City consider the possibility of donating properties to the Land Trust.

Mr. Edwards said that the City Attorney's Office would like to review the information provided by Ms. Beard prior to any consideration.

Motion by Ms. Bittar, seconded by Ms. Walker, to accept the City of Palm Bay AHAC Report updated on November 16, 2022. Motion carried unanimously.

PRESENTATIONS:

There were no presentations.

NEW BUSINESS:

1. Introduction of New Board Member – Jamie P. Hirzel

Ms. Hirzel introduced herself to the Board.

Ms. Chinyanganya introduced new Assistant Director to Community and Economic Development Ibis Berardi to the Board.

2. FY23-24 CDBG Priorities

Ms. Bunt spoke about the Housing Division completing its 5-year Consolidated Plan for federal funds similar to the Community Development Block Grant (CDBG) and HOME. Part of the plan was to prioritize Community Development needs. The current priorities rankings were received from the Community Needs Assessment Survey results. The Board needed to prioritize public services and public facilities improvement needs.

Ms. Thibert was in favor of prior year rankings.

Ms. Beard wanted to discuss Fair Housing Activities, Tenant/Landlord Counseling needs and Rental Housing Subsidies under public services priorities.

Ms. Wright asked if staff could provide a description to each Community Development Priority need. Ms. Bunt would provide the information as requested.

Ms. Wright wanted to see Transportation Services under Public Services and Youth Services under Public Facilities to be ranked high.

Ms. Hirzel felt that needs benefitting homeowners such as Water/Sewer Improvements and Sidewalks should be prioritized.

Chair Thibert reminded that CDBG funds could only be used for activities benefiting residents in low-moderate income areas.

The Board concurred to keep prior year high-ranking priorities and to add Transportation services, Tenant/Landlord counseling, Rental Housing Subsidies under Public Services and Youth Services under Public Facilities Improvements to high-ranking list.

OTHER BOARD BUSINESS:

1. Informational: Staff Report

Ms. Chinyanganya provided an update on housing programs - CDBG, CDBG-CV1 (Coronavirus), CDBG-CV3, HOME, State Housing Initiatives Program (SHIP) and Neighborhood Stabilization Program (NSP).

Ms. Wright asked that board members be included on the distribution list for CDBG and CDBG-CV Requests for Proposal.

ADJOURNMENT:

The meeting was adjourned at approximately 7:06 p.m.

Rebecca Thibert, CHAIRPERSON

ATTEST:

Elena Sarazua, BOARD SECRETARY