



PALM BEACH COUNTY OFFICE OF COMMUNITY REVITALIZATION

2300 N JOG RD., WEST PALM BEACH, FL 33411

PHONE: (561) 233-5303 | FAX: (561) 656-7963

EMAIL: OCRNEWS@PBCGOV.ORG | WEBSITE: [HTTP://PBCGOV.COM/OCR](http://PBCGOV.COM/OCR)



Countywide Community Revitalization Team Meeting Minutes

Meeting Title: Countywide Community Revitalization Team Meeting
 Facilitator: Houston Tate, OCR Director
 Minutes Prepared by: William Wynn, OCR Senior Planner
 Date/Time: December 17, 2019
 Location: 2300 N Jog Rd., Room 1E-60, West Palm Beach, FL 33411

Meeting Attendance:

- | | | |
|-----|---------------------|--------------------------------------|
| 1. | Joanna Aiken | SWA |
| 2. | Vivian Brooks | PBC OCR |
| 3. | Roxanne Brown | CareBag Mobile Shower |
| 4. | Adam Davis | PBC Library |
| 5. | Larry Diegert | Plantation Resident |
| 6. | Steve Hallock | Juno Ridge Resident |
| 7. | Rae Harris | Adopt-A-Family (AAF) |
| 8. | Sergeant Hightower | PBSO |
| 9. | Bonnie Hodges-Leech | San Castle Resident |
| 10. | Chrystal Mathews | PBC OCR |
| 11. | Cesar Matias | |
| 12. | Ruth Moguillansky | PBC OCR |
| 13. | Fadi Nassar | PBC Engineering |
| 14. | Michael Owens | School District of PBC |
| 15. | Francky Pierre-Paul | A Different Shade of Love, Inc. |
| 16. | John Portelli | Juno Ridge Resident |
| 17. | Ike Powell | PBC Youth Services |
| 18. | Casey Pranckun | PBC Parks & Recreation |
| 19. | David Rafaidus | PBC Community Services |
| 20. | Audley Reid | PBC OCR |
| 21. | George Schott | PBC OCR |
| 22. | Milroy Senat | Agency for Person with Disabilities |
| 23. | Michael Sklar | PBC DHES |
| 24. | Bob Smallacombe | PBC Fire Rescue |
| 25. | Shea Spencer | Homeless Coalition of PBC |
| 26. | Anna Stewart | Drowning Prevention Coalition of PBC |
| 27. | Houston Tate | PBC OCR |
| 28. | Leeanne Unruh | Juno Ridge Resident |
| 29. | Ronald Unruh | Juno Ridge Resident |
| 30. | Miosotis Vazquez | Sandalfoot Cove Resident |
| 31. | Ken Wilson | Department of Health |
| 32. | William Wynn | PBC OCR |

Meeting Minutes

- I. **Welcome and Introductions:** Houston L. Tate, OCR Director, called the meeting to order at 10:06 a.m. and asked the Countywide Community Revitalization Team (CCRT) members and attendees to introduce themselves.

II. **Department Updates:**

Ike Powell, PBC Youth Services (YS)

- Mr. Powell reported that YS has been partnering with and having community conversations with several organizations throughout PBC. There are three Community Conversations scheduled for the month of January and through February 18, 2020: January 16th at the Dolly Hand Cultural Arts Center, February 4th at the Palm Beach State College (PBSC) Loxahatchee Groves campus, and February 18th at the PBSC Gardens campus. These conversations are an opportunity for the community to get involved and give input on opportunities to expand the Youth Master Plan.

Joanna Aiken, SWA

- Ms. Aiken reported that the SWA recently received a Community Giant award for Inner City Youth Golfers' Inc. (ICYG)
- The new contract for garbage pickup in unincorporated PBC began on October 1st.
- On December 14th, the SWA completed a community improvement project using material purchased with funding from an OCR NEAT Grant.

Anna Stewart, Drowning Prevention Coalition of PBC (DPC)

- Ms. Stewart reported that the DPC offers free land based water safety presentations for adults and children.
- The DPC also offers free and reduced cost swimming lessons for children in need.
- Ms. Stewart encouraged meeting participants to reach out to her for additional information.

David Rafaidus, PBC Community Services

- Mr. Rafaidus stated that Community Services would like to make a presentation at an upcoming CCRT meeting on the "Securing Our Future an Initiative to Increase Economic Mobility and Reduce Poverty in Palm Beach County." The report can be found at <http://securingourfuturepbc.org>
The pdf report can be found at http://securingourfuturepbc.org/pdf/Economic_Mobility_Report.pdf

Fadi Nassar, PBC Engineering

- Mr. Nassar reported that a resurfacing project in the San Castle CCRT area is scheduled for March in conjunction with the installation of speed humps.
- Three sidewalk projects are currently under construction in San Castle on Mentone Rd., Ficus Tree Dr. and Old Spanish Trail. Two additional sidewalk projects are scheduled for 2020 on Plum Tree Dr and Tulip Tree Dr.
- The Pahokee speed hump project will be constructed within the next 30 days
- The Plantation CCRT Area speed hump project will be constructed within the next 30 days.

Bob Smallacombe, PBC Fire Rescue (FR)

- Mr. Smallacombe reported that the new FR recruits will be graduating on December 27th.
- January 9, 2020 New Station 22 will be opening in the city of Westlake on January 9, 2020.
- The Country Club Acres CCRT Area smoke alarm installation program was very successful

Casey Pranckun, PBC Parks & Recreation (P&R)

- Ms. Pranckun reported that the Bridgeman Dr Park is under construction.
- The Cabana Colony shelter has been installed.
- Kenwood Park is currently undergoing playground renovations
- Documents have been signed and sealed for the Limestone Creek and San Castle basketball court expansion projects.

Michael Owens, School District of PBC

- Mr. Owens reported that PBC schools will be closed for the holiday break until January 7, 2020.

Adam Davis, PBC Library System

- Mr. Adams reported that the Library's last 50th anniversary event will be held at the Belle Glade branch on December 21st from 10:00 a.m. until 3:00 p.m.
- In conjunction with the Norton Museum of Arts, an event will be held on January 11th at 2:00 p.m. at the museum which will highlight and will highlight the Georgia O'Keefe exhibition.
- A large number of the library branches will be serving as early voting and primary voting sites throughout 2020.

Ruth Moguillansky, PBC OCR

- Ms. Moguillansky briefly talked about the upcoming OCR's CCRT Areas Reassessment Study and mentioned that additional information will be provided at the next CCRT meeting.
- OCR will be setting up a tour for some time in January 2020 for the Juno Ridge CCRT Area. The tour will include District 1 Commissioner's Office, PBSO, Code Enforcement, PZB, Engineering, SWA and OCR staff.

Chrystal Mathews, PBC OCR

- Mrs. Mathews provided a brief overview of the NEAT grant program and the eligible areas that qualify for the grant.
- The next NEAT grant cycle will open on January 8, 2020.

III. Presentation: Michael Sklar, Palm Beach County Department of Housing & Economic Sustainability

Mr. Sklar presentation focused on the "Palm Beach County Fiver Year Consolidation Plan".

Background

PBC receives annual formula grants from HUD:

- Community Development Block Grant (CDBG)
- HOME Investments Partnership (HOME)
- Emergency Solutions Grant (ESG)

Urban County Program Jurisdiction: the unincorporated area and 29 local municipalities with interlocal agreements

As a condition of the grant funding, HUD requires a Consolidated Plan that identifies needs and establishes priorities in the areas of:

- Affordable Housing
- Homelessness
- Economic Development
- Public Services
- Community Development

HUD Requirements

General

- Federal regulations at 24 CFR Part 51
- Submittal no less than every 5 years
- Due to HUD 8/15/20 for FYs 2020 - 2024
- HUD prescribed format and content
- Prepared in HUD's IDIS online system
- IDIS template populates certain data

Consolidated Plan Contents

- Needs Assessment
- Housing Market Analysis
- Strategic Plan
- Citizen Participation Plan
- Analysis of Impediments to Fair Housing
- CDBG Target Areas

Population - From 2005 to 2015, PBC population grew 14% to 1.4M. The greatest growth was Hispanic 21% (100,000) and Black 18% (65,000) groups. White non-Hispanic population decreased 1.8%. 31% speak a language other than English at home.

Income - Per capita income in PBC is the highest in the South Florida area, and is 29% higher than statewide. Yet, over 20% of all households have income less than \$25,000.

Employment - Unemployment is at a historic low, and the labor force has grown 8% since 2014. Still, 13.4% of the population lives in poverty.

State of Florida High Cost Areas – Mr. SKlar showed a chart showing the hourly wage required to afford the market rent for a 2-bedroom apartment in the highest cost areas of the state. The 2019 Fair Market Rent for a two-bedroom apartment in Palm Beach County was \$1,434, which requires a wage of \$27.58 per hour or \$57,000 annually. Over 2,700 County employees earn less than this housing wage (2,761 / 5,337 = 51.7%). Comparatively, we are on par with Dade and Broward, and eclipsed only by Monroe County.

Income and Housing Prices – Charts of median family income and median sales price of a single family home in Palm Beach County over the 10 year period from 2010 and 2019 show that: Income bottomed out in 2011 at \$63,300, then recovered very slowly for a number of years before rising 15% in the past 3 years since 2016 to reach \$74,500 in 2019. This recent increase in median income reflects generally improving economic conditions, but also reflects growth in financial services and related industries and the relocation of wealth from the northeastern United States down to Palm Beach County.

The recovery in housing prices began earlier, steadily climbing 83% from a low of \$193,700 in 2011 up to \$355,000 as of August 2019. Prices increased faster than income.

Ten years ago, a median priced home cost less than 3½ times the median income. Because housing prices increased faster than income, by 2019 a median priced home costs over 4½ times the median income. If we look at single-headed households with children, a median priced home is 10 times their median income (\$35,192).

Housing Cost Burden - Cost burden is a commonly accepted way to gauge need for affordable housing. A household is cost burdened if it expends more than 30% of its gross income on housing.

The most recent available Census data shows that out of all 540K households countywide, 39% were cost burdened in 2017. We see a dramatic difference between owners and renters, with 31% of all owners cost-burdened, as compared to 56% of all renters.

Over the 2015 – 2017 time period, we saw a decrease in the number of cost-burdened owners, but an increase in the number of cost-burdened renters. This may in part result from the concentration of income growth in the upper income groups where homeownership is more prevalent.

Affordable Housing Inventory - There is a total of approximately 678,000 housing units countywide. Among these, there are 27,000 affordable housing units (4%) which received some type of public subsidy in development or operation and therefore bear affordability requirements. Separately, there is also some unknown number of affordably-priced housing units in the market which received no public assistance and bear no affordability requirements.

Among the affordable inventory of 27,000, there are 1,577 owner-occupied homes with DHES mortgages; 2,398 Public Housing Authority units; 7,861 public housing rental vouchers; 1,178 Workforce Housing Program units; and nearly 15,000 units in subsidized rental developments. These projects stay at full occupancy, and typically maintain long waiting lists.

Affordability restrictions are imposed on these housing units for varying time periods depending on program, but the restrictions on nearly 1,000 of these units will expire between now and 2025. Once expired, property owners are free to charge market prices. Depending on the property location and quality, its market price may not differ much from the affordable price, or the price may increase to the extent that occupants must relocate.

Low/Mod Income Areas - L/M Income Areas are those where HUD data show that at least 51% of the households earn less than 80% of Area Median Income or \$66,900 for a household of 4.

Homelessness and Homeless Facilities – Mr. Sklar presented a slide that showed a decrease in homelessness in the past three (3) years.

There is a total of 1,756 beds: 358 shelters; 121 transitional; 522 re-housing; 755 permanent. In the future, the Homeless Resources Center 2 will add 74 shelter beds (30 male, 10 female; 20 youth; 14 law enforcement) and the Cottage Homes will add transitional for 20 families / 72 persons.

Citizen Participation – DHES staff is seeking input on housing, homelessness, social services, economic and community development.

- Which needs are most urgent?
- Which needs are most widespread?
- Which needs are under served?
- Particular geographic areas in need?
- Certain special populations should be targeted?
- How should the County focus resources?
- How can County make the greatest impact?
- Notices via County websites, social media, newspaper and numerous community partners
- 7 public meetings
- Direct outreach to interested groups
- Community Needs Survey
 - <https://www.surveymonkey.com/r/BJR926P>
513 responses as of November 29th
- Public input will help shape Consolidated Plan

Survey Results to Date

- 42% say current housing not affordable, but 54% are cost burdened / 20% severely burdened
- 65% chose their home because of the neighborhood
- Most common housing problems are affordability (23%), repairs needed (23%), and cost of insurance (15%).
- 10% have been homeless, and most common reasons were cost of housing, loss of job, and divorce.
- Homeless need gainful employment, affordable housing, Section 8 / housing vouchers.
- 76% say more services needed – mental health counseling, transportation, psychiatric, drug/alcohol.
- 40% do not feel secure in their finances, need better paying job, job opportunities, and medical insurance.
- Local economy needs improved safety/reduce crime, infrastructure investment, and additional businesses.
- 83% generally satisfied with neighborhood condition
- Neighborhood needs street paving/repair, street lights, safety/crime reduction, traffic calming, sidewalks.

Next Steps

1. Continued outreach / public meetings
2. Complete data research and analysis
3. BCC Workshop March 31st (tentative)
4. Prepare draft Consolidated Plan
5. Public review / meetings
6. BCC Approval July 14, 2020

* A copy of the entire presentation is available from OCR upon request.

IV. Questions/Comments:

- Cesar Matias, Indian Wells resident, brought up community concerns, and indicated that he requested in the past OCR consideration of his community for CCRT designation. The neighborhood is part of a Homeowners Association and located South of Boynton Beach Blvd between Jog Rd. and El Clair Ranch Rd. Ruth Moguillansky advised Mr. Matias that OCR staff would be happy to meet with him to go over the criteria needed to become a CCRT Area. In addition, Ms. Moguillansky suggested that Mr. Matias meet with Ms. Mathews to learn about the NEAT Grant Program which is available to all neighborhoods within unincorporated Palm Beach County.
- Mr. John Portelli, Juno Ridge resident, reported that there have been ongoing code enforcement issues within his community and would like something done about it. He stated there are a number of dilapidated homes in need of repair. There are properties owned by absentee property owners who fail to keep up with the properties. Mr. Portelli also mentioned the need of sewer and water, as well as the number of vacant lots in the neighborhood. Mr. Houston Tate talked about ongoing communication with Mr. Portelli regarding his concerns. Ruth Moguillansky advised Mr. Portelli that OCR will be setting up a tour for the Juno Ridge CCRT area with representatives from each CCRT departments.

The meeting adjourned at 11:35 a.m.

Approved by: Houston L. Tate, OCR Director _____