

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

DECEMBER 19, 2024

**THURSDAY
10:30 A.M.**

**100 S. AUSTRALIAN AVE.
WEST PALM BEACH, FL**

MEMBERS:

Nicholas Bixler
Brandon Cabrera
George "Adam" Campbell
Lynda Charles
Shirley Erazo
William "Elliott" Johnson
Ezra M. Krieg, Chair
Tim Kubrick
Commissioner Bobby Powell
Amy Robbins, Vice Chair
Ashley Whidby

COUNTY STAFF PRESENT:

Yvette Cueto, Planner II, Housing and Economic Development (HED)
Carlos Serrano, Division Director II, HED

WEBEX ATTENDEES:

David Brandt, Executive Director, HED
Sheila A. Brown, Senior Planner, HED
Jonathan Brown, Director II, HED
Suzanne Cabrera, President & CEO, Housing Leadership Council
Greg Gabriel, Director of Acquisition and Development, Pinnacle Housing
Joyce Grimm, Planner II, HED
Nicole Halpryn, Research Associate, Atlantic Pacific
Michael Howe, Senior Planner, Planning, Zoning and Building
Greg Hyson, Vice President, Nelson & Associates Inc.
Kathy Makino, President, Shelborne Development
Elizabeth Jo Miller, Principal Planner, HED
Ralph Wilson
Shawn Wilt, Vice President, Plaza Equity Partners

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

COMMISSION ON AFFORDABLE
HOUSING

Chayanne Munet, Deputy Clerk

ALSO IN ATTENDANCE:

Mark Wigder, City Council Member of Boca Raton
Brandon Cabrera, BrandX

1. Call to Order

The chair called the meeting to order at 10:33 a.m.

2. Roll Call

Present: Nicholas Bixler, Brandon Cabrera, Lynda Charles, Shirley Erazo, Ezra Krieg, Tim Kubrick, Commissioner Bobby Powell, and Amy Robbins

Absent: Adam Campbell and Elliott Johnson

Via Teleconference: Ashley Whidby

3. Approval of Remote Attendance

MOTION to approve remote attendance. Motion by Shirley Erazo, seconded by Amy Robbins, and carried 7-0.

4. Approval of Agenda

MOTION to approve the agenda. Motion by Commissioner Powell, seconded by Shirley Erazo, and carried 7-0.

5. Approval of Minutes (November)

Mr. Krieg recognized Ms. Robbins for her hard work and assistance while serving as chair for the last meeting.

MOTION to approve the minutes. Motion by Brandon Cabrera, seconded by Amy Robbins, and carried 8-0.

6. Old Business

a. Adopt Final Incentives Review 2024

Mr. Krieg discussed the plans for review and topics that would be discussed in the following year.

Mr. Serrano spoke about the incentive recommendations and stated that the final incentives report would be submitted to the Florida Housing Finance Corporation and he also reviewed the recommendations process.

MOTION to adopt the 2024 final incentives. Motion by Brandon Cabrera, seconded by Shirley Erazo, and carried 8-0.

7. New Business

a. 2025 Meeting Schedule and Topic/Guests

Mr. Krieg consulted the committee regarding the meeting dates and times.

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

Mr. Krieg spoke about the 2025 meeting schedule for the Commission on Affordable Housing and the topics of discussion regarding parking lots, public land, ERM easements, parking requirements, ADUs, civic pods, and workforce housing.

Mr. Wigder introduced himself and recognized Mr. Serrano for his work and communication and he also expressed interest in the exchange of ideas and networking.

Ms. Robbins stated that a March date had been settled upon for discussing the Affordable Housing Advisory Commission (AHAC).

Discussion ensued regarding meeting with the AHAC.

Mr. Cabrera requested that a topic on the requirements for the Parks and Recreation department be added to the meetings list.

Mr. Krieg asked Mr. Cabrera if he would prefer to prioritize the Parks and Recreation meeting, to which Mr. Cabrera responded stating that he would consider it a priority and would prefer the meeting to take place in the first or early second quarter.

Ms. Charles suggested that the commission discuss the legal processes, reducing large scale development space, and the cost to do so.

Mr. Krieg stated that the meeting for legal processes should take place in January, with ADUs in February, public land in April, parking in May, and civic pods in June.

Mr. Cabrera spoke about civic pods and the possibility of leaving open spaces while incentivizing the placement of workforce housing in them.

Commissioner Powell discussed MUPDs and spoke about a recent request by the county to use 4 acres of land for civic pods.

Mr. Krieg inquired about when public hearings are held, and Mr. Serrano responded that they are held in November.

Mr. Serrano stated that a draft version of the incentives review is produced after October and would be open to public comment afterwards, with a revised draft report to be brought back for approval.

Ms. Charles proposed a discussion be held regarding new housing laws and spoke about homelessness.

Mr. Krieg spoke about he response of the County regarding HB 1365 and t and he inquired about the possibility of holding a discussion. Mr. Serrano responded that it was outside of the commission's statutory responsibilities.

Discussion ensued regarding housing for all.

Mr. Krieg noted that the topic of discussion for the July meeting would be regarding low-income housing.

Mr. Bixler requested a report on the breakdown of SHIP funding and percentages.

Mr. Krieg inquired about the availability of the SHIP report, and Mr. Serrano responded stating that the report would need to be assembled but would be appropriate for earlier in the year.

Mr. Brown spoke about strategies for the Local Housing Assistance Plan, affordable housing, and how recommendations were made to the BCC.

Discussion ensued regarding state allocations, recommendations, and SHIP dollars.

(CLERK'S NOTE: Adam Campbell joined the meeting.)

8. Member Comments

Mr. Campbell apologized for his absence during the meeting.

Mr. Cabrera inquired about inviting guests to future meetings.

Mr. Krieg thanked Ms. Robbins for her assistance with conducting the previous CAH meeting in his absence and recognized the members of the commission for their work and dedication and he wished everyone happy holidays.

9. Adjourn

MOTION to adjourn. Motion by Amy Robbins, seconded by Shirley Erazo, and carried 10-0.

At 11:09 a.m., the chair declared the meeting adjourned.