

**OFFICIAL MEETING MINUTES
OF THE
COMMISSION ON AFFORDABLE HOUSING (CAH)
PALM BEACH COUNTY, FLORIDA**

MARCH 8, 2023

**WEDNESDAY
10:30 A.M.**

**100 AUSTRALIAN AVENUE
WEST PALM BEACH, FL**

MEMBERS:

Commissioner Mack Bernard
John-Anthony Boggess
George "Adam" Campbell
Lynda Charles
Timothy Coppage
Corey O'Gorman
William "Elliott" Johnson
Ezra M. Krieg, Vice Chair
Amy Robbins
Aquannette Thomas
Leonard "Len" A. Tylka, Chair

COUNTY STAFF PRESENT:

Jonathan Brown, Director II, HED
Sheila Brown, Planner II, Housing and Economic Development (HED)
Carlos Serrano, Division Director II, HED

PRESENT VIA TELECONFERENCE:

Suzanne Cabrera, President and CEO, Housing Leadership Council (HLC)
Dorritt Miller, Assistant County Administrator
Elizabeth Jo Miller, Senior Planner, HED
Michael Sklar, Principal Planner, HED

CLERK OF THE CIRCUIT COURT & COMPTROLLER'S OFFICE STAFF PRESENT:

Andrea Nadler, Senior Board Meetings Specialist
Jillian Zalewska, Deputy Clerk

I. Call to Order

The chair called the meeting to order at 10:29 a.m.

II. Roll Call

Present: Ezra Krieg, Elliott Johnson, Corey O'Gorman, Amy Robbins,
and Len Tylka

Absent: John-Anthony Boggess, Adam Campbell, Lynda Charles, and Timothy Coppage

Via Teleconference: Commissioner Mack Bernard and Aquanette Thomas

(CLERK'S NOTE: Tim Kubrick, Director of Labor Relations for the School District of Palm Beach County, attended the meeting as a proxy for Mr. Boggess.)

III. Approval of Remote Attendance

MOTION to approve remote attendance. Motion by Ezra Krieg, seconded by Elliott Johnson, and carried 6-0.

IV. Approval of Agenda

MOTION to approve the agenda. Motion by Corey O'Gorman, seconded by Amy Robbins, and carried 8-0.

V. Approval of Minutes

MOTION to approve the October 6, 2022, meeting minutes. Motion by Ezra Krieg, seconded by Elliott Johnson, and carried 8-0.

VI. Old Business

a. CAH Role Beyond SHIP

HED Division Director II Carlos Serrano informed the commission that he had distributed a summary of the discussion that took place at the February 22, 2023, CAH meeting.

Mr. Krieg asked for confirmation that the CAH intended to provide oversight rather than administer the housing plan.

Mr. Johnson said that the HLC, if given additional resources, was probably the entity most capable of administering the housing plan. He suggested that the CAH could act as a liaison to facilitate communication among the County, municipalities, and other stakeholders.

Mr. Tylka noted that the CAH served as an advisory rather than a regulatory body.

(CLERK'S NOTE: Lynda Charles joined the meeting.)

Mr. Johnson stated that the CAH should meet with other affordable housing advisory committees (AHACs) to begin the process of obtaining broad acceptance of the housing

plan by the community. He suggested that eventually a group could form consisting of one participant from CAH and one from each AHAC within Palm Beach County.

Mr. Tylka expressed concern that involving additional groups could slow down the implementation process. He said that he agreed with the suggestion that CAH act as a liaison with AHACs and the HLC.

Mr. Johnson requested that the CAH schedule a meeting with the other AHACs.

MOTION to schedule a meeting for the Housing Steering Committee to present the housing plan to the AHACs and subsequently establish a process allowing CAH to participate in monitoring implementation of the plan. Motion by Ezra Krieg, seconded by Elliott Johnson.

HED Director II Jonathan Brown inquired if the members believed that the ordinance establishing the CAH allowed them to become involved in a plan that was not developed, approved, or authorized by the Board of County Commissioners (BCC).

Mr. Johnson replied that the necessary authority was conferred by State statute.

Mr. Brown stated that he believed BCC authorization was required. He noted that staff was not authorized to work on the housing plan because it had not yet been accepted by the BCC. He said that Assistant County Administrator Dorritt Miller planned to speak with County Administrator Verdenia Baker to determine a date for the plan to be presented to the BCC.

Mr. Tylka suggested that someone make a motion to request that the BCC expand the CAH's role.

MOTION to request that the BCC expand the CAH's role to include acting in an advisory and liaison capacity regarding housing for all. Motion by Elliott Johnson.

(CLERK'S NOTE: The members were advised that the prior motion was still on the table.)

Mr. Krieg withdrew his motion with the caveat that he did not believe the CAH was required to request expansion of its role if County staff was not involved. He also said that he thought the motion should incorporate a request to meet with AHACs to discuss the plan.

Ms. Charles stated that she did not think BCC approval was needed to engage in a conversation with the AHACs. She suggested amending the motion to invite cities with housing department programs in addition to those with AHACs.

AMENDED MOTION to request a meeting with other AHACs in Palm Beach County to discuss housing issues and review the proposed "Housing for All" plan. Motion by Elliott Johnson, seconded by Ezra Krieg.

Ms. Charles requested that the motion be amended to include non-entitled cities in the discussion.

Mr. Krieg expressed concern that inviting housing directors would conflict with the CAH's role as a citizens' advisory body.

Mr. Jonathan noted that the commission's scope included County and non-entitled municipalities.

Mr. Johnson inquired about the process for inviting non-entitled municipalities.

Mr. Brown explained that invitations could be extended to the housing directors or city managers. He also said that the CAH was responsible for sharing with the non-entitled municipalities any recommendations it made to the BCC. He suggested that the language should refer to issues of affordable housing and not to the housing plan.

SECOND AMENDED MOTION to request a meeting with AHACs and non-entitled municipalities in Palm Beach County to discuss affordable housing issues. Motion by Elliott Johnson, seconded by Ezra Krieg, and carried 8-0.

Mr. Tylka requested that the meeting be held as soon as possible.

b. Incentives Review Area of Focus 2023

This item was not discussed.

c. Meeting Schedule 2023

The members discussed the upcoming meeting dates and the possibility of changing the schedule to accommodate Mr. Boggess.

The commission agreed to meet on May 11, 2023.

VII. New Business

a. "Housing for All" Plan

HLC President and CEO Suzanne Cabrera provided an overview of the plan in a presentation via Webex. She elaborated on the plan's four areas of focus: funding and financing; planning and regulatory reform; neighborhood revitalization and community development; and racial equity.

Mr. Tylka asked if anyone from HLC had contacted the Florida Housing Finance Corporation (FHFC) to set up a workshop to discuss alternative sources of funding.

Ms. Cabrera responded that the FHFC was undergoing a staffing transition and agreed that holding a workshop in the future would be helpful.

Mr. Johnson asked if Ms. Cabrera could present to the commission at the May 11 meeting about the housing needs of school district employees.

Ms. Cabrera said that she would like Mr. Boggess to be present for the presentation.

VIII. Member Comments

Mr. Kubrick asked if Mr. Boggess could attend the April 12, 2023, meeting virtually.

Mr. Johnson said that remote attendance was acceptable, but virtual attendees did not count toward a quorum.

Mr. Johnson thanked staff for their efforts.

Mr. Tylka reminded the members that when responding to emails from staff, they should not include other CAH members in the recipient list.

IX. Adjourn

MOTION to adjourn. Motion by Ezra Krieg, seconded by Elliott Johnson, and carried 8-0.

At 11:28 a.m., the chair declared the meeting adjourned.