

REAL ESTATE & HOUSING SUBCOMMITTEE
MEETING MINUTES

Wednesday, February 17, 2021

3:30 pm

Zoom Meeting

Call to Order & Attendance Quorum

Antoinne Wright, co-chair of the Real Estate & Housing Subcommittee of the Mayor's Task Force for Racial & Ethnic Equality, called the meeting to order at 3:33 pm, following technical difficulties. Tiffany David, of the City of West Palm Beach Mayor's Office took attendance of participants for the meeting record.

Welcome and Agenda Review

Tiffany David, City of West Palm Beach Mayor's Office, welcomed all Subcommittee members to the meeting. Kayla Elson, of Justice and Sustainability Associates, reviewed the meeting agenda and mentioned that Jennifer Ferriol, Director of the Department of Housing & Community Development at the City of West Palm Beach, will be today's speaker.

January Meeting Minutes

The minutes of the previous meeting were unanimously approved as distributed.

Initial Priority Areas

The initial priorities from January's subcommittee meeting were reviewed; expanding options for decent and affordable housing for both homebuyers and renters, mitigating financial barriers, and increasing programs and funding for prospective homebuyers.

Housing Data & Resources

Through a presentation, Kayla Elson, of Justice and Sustainability Associates demonstrated the data from the Quantum report and the Housing data document. The slides showed; census tract, maps, the neighborhoods with the highest loan denials, high-cost loans, substandard rates, homeownership rates, and rent-burdened households. Furthermore, West Palm Beach 2018 demographics and housing facts and existing housing supply/demand analysis (owners, renters) were shown. Jennifer Ferriol, Director of the Department of Housing & Community Development at the City of West Palm Beach, spoke to the housing plan and told the subcommittee members/co-chairs that she would share the collected data with them. Michael Odum, Subcommittee member, mentioned that the subcommittee meeting conflicts with their board meeting, which is also on the third Wednesday of the month.



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Housing & Community Development in West Palm Beach

Tiffany David, of the City of West Palm Beach Mayor's Office introduced Jennifer Ferriol, Director of the Department of Housing & Community Development at the City of West Palm Beach, as guest speaker. Through a presentation, Jennifer Ferriol of HCD spoke to the HCD department's menu of services, incentives, and projects.

Furthermore, one of their incentives is the Housing Assistance & Development Incentive, through which they provide fee reductions, loans, and grants to leverage private and other public investment; they also make programs available that provide assistance for homeownership, to mention a few. She also elaborated on some of their current and past projects, such as; Georgia Gardens Apartments, Dr. Alice Moore Apartments, Home of Tamarind, 575 Rosemary Workforce project, to name a few. In addition, Jennifer Ferriol of HCD spoke to the Housing Stabilization program, which is designed to provide a one-time financial assistance to families and individuals; she will send the data on this program to the Subcommittee members/co-chairs.

Discussion

Tiffany David, of the City of West Palm Beach Mayor's Office asked Jennifer Ferriol from HCD what her three main concerns are: she would want to be addressed concerning homeownership disparities. Jennifer Ferriol of HCD mentioned that one of the most significant issues is the lack of affordable housing and that a lot of homes are below standards; she mentioned the Historic North West as an example. She also mentioned that more resources need to be made available to target these neighborhoods and develop affordable housing and that she would love to work with existing homeowners.

Bradley Hurlburt, Subcommittee Co-Chair, asked Jennifer Ferriol of HCD if there is a hybrid type of process or policy in place so that homeownership is affordable for the next person when a house is resold. Jennifer Ferriol of HCD responded that they have restrictions in place that make sure a property is always occupied. She also mentioned that that is an excellent recommendation. Ontario Davis Johnson, Subcommittee Member, asked about Slumlords and that they could be prevented by having an initial inspection of the property and make things more stringent as far as requirements. Jennifer Ferriol from HCD recommended inviting someone from the Development Services and Coding Police Department to speak to the current regulations.

Public Comment

The Public Comment Process was reviewed by Kayla Elson of Justice and Sustainability Associates. Suzanne Cabrera, president, and CEO of the Housing Leadership Council of West Palm Beach, was invited into the room and informed the Subcommittee members/co-chairs on what they do and recommended to use her as a resource. She also mentioned that she would send the Needs Assessment report to the Subcommittee members/co-chairs. Parisa Hamzesh, Subcommittee Member, commented that having a residential rehab program would be very beneficial as well as helping landlords so that they can make their land more decent and avoid Slumlords.



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Next Steps

Subcommittee Recommendations: Help the landlords so that they can make their lands more decent and avoid slumlords; have an initial inspection on the property to make things more stringent as far as requirements and to prevent slumlords; creating a policy that would make homeownership more affordable for the next person when a property is sold (a hybrid type of process).

Jennifer Ferriol, Director of the Department of Housing & Community Development at the City of West Palm Beach (HCD), will provide data on the Housing Stabilization Program

Suzanne Cabrera, president, and CEO of the Housing Leadership Council of West Palm Beach will get a copy of the Needs Assessment report to all the co-chairs and members

Tiffany David, of the City of West Palm Beach Mayor's Office, with the assistance of Jennifer Ferriol of HCD, will try to invite someone from the Development Services and Coding Police Department to speak to regulations at the next Subcommittee meeting

The Subcommittee co-chairs and members will continue to set up more guest speakers for the next Subcommittee meetings

The Subcommittee co-chairs and members will continue their community engagement effort for the June 12th Action Summit.

Adjournment

The meeting was adjourned at 4:59 pm by Subcommittee Co-Chair Bradley Hurlburt. The next meeting will (tentatively) be on Wednesday, March 17, 2021, at 3:30 pm on Zoom.

ATTENDANCE

Present:

Bradley Hurlburt, Subcommittee Co-Chair
Antoinne Wright, Subcommittee Co-Chair

Ontario Davis Johnson, Subcommittee Member
Parisa Hamzetash, Subcommittee Member
Michael Odum, Subcommittee member
Maricela Torres, Subcommittee Member
Ezra Gene Saffold, Subcommittee Member

Tiffany David, City of West Palm Beach Mayor's Office



WEST PALM BEACH
City Administration

Mayor's Task Force for Racial & Ethnic Equality

Kayla Elson, Justice & Sustainability Associates
Sazan Kerkukli, Justice & Sustainability Associates

Guest Speaker:

Jennifer Ferriol, Director of the Department of Housing & Community Development at
the City of West Palm Beach