

City of Palm Bay, Florida
COMMUNITY DEVELOPMENT ADVISORY BOARD
Regular Meeting 2021-10

Held on Wednesday, the 20th day of October 2021, 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 Vice Chair Thibert at approximately 6:01 p.m.

ROLL CALL:

CHAIRPERSON:	Alan Borkowski	Absent
VICE-CHAIRPERSON:	Rebecca Thibert	Present
MEMBER:	Kenneth Johnson	Present
MEMBER:	Rito Lazarre	Present
MEMBER:	Khalilah Maragh	Present
MEMBER:	Henry Morin	Present (Late)
MEMBER:	Alvin Payne	Present
MEMBER:	Vince Pryce	Absent
MEMBER:	Cristina Wright	Present
BOARD ATTORNEY:	Rodney Edwards	Present

STAFF MEMBERS:

Sandra Urban, Housing Administrator; Nancy Bunt, Director of Community and Economic Development; Rodney Edwards, Deputy City Attorney; Elena Sarazua, Board Secretary.

ADOPTION OF MINUTES:

1. Regular Meeting 2021-09; September 15, 2021

Motion by Mr. Johnson, seconded by Ms. Maragh, to adopt the minutes as presented.
Motion carried unanimously.

NEW BUSINESS:

1. HOME CHDO Applications

Mrs. Urban said that the City originally received two (2) HOME Investment Partnership Program (HOME) Community Housing Development Organization (CHDO) applications; however, one of the applications was withdrawn. The outstanding application was from Community Housing Initiative (CHI) in partnership with Macedonia Community Development Corporation.

Ms. Maragh asked Nicole Tenpenny, Director of Community Housing Initiative, to give an overview of their proposal. Ms. Tenpenny stated that some of the requested funding would be used for construction of at least four (4) single family homes in Palm Bay, and the rest of funding would be used to provide down payment assistance to the buyers of these homes. The homes would be sold to income eligible households that did not exceed 80% of area median income in Brevard County. The agency hoped to identify the buyer during the construction period.

Mrs. Urban added that the City of Palm Bay solicited Requests for Proposals for thirty (30) days and sent it out to all the CHDOs in Brevard County, however, CHI was the only CHDO to respond.

Mr. Morin joined the meeting at approximately 6:11 P.M.

Ms. Tenpenny answered some of Ms. Maragh' questions regarding purchase price and potential buyers.

Motion by Mr. Johnson, seconded by Ms. Maragh, to approve, and make recommendation to City Council on funding the complete proposal submitted by Community Housing Initiative, Inc in partnership with Macedonia Community Development Corporation to be funded for Plan Year 2021-2022 HOME funds for a Regular Council Meeting contingent upon Housing staff completing and verifying eligibility, in accordance with HOME regulations. Motion carried unanimously.

2. FY 22-23 CDBG Priorities

Mrs. Urban advised the Board to discuss and rank the top five (5) Community Development Block Grant (CDBG) Public Services and top five (5) Non-Public Services priorities for the Fiscal Year 2022-2023 CDBG Request for Applications funding cycle.

Mrs. Bunt noted that the intent of the ranking for the Board was to identify current community's needs.

The Board had an excessive discussion on what priorities should be ranked the highest. Each Board member named their top ranked priorities.

The following priorities were ranked the highest for Public Services: Mental Health Services, Youth Services, Crime Awareness, Substance Abuse Services, Battered and Abused Spouses, Abused and Neglected Children, Transportation Services.

The following priorities were ranked the highest for Non-Public Services: Economic Development - Technical Assistance, Abused and Neglected Children, General Infrastructure – Public Facilities Improvements, Homeless Facilities, Economic Development Assistance to For-Profits.

Motion by Mr. Johnson, seconded by Ms. Wright, to approve highest ranked priorities for Public and Non-Public Services for the Fiscal Year 2022-2023 CDBG Request for Applications funding cycle. Motion carried unanimously.

3. FY 22-23 CDBG Request for Applications

Mrs. Urban advised of revisions made to the CDBG application for Public Services for the next fiscal year.

4. SHIP LHAP Amendment to 2017-2020

Mrs. Urban spoke about proposed amendments to SHIP (State Housing Initiative Partnership) LHAP (Local Housing Assistance Plan) for 2017-2020.

Mr. Morin asked the number of households that previously received assistance through SHIP in the Palm Bay area. Mrs. Urban responded that last year there were ten (10) people served through SHIP Program and hundreds within last thirty (30) years.

Motion by Mr. Johnson, seconded by Mr. Payne, to approve the SHIP LHAP for Fiscal Year 2017-2018 and further recommend for City Council for adoption by resolution. Motion carried unanimously.

5. SHIP LHAP Amendment to 2020-2023

Mrs. Urban presented proposed amendments to SHIP LHAP (Local Housing for 2020-2023).

Motion by Mr. Johnson, seconded by Ms. Maragh, to approve the SHIP LHAP for Fiscal Year 2020-2023 and further recommend for City Council for adoption by resolution. Motion carried unanimously.

OTHER BOARD BUSINESS:

1. Informational: Staff Report

Mrs. Urban asked if Board members had any questions about the staff report. The Board had no questions regarding this item.

ADJOURNMENT:

The meeting was adjourned at approximately 7:23 PM.

Rebecca Thibert, VICE CHAIR

ATTEST:

Elena Sarazua, BOARD SECRETARY