



**PALM BEACH COUNTY OFFICE OF COMMUNITY REVITALIZATION**

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**COUNTYWIDE COMMUNITY REVITALIZATION TEAM VIRTUAL MEETING MINUTES**

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Meeting Title: Countywide Community Revitalization Team Meeting  
Facilitator: Houston Tate, OCR Director  
Minutes Prepared by: William Wynn, OCR Senior Planner  
Date/Time: March 15, 2022  
Location: WebEx Virtual Meeting

**MEETING ATTENDANCE**

- |     |                   |  |
|-----|-------------------|--|
| 1.  | Daisy Aguirre     |  |
| 2.  | Joanna Aiken      | Solid Waste Authority of PBC                         |
| 3.  | Mohan Baijnauth   | Limestone Creek Resident                             |
| 4.  | Elyse Brown       | PBC Fire Rescue                                      |
| 5.  | Rozanne Brown     | Carebag Inc.   |
| 6.  | Robin Bundy       | Cabana Colony Resident                               |
| 7.  | Jennie Carter     | Lake Worth West Resident Planning Group, Inc.        |
| 8.  | Maria Charleus    | Palm Beach County Behavioral Health Coalition        |
| 9.  | Adam Davis        | PBC Library System                                   |
| 10. | Daniel Duenas     | PBC Parks & Recreation                               |
| 11. | Maria Fernandez   | Epilepsy Florida A-Non-Profit Organization           |
| 12. | William Freeman   | People of Purpose, Inc.                              |
| 13. | Deputy Fresneda   | PBSO   |
| 14. | Saidy Garzon      | Lake Worth West Resident Planning Group, Inc.        |
| 15. | Lesley George     | PBC Housing & Economic Development                   |
| 16. | Tanya Gibson      | Country Club Acres Resident                          |
| 17. | Sam Glucksman     | McCurdy Senior Housing Quiet Waters                  |
| 18. | Lenin Gomez       | San Castle Resident                                  |
| 19. | Teresa Grimaldi   | West Palm Beach Resident                             |
| 20. | Margaret Humphrey | Lutheran Services Florida South Bay Early Head Start |
| 21. | Helene Hvizd      | PBC Attorney's Office                                |
| 22. | Ontario Johnson   | Neighborhood Renaissance                             |
| 23. | Tammy Kausch      | Realtor  |
| 24. | Dr. Raj Mayar     | Primary Care Physician                               |
| 25. | Sherry McCorkle   |  |
| 26. | Bill McDonald     | Plantation Area Resident                             |
| 27. | Ruth Moguillansky | PBC OCR  |
| 28. | David Myers II    | DMyers and Associates Mortgage Consulting            |
| 29. | Fadi Nassar       | PBC Traffic Engineering                              |
| 30. | Michael Owens     | School District of PBC                               |
| 31. | Ike Powell        | PBC Youth Services                                   |
| 32. | Audley Reid       | PBC OCR  |
| 33. | Patrick Rutter    | PBC Administration                                   |
| 34. | Robin Sambur      | South Palm Beach Resident                            |
| 35. | Carlos Serrano    | PBC Housing & Economic Development                   |
| 36. | George Schott     | PBC OCR  |

37.	Milroy Senat	Agency for Persons with Disabilities
38.	Michael Sklar	PBC Housing & Economic Development
39.	Cindy Smith	
40.	Arlene Ustin	People of Purpose
41.	Houston Tate	PBC OCR
42.	Maria Thirbenny	Woodcrest Resident
43.	Ngonidzashe Tirimboi	Plantation Area Resident
44.	Shanna Walker	Cabana Colony Resident
45.	Steve West	The In-Crowd
46.	Danna Ackerman White	PBC District 3 Commissioner's Office
47.	William Wynn	PBC OCR

## MEETING MINUTES

### I. WELCOME AND INTRODUCTIONS

Houston Tate, OCR Director, called the meeting to order at 10:02 a.m. and welcomed everyone to the meeting.

Mr. Tate introduced David Myers II, Principal Owner, DMyers and Associates Mortgage Consulting.

### II. PRESENTATION

#### **David Myers, Principal Owner, DMyers and Associates Mortgage Consulting**

Mr. Myers was in attendance to discuss the challenges of creating affordable housing.

- **FLORIDA'S CHALLENGES**

- Florida is facing a housing affordability crisis with factors including:
- Restrictive zoning rules
- Family zoning
- Permanent zone construction
- High density housing
- density regulations
- height restrictions
- minimum lot sizes, etc.
- Reducing supply
- Land available

- **CASH IS KING**

- 1,000 new people move to Florida every day
- People are buying homes with cash deals
- Individuals going through financing may find themselves in a bidding war or simply priced out of the market altogether

- **RISING HOUSING COST**

- Florida has an increase in the shortage of affordable houses in some of the highest cost burden renters in the nation (54.1%).
- The housing is the largest monthly expense, followed by a recurring expense, such as transportation or healthcare.

- When housing consumes household income, fewer resources are available for saving or other goods.
- **LOW JOB WAGES**
  - Job growth in Florida has increased, but many households have not benefited from economic gains that have taken place over the past year.
  - In 2018, 1 in 5 Floridians earned an income of \$10 or less. 44.5% of all new employment jobs created in 2018 were low-income jobs.
  - The average wage of a renter in Palm Beach County is \$16.10/hour. In order to be affordable for a 2-bedroom rental, they would have to earn \$27.58/hour. The average rental for a two bedroom in Palm Beach County is \$1,434/month, per WPTV last year.
  - On July 22, 2021, the National Low Income Housing Coalition reported someone making minimum wage in Florida (\$8.25/hour) would need to work 93 hours per week to afford a 2-bedroom apartment in Florida.
- **ALICE REPORT**
  - Stands for Asset Limited, Income Constrained, Employed
  - Report put out by United Way
  - Identifies the struggles of households that earn above the Federal Poverty Level, but not enough to afford a bare-bones household budget
  - Per ALICE, in order for a family of four to “make it” in 2018, they would need to earn a minimum of \$55,165 per year.
  - The Federal Poverty Level in 2022 for a family of four is \$27,750, so no one earning \$55,165 per year would qualify for most programs, because they earn too much money.
- **LIMITED AVAILABILITY**
  - Florida is 44th in the nation for its availability of affordable housing
  - There are 26 units available for every 100 families identified as low or extremely low earning households
  - This is even more drastic for African American (45% cost burden) and Hispanic families (43% cost burden).
- **OWNING A HOME**
  - It is more difficult to own a home than to rent
  - In order to own, you will need
    - A down payment
    - Closing costs
    - Significant amount of cash reserves available
    - Good credit
    - Job stability
    - No insufficient funds or late rental payments in the last 12 months
    - Debt to income ratio below a certain percent (Usually less than 36%. If you are above 43%, you will likely be denied ownership of a home)

### Questions/Comments

- William Freeman, People of Purpose, Inc. stated that he is in the process of purchasing a home but because of his financial situation he only qualifies for \$100,000 which is not enough to purchase one. He asked whether he should continue to rent and build credit. Mr. Myers replied that banks look at gross income and will qualify a client on their gross income times five or six.

If credit is 650-700, a person should be able to get a mortgage loan, which does not include the clients reserved funds. In reference to renting, the landlords controls the amount. Mr. Myers stated that he would continue this discussion with Mr. Freeman offline.

- Robin Bundy, Cabana Colony resident, stated that it has become very costly for people to come up with the funds to get into rentals. As a realtor, she see this scenario very often. Also, home costs are out of reach for many buyers. Mr. Myers replied that even in other counties affordable housing is becoming expensive and is not affordable for the people it is meant for.

Mr. Tate introduced Steve West, Founder of The IN-CROWD.

### **Steve West, Founder of The IN-CROWD**

Mr. West began his presentation by sharing information on the Building Bridges Program. There are hundreds of ways for you to serve. The Building Bridges Menu will provide you with a wide variety of volunteer opportunities. Choose those that agree with your own interests, experience, and passion. Also, consider the amount of time to you can devote, whether you will be doing your project from home or in the field and your geographical considerations.

The Love Your Neighbor initiative began the week of February 13, 2022. This week was chosen because this is the time when people reach out to their loved ones. The IN-CROWD is asking people to reach out further, bring in new loved ones into their lives, and build trusting relationships where relationships do not exist.

The IN-CROWD University (The ICU) will have classes starting soon for different jobs in the food service industry. At completion of the classes, there will be jobs available.

For IN-CROWD, participants and community leaders there will be a class and a round table discussion. Heart Math, which teaches relaxation methods and the round table discussion for community leaders. The first Heart Math class will be on March 28th @ 6pm. All this is a part of Building Bridges.

Love Your Neighbor is an on-going event to help form relationships between people. The IN-CROWD is intent on having two things to happen from these events. Make them sustainable and consistent and to bring continuous, tools and knowledge for those who would like to improve their circumstance.

### **Questions/Comments**

- Mr. Tate stated that in February 2022 the BCC approved a proclamation for The IN-CROWD "Love Your Neighbor". The Board declaring the week of February 13-19, 2022 as, "Love For Your Neighbor Week".
- Mr. Tate thanked The IN-CROWD for
  - Bonnie Leech, San Castle Resident receiving items for her community (15 boxes of diapers, English classes)
  - ESOL classes for CCRT area residents
  - Robin Sambur, South Palm Beach Resident ,donating pavers to communities in need
  - Thanked Mr. Freeman and Dr. Mayar for the food and health fair in the Glades community
- Saidy Garzon, Lake Worth West Resident Planning Group, Inc. stated that the ESOL classes have been very successful with at least 12 students, mostly mothers. Jennie Carter also stated that the students are having a wonderful time with the ESOL classes.

- Steve West stated that Rabi Barry Silver is having a great time with teaching the ESOL class.

### III. DEPARTMENT UPDATES

- Michael Sklar, PBC HED
  - PBC HED currently have funding programs online.
  - The Impact Fee Credit Program. This program will start accepting applications on March 29, 2022.
  - The Multi-Family Program. This program is for developers to get low interest loans to develop multi-family housing. There is 2 million dollars available in this program.
- Lesley George, PBC HED
  - The SHIP program has an RFP for 2 million dollars for single-family home construction. This program is for contractors, non-profits and for-profit developers who are developing affordable single-family eligible homes. The construction for this program has to take place by June 30, 2027.
- Michael Owens, PBC School District
  - Melaleuca Elementary modernization is proceeding. The school district has submitted the application to PBC. The school is set to open on August of 2023.
  - The “000” high school site located on Lyons Rd south of Lake Worth Rd. This school is scheduled to open in August of 2023. The construction of this school will relieve several area high schools.
- Ike Powell, PBC Youth Services
  - Youth Services is in the process of accepting summer camp scholarship applications. This application will be online until April 15, 2022. Assistance is available for parents that need help with the application. For more information, please visit [https://discover.pbcgov.org/youthservices/Pages/Summer\\_Camp.aspx](https://discover.pbcgov.org/youthservices/Pages/Summer_Camp.aspx)
  - Youth Services is in the process of their annual community conversations. This is a series of four community conversations, which will be done virtually to gather input from the community to understand what the critical needs are. For more information, visit <https://www.eventbrite.com/o/birth-to-22-united-for-brighter-futures-32124028061>
- Daniel Duenas, PBC Parks & Recreation
  - The Gramercy Park tennis courts are in the process of being converted to a basketball court. This project should be completed within the next couple of months.
- Samantha Corr, PBC ERM
  - ERM will be sending out the flyer for their Green Futures summer internship for 17-22 year olds. It’s a four week paid internship. The purpose of the Green Futures summer internship is to inspire and mentor by giving first-hand experience along with real-world skills working in “green” jobs that preserve, protect, and enhance Palm Beach County’s land and water resources.

### IV. OCR Updates

- Houston Tate, Director
  - Mr. Tate thanked the OCR staff (Audley Reid, George Schott and William Wynn) for participating in the food distributions

- There will be a food distribution on March 18<sup>th</sup> in Lake Worth West
- If any other community wants to participate in the food distributions please contact OCR.
- Ruth Moguillansky, OCT Principal Planner
  - Recognized Mr. Tate, OCR staff, the residents and PBSO for all the hard work that has been done since last year to distribute food to our most vulnerable families.
  - Since March of 2021 over 220,000 families have been served through the food distributions
  - Assistance is needed from all in sharing information about students' registration to participate in this year's Back to School event which will be held on July 30<sup>th</sup>. The registration deadline is May 15<sup>th</sup>. <https://backtoschoolpbc.org>
  - If any agency would like to be a part of the Back to School event and offer resources to the participating children and families, please contact her at [rmoguill@pbcgov.org](mailto:rmoguill@pbcgov.org) or George Schott at [GSchott@pbcgov.org](mailto:GSchott@pbcgov.org)
- Audley Reid, Senior Planner
  - Announced there will be a community meeting for the Melaleuca Avenue-Pine Air West CCRT area on March 19<sup>th</sup>
  - Announced that the Cannogate-Southwoods, Plantation and San Castle CCRT areas speed hump projects will be going to the BCC for approval on March 22<sup>nd</sup>. Updates will be provided as these projects move forward.

## V. Resident Questions/Comments

- Bill McDonald, Plantation resident, wanted to thank The IN-CROWD for the paint supplies and the OCR for the food distributions within the Plantation community.
- Arlene Ustin, People of Purpose, announced there would be a jobs and barbeque, picnic, family affair for the Glades area on April 23<sup>rd</sup>. There will be food, clothing giveaway, events for kids, health screenings and testing, public officials will be also present.
- Mohan Baijnauth, Limestone Creek resident, inquired about a restroom being installed at the Limestone Creek Park.
- Tanya Gibson, Country Club Acres resident
  - Inquired about the temporary repair on the drainage culvert that had a work order issued in May of 2021. The last request about funding for this project was on January 6, 2022. An update is being requested from OCR. Mr. Tate advised that he would give an answer on this item.
  - Ms., Gibson asked what is the timeframe between the community spending money, submitting forms for reimbursement and the reimbursement of the funds spent. Ruth Moguillansky advise Ms. Gibson to contact Chrystal Mathews on this matter.
  - Ms. Gibson asked if Parks & Rec could share the information for the contractor that is being used for the conversion of the Gramercy Park basketball court as well as the other bidders on the project. Daniel Duenas advised that he would provide this information.
  - Ms. Gibson inquired about CPR classes, first aid and emergency preparation classes for 10 to 20 people. Mr. Tate stated that he would meet with Steve West of The IN-CROWD on this.
  - Ms. Gibson asked for an update on the speed hump project.

- Robin Bundy, Cabana Colony resident, stated that she has been working with OCR with food distributions since the beginning. She also wanted to express that having the food distributions has help to bring her community together.

*The meeting adjourned at 11:46 a.m.*

*Approved by: Houston L. Tate, OCR Director* \_\_\_\_\_