

MINUTES
AFFORDABLE HOUSING ADVISORY COMMITTEE
CITY OF DELRAY BEACH

MEETING DATE: November 10, 2021

MEETING PLACE: 1st FLOOR CONFERENCE ROOM

1. CALL TO ORDER

The meeting was called to order by Ferline Mesidort, Neighborhood Services Administrator at 6:03PM

2. ROLL CALL

A quorum was present

Members present were Commissioner Ryan Boylston, Richard Kasser, Kristyn Cox, Joanne McGinnis, Allen Zeller, Edmee Morin-Kougoucheff, Debra Davis- Walker, Angela Burns,

Absent Jennifer Jones, Serena Spates, Andrea Stewart-Bruton

Staff Present were Lawonda Warren, Sammie L. Walthour, Ferline F. Mesidort, Ellen DeLima.,

3. APPROVAL OF AGENDA Motion to approve the November 10, 2021 agenda made by Commissioner Boylston and seconded by Debra Davis Walker.

Motion Carried 8-0

4. Motion to allow Andrea Stewart-Bruton to join the meeting via telephone conference by Angela Burns and seconded by Kristyn Cox. There was no answer therefore she was unable to join.

Motion Carried 8-0

A. Presentation of Sunshine State Laws, Ethics Training, Roberts Rules

Lawonda Warren – the Assistant City Attorney presented the information concerning the Sunshine State Laws, Ethics Training and Robert Rules

Motion was made by Mr. Zeller and seconded by Ms. Angela Burns to table the discussion until more information can be presented.

Motion Carried 8-0

5. APPROVAL OF MINUTES

Motion to APPROVE the amended minutes of the October 28, 2021, meeting as follows with the following changes: #6 Removal of “May 2022 when the Local Housing Assistance Plan (LHAP) will be due to the State” to “until further notice”, #4 Removal of “Edmee Morin-Kougoucheff” and replace with Jennifer Jones. #9 Public Comments – removal of “some of the projects the CRA is working on “to “several of the affordable housing projects they are working on as well as how they

are prioritizing affordable housing projects and the programs being administered by the City of Delray Beach”. Motion made by Edmee Morin-Kougoucheff and seconded by Commissioner Ryan Boylston.

Motion Carried 8-0

B. Presentation Local Housing Assistance Plan Strategy Discussion – Ellen DeLima Discussion was made concerning the Housing Rehabilitation Program and the items that are local restrictions the AHAC Committee has purview to change. The three topics that were discussed were the lien term requirements for all programs, homeowner’s insurance requirement for all programs and the asset cap for all programs. Mr. Kasser suggested amortizing the lien term to make it more appealing to the homeowner. Mr. Kasser commented that homeowners should have general liability insurance for one year. A discussion ensued concerning the affordable housing revisit clause and the process when a homeowner transfers title to the home after they come through the housing rehabilitation program. When a homeowner sells the property, the funds get returned to the program to assist the next person.

6. **MEMBER COMMENTS** –Mr. Kasser suggested meeting the Neighborhood Services team at an upcoming AHAC meeting. All were in agreement. Meeting to be determined.
7. **PUBLIC COMMENTS** Carolyn Young acknowledged that affordable housing is needed in the City of Delray Beach. She also asked if the AHAC group will be looking at measures that would implement and construct additional affordable housing units to increase rental units that are made available within NW/SW and increase housing supply by i.e., relaxing densities, production of SF lots that could produce more units, blighted areas that need improvement. Many restrictions in place that are preventing demolition and rebuilding in area. Kim Strafford commented that she works with Carolyn Young and agreed about the importance of affordable housing and encourages the board to review how to better help the community.
8. **NEW BUSINESS**
None
9. **OLD BUSINESS**
None
10. **DISCUSSION CONCERNING NEXT MEETING AGENDA**
Sam Walthour expressed his happiness to be part of. Agreed to bring NS staff for 15-30 minutes for introduction. Mrs. Cox acknowledged educational presentation from Development Services regarding understanding codes, LDRs. Staff to place on next agenda the discussion of future meeting dates.
11. **ADJOURN**

There being no further business to come before the Committee, the meeting was adjourned at 7:51pm.