

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

APRIL 12, 2023

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

**2633 VISTA PARKWAY
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, Housing and Economic Development (HED)
Sheila Brown, Planner II, HED
Sherry Howard, Division Director V, HED
Dorritt Miller, Assistant County Administrator
Carlos Serrano, Division Director II, HED
Michael Sklar, Principal Planner, HED

ALSO PRESENT:

Jongelene Adams, City of Pahokee
Hanif David Christie, City of Westlake
Jennifer Ferriol, City of West Palm Beach
Tim Kubrick, School District of Palm Beach County (SDPBC)
Rodney Lucas, City of Pahokee
Jesse Pye, Resident

PRESENT VIA TELECONFERENCE:

Jeremy Allen, Village of Tequesta
Peggy Boule-Washington, City of Pahokee
Chris Castle, Town of Lantana
Suzanne Cabrera, President and CEO, Housing Leadership Council (HLC)
Dan Clark, Town of Lake Clarke Shores

Ellen DeLima, City of Delray Beach
Joyce Grimm, Planner II, HED
Lesley George, Housing Liaison, HED
Ferline Mesidort, City of Delray Beach
Andrea McCue, City of Greenacres
Teresa McClurg, City of Boca Raton
Elizabeth Jo Miller, Senior Planner, HED
Satu Oksanen, Town of Jupiter
Tami Patel, City of Boca Raton
Mary Pinkerman, Town of Lake Clarke Shores
Nohemi Polanco, City of Pahokee
R.J. Ramirez, City of Boynton Beach
Jillian Rozema, Blue Sky Communities
Stefania Russell, Planner II, HED
Selena Samios, Village of Royal Palm Beach
Shawn Wilson, Blue Sky Communities

CLERK OF THE CIRCUIT COURT & COMPTROLLER'S OFFICE STAFF PRESENT:
Jillian Zalewska, Deputy Clerk

I. Call to Order

The chair called the meeting to order at 10:46 a.m.

II. Roll Call

Present: Timothy Coppage, Ezra Krieg, Elliott Johnson, Amy Robbins,
and Len Tylka

Absent: Commissioner Mack Bernard, John-Anthony Boggess, and
Corey O’Gorman

Via Teleconference: Adam Campbell, Lynda Charles, and Aquannette Thomas

(CLERK’S NOTE: Tim Kubrick, Director of Labor Relations for SDPBC, attended the meeting as a proxy for Mr. Boggess.)

At Mr. Tylka’s request, the attendees participating via teleconference introduced themselves.

III. Approval of Remote Attendance

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

IV. Approval of Agenda

MOTION to approve the agenda. Motion by Amy Robbins, seconded by Elliott Johnson, and carried 9-0.

V. Approval of Minutes

MOTION to approve the November 2, 2022, and December 7, 2022, meeting minutes. Motion by Elliott Johnson, seconded by Amy Robbins, and carried 9-0.

VI. Old Business

a. “Housing for All” Plan

Mr. Johnson provided an overview of the “Housing for All” plan.

HED Director II Jonathan Brown discussed the allocation process for the \$200 million housing bond funds.

Mr. Johnson suggested that the housing bond funds could be leveraged by investing in neighborhood revitalization and community development. He also discussed the need to modify the existing land development code to allow for increased density.

Mr. Brown asked how municipalities could utilize the plan.

Mr. Johnson responded that the plan was meant to apply countywide and required the participation of municipalities.

Jennifer Ferriol, City of West Palm Beach, discussed the City’s participation in the “Closing the Gap” program, which addressed racial disparities in homeownership.

Selena Samios, Village of Royal Palm Beach, inquired about workforce housing requirements and the housing needs of hospitality workers.

Mr. Johnson replied that increasing the supply of housing units would help mitigate cost issues.

Discussion ensued regarding workforce housing requirements imposed on developers.

Mr. Krieg informed the attendees that the HLC planned to hold a workshop to discuss Senate Bill 102, the Live Local Act. He also expressed concern that community members were conflating the housing bond with the housing plan and noted that the bond was only one portion of the plan.

Mr. Krieg stated that the CAH should fulfill its role as an advisory body when making recommendations to the BCC regarding the housing plan. He also said that he did not think the HLC was the appropriate entity to administer the plan because its scope was

limited to addressing the housing needs of residents earning 80 percent and above of the area median income (AMI).

Mr. Tylka spoke about additional challenges, including location-specific geographic concerns and transportation issues.

Mr. Johnson agreed that transportation was a concern and discussed the need for mass transit and mixed-use developments. He also noted that steps had been taken to address concerns about handling muck when building in Pahokee and Belle Glade.

Mr. Johnson addressed Mr. Krieg's concerns about administration of the housing plan. He suggested that with proper funding, HLC could expand its mission.

Ms. Robbins discussed financing challenges encountered by homebuyers utilizing State Housing Initiatives Partnership Program (SHIP) and Home Investment Partnerships Program (HOME) funds.

Mr. Johnson said that the housing bond was designed to provide gap financing. He invited Ms. Robbins to become involved with HLC's public policy committee.

Mr. Brown clarified that the housing plan was not a Palm Beach County plan and said that the Board of County Commissioners (BCC) would establish the allocation process for the bond funds. In response to comments from Assistant County Administrator Dorritt Miller and Mr. Tylka, he also stated that the bond funds were to be used for the creation of new housing units and were not intended to be utilized for the rehabilitation of existing stock or for downpayment assistance.

Discussion continued regarding AMI levels and funding sources.

Mr. Brown requested that representatives from the municipalities review the recommendations in the housing plan and share their responses with the HLC.

Ms. Ferriol suggested compiling all the responses in a single document that could be updated periodically.

Ms. Miller said that the plan would be presented to the BCC on April 25, 2023, and encouraged the municipality representatives to review the plan and respond.

Mr. Johnson explained that the plan was a blueprint and encouraged the attendees to provide feedback.

b. Meeting Schedule 2023

Mr. Tylka initiated a discussion about the meeting schedule. He noted that the May 11, 2023, meeting would include discussions with the HLC and SDPBC representatives.

Ms. Robbins stated the importance of members attending the CAH meetings in person to ensure the presence of a quorum.

VII. New Business

Community Forum on Housing Issues & Solutions

HED Division Director II Carlos Serrano said that representatives from municipalities and affordable housing advisory committees (AHACs) had been invited to participate at the CAH meeting.

Mr. Krieg said that the commission was interested in hearing about the funding strategies utilized by other entities.

Mr. Tylka discussed changes that had occurred within the Florida Housing Finance Corporation (FHFC). He suggested that the CAH meet with an FHFC staff member who could provide a broad perspective on the financing process.

Sherry Howard, HED Division Director V, recommended waiting until after the legislative session.

Mr. Krieg noted that the statewide affordable housing conference would be taking place in Orlando, Florida, at the end of August. He suggested that the meeting with an FHFC representative be held at the time of the conference.

VIII. Member Comments

There were no member comments.

IX. Adjourn

MOTION to adjourn. Motion by Elliott Johnson, seconded by Amy Robbins, and carried 9-0.

At 12:01 p.m., the chair declared the meeting adjourned.