



COUNTYWIDE COMMUNITY REVITALIZATION TEAM VIRTUAL MEETING MINUTES

Meeting Title: Countywide Community Revitalization Team Meeting
 Facilitator: Houston Tate, OCR Director
 Minutes Prepared by: William Wynn, OCR Senior Planner
 Date/Time: November 9, 2021
 Location: WebEx Virtual Meeting

MEETING ATTENDANCE

- | | | |
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| 1. | Mohan Baijnauth | Limestone Creek Resident |
| 2. | Caitlyn Bergman | PBC Clerk of the Circuit Court & Comptroller's |
| 3. | Jonathan Brown | PBC Department of Housing and Economic Development |
| 4. | Marie Charleus | Palm Beach County Behavioral Health Coalition |
| 5. | Adam Davis | PBC Library System |
| 6. | Jude Estime | Belle Glade Resident |
| 7. | Bambi Fanto | Drowning Prevention Coalition of PBC |
| 8. | Deputy J. Fresneda | PBSO |
| 9. | Saidy Garzon | Lake Worth West Resident Planning Group, Inc. |
| 10. | Brad H | |
| 11. | Joel Hatcher | Wallis Street West Resident |
| 12. | Helene Hvizd | PBC Attorney's Office |
| 13. | Jennie | |
| 14. | Ontario OJ Johnson | Neighborhood Renaissance |
| 15. | Chrystal Mathews | PBC OCR |
| 16. | Ruth Moguillansky | PBC OCR |
| 17. | Nestor Monclaude | West Palm Beach Resident |
| 18. | Linda Odom | |
| 19. | Michael Owens | School District of PBC |
| 20. | CP | |
| 21. | Ike Powell | PBC Youth Services |
| 22. | Casey Pranckun | PBC Parks & Recreation |
| 23. | Audley Reid | PBC OCR |
| 24. | Dale Robinson | Gramercy Park Resident |
| 25. | Tera Rose | Community Partners of South Florida |
| 26. | Leroy Rouse | Gramercy Park Resident |
| 27. | Edna Runner | Edna W. Runner Tutorial Center |
| 28. | Patrick Rutter | PBC Administration |
| 29. | Vivian Ryland | PBC OCR |
| 30. | Sherry | |
| 31. | Virginia Savietto | PBC District 2 County Commissioner's Office |
| 32. | Patrice Schroeder | 211 |
| 33. | Michael Sklar | PBC Department of Housing and Economic Development |
| 34. | Katy Smith | West Palm Beach Housing Authority |
| 35. | Shirlon St. Amour | Boynton Beach Resident |
| 36. | Anna Stewart | Drowning Prevention Coalition of PBC |
| 37. | Houston Tate | PBC OCR |
| 38. | Cornelia Wantz | PBC Traffic Engineering |
| 39. | William Wynn | PBC OCR |

MEETING MINUTES

I. WELCOME AND INTRODUCTIONS

Houston Tate, OCR Director, called the meeting to order at 10:00 a.m. and welcomed everyone to the meeting.

William Wynn, OCR Senior Planner, introduced the CCRT members.

Mr. Tate introduced the guest speaker for the meeting Jonathan Brown, Director of the Palm Beach County Department of Housing and Economic Development.

II. PRESENTATION

Jonathan Brown, Director, PBC Department of Housing and Economic Development

Mr. Brown began his presentation by thanking OCR for inviting him to present to the team and giving a brief background on HED programs and services..

Mr. Brown quoted a motto from the company BASF Group. "We don't make a lot of products you buy. We make a lot of the products you buy better." Mr. Brown explained that HED may not be the construction team or the general contractor that is building the houses or the construction team that is constructing or rehabilitating the businesses. However, HED provides funding, technical assistance and make it possible for these projects to take place.

In addition to housing, HED also deals with businesses and community development. HED's mission is "Changing lives and transforming neighborhoods into balanced communities." The HED definition of a community is a community that consists of different and multiple housing types, as well as mixed incomes. HED is not in the business of creating low-income neighborhoods, but rather enhancing neighborhoods throughout PBC by making sure the different housing types exist. HED deals with housing, economic development, business development, is involved in public service activities, and works with education and transportation.

HED's main job is to manage federal, state, and local program funding for housing, economic, and community development. HED's assists businesses, communities, municipalities, housing providers and residents. Resulting in HED touching every aspect within PBC.

- Funding is provided to businesses, individuals and developers;
- Land (typically lot size) owned by PBC can be donated to municipalities and non-profit housing developers with BCC approval;
- HED assists developers and businesses that need expedited permitting;
- HED provides technical assistance to startup businesses or businesses that are looking to expand;
- HED provides counseling to individuals who want to purchase a home;
- HED works toward bringing entities together in ways that could lead to collaborations.

Partners with contracts that HED manages and oversees within PBC:

- Economic Development Partners
 1. Black Business Investment Corporation (BBIC)
 2. Business Development Board (BDB) – Helps with recruitment and larger businesses hire, expand in or relocate to PBC. Once the businesses relocate to PBC HED manages the contracts between the businesses and PBC.
 3. Center for Enterprise Opportunity (CEO)
 4. Center for Technology, Enterprise & Development (TED)

5. Florida Atlantic Research Development Authority (FARDA)
6. FAU Tech Runway
7. Film and Television Commission

PBC is not only open to larger businesses. All business are welcome. If there are businesses that need assistance, HED is available to help.

- Partner Contract Services
 1. Counseling, instruction, training, and internships
 2. Support services such as accounting, taxes, legal and payroll, and information technology
 3. Industry trends analysis – HED keeps track of the trends that are going on in PBC
 4. Consultation with experienced professionals
 5. Drafting of marketing plans
 6. Securing reasonable rental space
 7. Guaranteed financing, credit builder loans and microloans
- Economic Development Activities
 1. Business Lending (HUD, USDA, Energy)
 2. Economic Incentives (AVTE, General Fund)
 3. Industrial Revenue Bonds (Private Sector)
 4. Business Partner Contracts Managed (CDBG, General Fund)
 5. Brownfields Redevelopment (EPA)
 6. Regional Economic Development (EDA)
 7. Business Grants (CARES, CDBG)

HED's role in community development is to provide funding and technical assistance for projects, not only to PBC departments but to municipal partners as well. Some block grant funds are specifically for assisting certain municipalities that cannot qualify at the federal level for their own funding.

- Community Development Activities
 1. CDBG Eligible Areas
 - Infrastructure
 - Drainage, road & resurfacing, sanitary sewer
 - Public Facilities
 - Parks improvements, community facilities
 - Public Services
 - Philip D. Lewis Center, Legal Aid, Seagull Industries, Aid to Victims of Domestic Abuse, Coalition for Independent Living, Urban League, Children's Place at Home Safe, Sickle Cell Foundation, Place of Hope, Vita Nova, Healthy Mothers Healthy Babies, Redlands Christian Migrant Association

HED's role in housing is to rehabilitate homes for qualified homeowners. There are cases where the home is beyond repair. In those cases, and when funding is available, the option for HED is to try to replace the home. Two replacement homes have been completed in the Glades area and there is another three or four homes going through the review process to see if they qualify for replacement housing and whether or not there is funding available for replacing them.

HED's role in workforce housing is to dictate the sales prices. Sales prices currently range from \$168,420 to \$264,660. The sales price for a home in this program depends on the household income. Since the inception of this program, PBC has created over 2,574 additional affordable workforce housing units.

- Continuing Emerging Issues – There are issues or challenges that are constantly begin looked at and addressed. PBC is trying to be proactive to ensure there is a solution for them if there is a solution PBC as a local government can implement. Some of these issues or challenges include:
 1. Impacts of COVID-19;
 2. Single family home prices continue to rise;
 3. Rents remain out of reach for low-to-moderate income residents;
 4. Affordable and workforce housing inventory is low;
 5. Reduction in SHIP Housing Funding – Permanent cut by State of Florida;
 6. Livable wage jobs; and
 7. Cost impacts due to supply shortages and delays
- Housing Price as a Multiple of Income
 1. In 2012, a median priced Single Family home cost 3 times the median income. In 2021, a median priced SF home (\$500k) costs more than 6 times the median income (\$80,200). PBC workforce housing allows some control of the price of the units and developers control the regular housing market.
 2. Rent - To afford the \$1,468 Fair Market Rent for a 2-bedroom apartment, a tenant needs an annual income of \$58,720 or to be paid \$28.23 per hour.

Affordable Housing Production - From 2019 to 2021, HED and partners assisted 3,638 housing units through new construction, acquisition, rehabilitation, and mortgage assistance for up to 140% of Area Median Income (AMI). These are PBC numbers only not including the municipalities

- Housing Activities – Programs offered by HED
 1. Purchase Assistance (SHIP, Workforce Housing)
 2. Housing Rehabilitation (SHIP, HOME, ARPA)
 3. New Construction (SHIP, HOME, NSP, ARPA)
 4. Multi-Family Housing (SHIP, HOME, NSP, ARPA)
 5. Rental Assistance (SHIP, HOME)
 6. Foreclosure Prevention (SHIP, CARES)
 7. Emergency Repairs (SHIP, CARES)
- American Rescue Plan Act (ARPA) – 60 million dollars was approved by the BCC on November 2, 2021. The below strategies/projects have been identified for this funding.
 1. Brooks Development - \$10M – A residential subdivision in the city of Riviera Beach for 22 single family homes
 2. Housing Rehabilitation - \$10M – This program will be for the entire county for owner occupied dwellings
 3. Infill-Replacement Housing - \$20M – These funds will be used to build 25 infill homes. The replacement housing program will be under this funding as well and will be implemented after the build of the 25 infill homes
 4. Affordable/Workforce Housing Development - \$20M – There are 3 parcels over 10 acres owned by PBC. One of the parcels approximately 19 acres will be used for mixed use residential (single-family units and rental units).

Note: A pdf copy of the complete PowerPoint presentation is attached.

Questions/Comments:

- Virginia Savietto, PBC District 2 County Commissioner’s Office, requested Mr. Brown to forward the presentation to her. The presentation was forwarded in pdf format to all in attendance after the meeting.

Ms., Savietto asked Mr. Brown if he had a relationship with the Florida Hispanic Chamber. Mr. Brown replied that HED works with all of the chambers. He asked Ms. Savietto to forward any specific contact she may have. He also mentioned that HED programs are online in multiple languages.

Ms. Savietto also asked what about the working class people that need funding help. Mr. Brown replied that HED programs benefit a lot more people than what is realized.

Mr. Brown added that HED is in the process of preparing a presentation for the commissioner's aides.

- Ruth Moguillansky, OCR Principal Planner, asked whether a property owner who meets all HED requirements and has a specific code violation can be assisted by HED, what specific type of assistance can be provided, and how long will it take to assist the property owner. Mr. Brown replied that the primary requirement for HED's single family housing programs is that the home be brought up to code. Even if other issues can't be addressed, the home must be brought up code. He added that items that may not be identified in the original work write up will be corrected to bring the home up to code.

Ms. Moguillansky also asked if the OCR has a referral of a low income property owner in a CCRT area who is getting a fine for a specific violation but can't address such violation because he/she doesn't have the money to do so, could HED help the property owner. Mr. Brown replied that this example is different from how HED programs operate. HED programs will bring the entire home up to code because of that. In addition, HED will place a mortgage lien on the property because PBC is a county where a 45 to \$50,000 repair can create a \$100,000 equity for the property owner.

Ms. Moguillansky asked whether there were funds readily available for this type of program. Mr. Brown advised that funds are available but the funding goes fast for the HED programs and they have a long waiting list.

- Tera Rose, representing Community Partners of South Florida, stated that she has certification to purchase a home but can't use it because sellers give cash buyer's priority. Mr. Brown replied that he spoke with realtors regarding this matter and he was told that they represent the seller and they do what is in the best interest of their client. The only housing that HED has a say in is the workforce-housing program.
- Michael Owens, CCRT representative from the School District of PBC, asked Mr. Brown to talk about the work the special projects and strategic planning sections of HED does. Mr. Owens also asked about the long-range plan and parcel characteristics. Mr. Brown advised that HED does work with PREM. When the HED Property and Real Estate section identifies properties that are county owned and are suitable for affordable housing, PREM will ask HED if they are interested in the property. The majority of HED properties/lots come through PREM.

At times, there are properties that HED would like to purchase, and this is when HED will contact PREM to see if they could negotiate a purchase for the land or property. The Strategic Planning section is the primary contact for the HUD based programs, the primary lead on the HED audits, preparation of the HUD related plans as they relate to the action plan, the 5 year consolidated plan which gives an overview of how HUD dollars will be used over a 5 year period, and the managing of public service agencies and business related agencies. The Special Projects section' primary role, under the Business and Economic Development Division, is to identify competitive grant opportunities. If there is a grant opportunity, HED would like to compete for it or if there is a grant that one of the partners may be interested in HED will share the grant information.

III. DEPARTMENT UPDATES

- Adam Davis, PBC Library System
 - November is Native American Heritage Month that honors America's tribal people. Hispanic Heritage Month activities: <http://events.pbclibrary.org/events/digital-activities/oct/hispanic-heritage-month-2021>
 - November is also National Novel Writing Month (NaNoWriMo), a U.S.-based nonprofit organization that promotes creative writing around the world. PBC residents participating are nine days into writing their novels.
 - Passports are still begin done at the main library, located at 3650 Summit Blvd., in West Palm Beach.
 - Assistance is still being provided throughout the library system with the completion of emergency rental assistance applications
 - Website: pbclibrary.org

- Ike Powell, PBC Youth Services
 - Summer camp provider online applications for summer camp 2022 will start being accepted on November 19, 2021
 - Summer camp scholarship program applications for parents will be available in January of 2022
 - Youth Services Summer Camp Scholarship Program https://discover.pbcgov.org/youthservices/Pages/Summer_Camp.aspx
 - PBC Youth Services participates in Birth to 22. Birth to 22: United for Brighter Futures (Birth to 22) supports the healthy growth, development and education of our children and youth prenatally through young adulthood, so that they can graduate from high school and succeed in life. The annual task force meeting will be on December 14, 2021 at 9 a.m. During this meeting, six action teams will discuss the Youth Master Plan.
 - Birth to 22 website: <http://pbcbirthto22.com/>

- Michael Owens, School District of PBC
 - The school board decided to give parents the ability to opt out of wearing mask, which began on November 8, 2021. The parents will have to apply at their child's school to opt out of wearing the mask.
 - A new high school, nicknamed "OOO High School," is being built in suburban Lake Worth near Woodlands Middle School. The school is scheduled to be completed in August 2023 with an official name.
 - Melaleuca elementary school modernization is on-going. It is possible this school may at a new site. Also scheduled to be completed in August of 2023

- Michael Sklar, PBC HED
 - HED is in the continuous process of marketing its programs
 - \$3.5 million dollars was set aside to assist over 205 households. These funds have been exhausted. As more funding is received, HED will continue to address this issue.

- Bambi Fanto, Drowning Prevention of PBC
 - The free educational program is ongoing
 - The ABCDs of Water Safety was presented at JC Mitchell Elementary school the week of November 1st before 480 students
 - DP is in the process of preparing for summer programs
 - The voucher program is still on going for children ages 2-12 and immediate caregiver
 - The voucher program is also still on going for adults over 50 years old
 - DP can be contacted for presentations at: [Drowning Prevention Coalition \(pbcbgov.com\)](http://DrowningPreventionCoalition.pbcgov.com)

IV. OCR UPDATES

- Ruth Moguillansky
 - OCR is currently working on the development of the Home Improvement Program (HIP)
- Audley Reid
 - OCR is currently working on revising the speed hump program application in the process of receiving petitions from the Seminole Manor CCRT area for a speed hump project
- Vivian Ryland
 - The final Resident Empowerment Program virtual class for 2021 will be held on Saturday, November 13th.
 - OCR is currently working on the CCRT area reassessment, which is scheduled to be completed by February of 2022.
- Houston Tate
 - PBSO is addressing the issue with large trucks and trailers being parked in the the Plantation CCRT area.
 - PBC Engineering is in the process of installing *No Parking* signs in this area

V. RESIDENT QUESTIONS/COMMENTS

- Patrice Schroeder, representing 211, stated that 211 HelpLine is celebrating 50 Years! 211 is available for crisis support or information on community resources- dial 2-1-1 or texting zip code to 898211, 24/7. Online chat also available at 211palmbeach.org from 10am to 8pm. For Teens, young adults & people of all ages and lifestyles. 211's advocacy programs are still up and running & available: Help Me Grow, Special Needs Helpline, Elder Crisis Outreach, Sunshine daily calls, Caregiver Support Project & 211's MYFLVET program- for veterans and their families. Online Resource Directory that includes hundreds of local, state and national programs and services at www.211palmbeach.org click on "Get Help Now". All are welcome to attend the InterAgency Network of PBC first Tuesday of each month.
- Tera Rose, Community Partners of South Florida
 - Ms. Rose thanked Houston Tate and Adam Davis for all their assistance to the homeless family in the Glades.
 - Ms. Rose shared that she is still working with the family and is in the process of trying to get appliances (stove, refrigerator, washing machine and dryer) for the family. Both Ms. Moguillansky and Mr. Tate advised that they have reached out to partners for help but no response as of yet.

Update: Mr. Tate advised that he was able to secure funding from Jeff Koons to purchase a refrigerator and stove. Ms. Moguillansky met with Ms. Rose at Habitat Restore and then at Brandsmart to select a refrigerator and stove. These items have been purchased and delivered to the family.
 - Ms. Rose received a food card flyer from Community Services, and will available for this family if they haven't received one already.
- Dale Robinson, Gramercy Park resident
 - Mr. Robinson stated that the easement in close proximity to his home has construction activity and he would like to know more about what is going on. Will Carey of PBC Engineering's Road and Bridge advised that staff was cleaning the existing ditch within the easement. In addition, it is necessary for crews to periodically remove vegetation and re-establish settling slopes in these ditches to ensure they continue to convey water effectively. No other work is currently proposed for the easement.
- Mohan Baijnauth, Limestone Creek Resident
 - Mr. Baijnauth stated that the *No Parking* signs on the number streets (1st, 2nd, 3rd and 4th) are faded and need to be replaced.

- Mr. Baijnauth stated that the *No Parking* signs on the number streets (1st, 2nd, 3rd and 4th) are faded and need to be replaced.
- Mr. Baijnauth stated that he spoke with PBSO about the parking situation in his community especially on Mondays and Thursdays. On these days, the parking is causing issues for the sanitation trucks trying to pick up trash.
- 6960 Palm Garden St. has a flooding problem as other properties on this street do. There is no drainage on this street.
- Mr. Baijnauth stated Palm Garden St., Australian St., and 181st St. North need to be paved. All three streets are courtesy maintained by PBC.



- Mr. Tate advised Mr. Baijnauth that he will follow up with him after the meeting.

The meeting adjourned at 11:40 a.m.

Approved by: Houston L. Tate, OCR Director