

City of Palm Bay, Florida
COMMUNITY DEVELOPMENT ADVISORY BOARD
Regular Meeting 2024-06

Held on Wednesday, the 12th day of June 2024, 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 6:00 p.m.

ROLL CALL:

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

STAFF MEMBERS:

Ibis Berardi, Acting Director of Community & Economic Development; Siphikelelo Chinyanganya, Housing Administrator; Rodney Edwards, Deputy City Attorney; Carmen Journey, Board Secretary.

ADOPTION OF MINUTES:

1. Regular Meeting 2024-04; April 17, 2024

Motion by Mr. Felix, seconded by Ms. Bittar, to adopt the minutes as presented. Motion carried unanimously.

PUBLIC COMMENTS: (Non-agenda items only)

There were no public comments.

NEW BUSINESS:

1. Scoring and evaluation of Request for Proposals for HOME FY 2021, 2022, and 2023-2024 funding

Ms. Berardi provided a summary for HOME Rehabilitation/New Construction of Affordable Housing for Income Eligible Senior Citizens and/or Veterans Request for Proposals (RFP) applications.

The City, in partnership with Brevard County (County), was designated as the lead agency and the cities of Melbourne, Cocoa, and Titusville received HOME funds through a consortium. The County HOME Consortium (Consortium) brought together the cities and the unincorporated areas of the County. On March 7, 2024, City Council approved the Fiscal Year (FY) 2023-2024 HOME Disbursement Agreement which allocated HOME funds through FY 2023-2024.

On April 19, 2024, the City published an advertisement in the Florida Today, and emailed the RFPs to eligible non-profit organizations for viable projects through a competitive application process using FY 21-22, 22-23 and 23-24 funding. The following project categories were eligible for this funding:

- Rehabilitation/New Construction of Affordable Housing for Income Eligible Senior Citizens and/or Veterans on six (6) lots donated by the City of Palm Bay in the amount of \$370,000.00.

On May 21, 2024, the City received two (2) applications: Community of Hope and the Macedonia Community Development Corporation of South Brevard. On June 5, 2024, Community of Hope requested to have their application withdrawn.

The Board was asked to review, score, and make recommendations on funding for agency using FY 21-22, 22-23 and 23-24 HOME funds.

Mr. Jerry Phillip, President of Macedonia Community Development Corporation, provided an overview of the project. The original plan was to renovate two triplexes on Northview Street that were built in 1965 and to build two duplexes in the future.

Ms. Thibert explained that proposal scoring was not needed due to the City only having one application for consideration.

Motion by Mr. Felix, seconded by Ms. Bittar, to recommend to Council approval of Macedonia's Community Development Corporation RFP application. Motion passed unanimously.

OTHER BOARD BUSINESS:

1. Informational Staff Report

Mr. Felix asked staff to summarize the City's participation on the past 2nd annual Brevard Affordable Housing Summit. Ms. Berardi shared that it was a collection of great affordable housing supporters, developers, municipalities throughout Brevard County.

Mr. Felix expressed a concern about the City growing fast, and the affordable housing growing a little less. He said that as a member of the CDAB and City Council, he would advocate that a certain percentage of the building projects would be for affordable housing.

Ms. Hirzel expressed concern about the number of apartments being built in the vicinity of Babcock Street and Palm Bay Road, as there were no restaurants and retail stores. She wanted to know if the City was planning a full development in the growing area.

The Board discussed how the City could encourage and incentivize developers to build affordable housing projects.

Ms. Berardi explained that staff from the Building and Growth Management Departments were involved in the construction process and were invited to present the steps for submission of an application by a developer to the Board. Mr. Felix asked that Public Works Department staff be invited as well. Ms. Bittar asked to survey the developers to get feedback on the City's processes. Ms. Berardi advised that staff would conduct a survey.

Ms. Beard advised of the Annual Affordable Housing Conference from August 26-28, 2024, in Orlando. Ms. Bittar asked that the information be shared with the Board.

Mr. Morin asked if there was a subsidized interest rate for people buying affordable housing, particularly if the house was remodeled by the City or for the Macedonia developer affordable housing project. Ms. Beard mentioned that Valley Bank had

products for low-income purchases that could waive the Private Mortgage Insurance (PMI). Ms. Felix added that the City had been partnering and funding affordable housing projects with Habitat for Humanity as well.

ADJOURNMENT:

The meeting was adjourned at approximately 6:21 p.m.

Rebecca Thibert, CHAIRPERSON

ATTEST:

Carmen Journey, BOARD SECRETARY