

City of Palm Bay, Florida
COMMUNITY DEVELOPMENT ADVISORY BOARD
Regular Meeting 2023-12

Held on Wednesday, the 20th day of December 2023, 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 6:01 p.m.

ROLL CALL:

| | | |
|--------------------------|------------------|---------|
| CHAIRPERSON: | Rebecca Thibert | Present |
| VICE-CHAIRPERSON: | Jerry Williams | Absent |
| MEMBER: | Kera Beard | Present |
| MEMBER: | Dawn Bittar | Present |
| MEMBER: | Donny Felix | Present |
| MEMBER: | Robert Good | Present |
| MEMBER: | Jamie Hirzel | Present |
| MEMBER: | Henry Morin | Present |
| MEMBER: | Shenielle Walker | Present |
| BOARD ATTORNEY: | Rodney Edwards | Present |

STAFF MEMBERS:

Ibis Berardi, Assistant Director of Community & Economic Development; Siphikelelo Chinyanganya, Housing Administrator; Rodney Edwards, Deputy City Attorney; Carmen Journey, Housing Program Specialist I; Elena Sarazua, Board Secretary.

ADOPTION OF MINUTES:

1. Regular Meeting 2023-11; November 15, 2023

Motion by Ms. Bittar, seconded by Ms. Beard, 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 to Florida Housing Finance Corporation Due 12/30/2023.

Ms. Berardi provided a summary of AHAC Report discussion from the previous board meeting and addressed comments that were received from board members.

Ms. Beard asked for definition of affordable housing and if it included AMI (Area Median Income). Ms. Berardi responded that for State Housing Initiatives Partnership Program (SHIP) Affordable Housing, it would be below eighty percent (80%) of AMI, but the definition would depend on the type of grant.

Ms. Beard wanted to know what definition would apply to projects that did not use any grants but were applying for permit fee reduction and asked staff to provide the definition at the next meeting. She felt that more effort needed to be made to bring affordable housing projects to Palm Bay. Ms. Beard noted that the City of Melbourne had a smaller population than Palm Bay, but their number of affordable housing units was much higher.

Ms. Bittar agreed with Ms. Beard's statements and added that more education and outreach needed to be conducted for low-income residents.

Mr. Edwards advised that the Board should make a motion prior to further discussion.

Motion by Chair Thibert, seconded by Ms. Bittar, to approve AHAC Report to Housing Finance Corporation Due December 30, 2023.

Board members discussed affordable housing training.

Ms. Beard said that Florida Housing Finance Corporation and other agencies were willing to provide training for the Board members.

Ms. Bittar spoke about creating a tool to provide training and education to the public.

Ms. Thibert said that the discussion about providing these types of services to the public should be at City staff's and City Manager's level.

Motion passed with Board member voting as follows:

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| Rebecca Thibert | Aye |
| Kera Beard | Nay |

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| Dawn Bittar | Aye |
| Donny Felix | Aye |
| Robert Good | Aye |
| Jamie Hirzel | Aye |
| Henry Morin | Aye |
| Shenielle Walker | Aye |

NEW BUSINESS:

1. New Board Member, Deputy Mayor Donny Felix

Mr. Felix stated that he was grateful for the opportunity to serve on the Board.

OTHER BOARD BUSINESS:

1. Informational: Staff Report

Ms. Thibert asked about the status of Public Works Department's Driskell Heights Drainage project. Ms. Berardi said that the project was complete.

Ms. Thibert and Ms. Beard expressed interest in touring Macedonia rental properties once the rehabilitation process was complete and asked that the Board be notified of the ribbon cutting ceremony.

Mr. Felix wanted to have more discussions in future meetings on how to encourage non-profit organizations and developers to come forward with solid affordable housing projects.

ADJOURNMENT:

The meeting was adjourned at approximately 6:27 p.m.

Rebecca Thibert, CHAIRPERSON

ATTEST:

Elena Sarazua, BOARD SECRETARY