

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

MAY 16, 2024

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

**2300 N. JOG ROAD
WEST PALM BEACH, FL**

MEMBERS:

Commissioner Mack Bernard
George "Adam" Campbell
Lynda Charles
Shirley Erazo
Corey O'Gorman
William "Elliott" Johnson
Ezra M. Krieg, Chair
Tim Kubrick
Amy Robbins, Vice Chair
Aquannette Thomas

COUNTY STAFF PRESENT:

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

PRESENT VIA TELECONFERENCE:

Cheryl Banks, Community Mortgage Specialist, Truist
David Brandt, Executive Director Housing Finance Authority, HED
Sheila Brown, Senior Planner, HED
Jonathan Brown, Director II, HED
Tammy Fields, Assistant County Administrator
Joyce Grimm, Planner II, HED
Dorina Jenkins-Gaskin, Division Director III, HED
Diane Lewis, Feeding Hope Village
Leslie Mandell, Director of Development & Communications, Housing Leadership Coalition (HLC)
Elizabeth Jo Miller, Senior Planner, HED
Roslynne Powell, Housing Program Coordinator, HED
Stefania Russell, Planner II, HED
Antonia Smith, Outreach and Public Information Coordinator, Office of Equal Business Opportunity
Tony Smith, Housing Leadership Council
Bill Zunamon, Vice President of Development, NRP2 Group

ALSO PRESENT:

Mitchell Adelstein, Capstone Realty Group
Sammy Alzofon, HLC
Suzanne Cabrera, President & CEO, Housing Leadership Coalition (HLC)
Nepoleon T. Collins, City of South Bay
Gionni Gallier, City of Greenacres
Jeff DeMario, Vita Nova
Greg Gabriel, Pinnacle
Annetta Jenkins, Director of Neighborhood Services, Riviera Beach Community
Redevelopment Agency (CRA)
Natalie Keys, Valley Bank
Skip Miller, Greenspoon Marder LLP
Millie Rivera, City of Greenacres
Sonide Simon, City of Riviera Beach
Clarence Sirmons, City of Riviera Beach
William Waters, City of Lake Worth Beach

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

Chayanne Munet, Deputy Clerk
Jillian Zalewska, Deputy Clerk

I. Call to Order

The chair called the meeting to order at 10:31 a.m.

II. Roll Call

Present: Adam Campbell, Shirley Erazo, Elliott Johnson, Ezra Krieg,
Tim Kubrick, Amy Robbins, and Aquanette Thomas

Absent: None

Via Teleconference: Commissioner Bernard, Lynda Charles, and Corey O’Gorman

III. Approval of Remote Attendance

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

IV. Approval of Agenda

MOTION to approve the agenda. Motion by Elliott Johnson, seconded by Amy Robbins, and carried 10-0.

V. Approval of Minutes (February through April)

MOTION to approve the minutes of February 2024, March 2024, and April 2024. Motion by Adam Campbell, seconded by Shirley Erazo, and carried 10-0.

VI. Old Business

No old business was discussed.

VII. New Business

Riviera Beach Presentation

Skip Miller of Greenspoon Marder, chair of the HLC Housing Steering Committee, introduced the presentation. He explained that the City of Riviera Beach had been selected as a pilot site for implementation of the housing plan recommendations.

Anetta Jenkins spoke about the various individuals who had supported the housing plan implementation efforts. She explained that the four committees had been formed to address the four focus areas: funding and financing; planning and regulatory reform; neighborhood revitalization and community development; and racial equity.

Sonide Simon provided statistical and demographic information about the Riviera Beach. She stated that homeownership had decreased and that more than half of households were cost burdened. Ms. Simon discussed the methodology utilized by the team and explained that the following four priorities had been identified: a focus on target communities; landlord education; inclusionary zoning; and mixed uses in non-residential districts.

Ms. Jenkins proceeded with a discussion about neighborhood revitalization and community redevelopment. She stated that the plan would be presented to the Riviera Beach City Council and the CRA Commission in mid-summer to request support before the City began the budget planning process. Ms. Jenkins explained that for the first priority, target communities would be identified using specific criteria such as census tracts. Efforts to address the second priority, landlord education, would focus on identification of accessible solutions to facilitate rehabilitation of existing housing stock.

Discussion ensued regarding the importance of neighborhood involvement. Ms. Charles spoke about partnerships with neighborhood associations, the City, and other stakeholders. She stated that the committee believed it was important that an entity be established to oversee implementation of the recommendations and monitor progress. She also said that renters and business owners should be included in the oversight body.

Diane Lewis stated that she and Ms. Charles proposed having residents create a steering committee to allow them to assume a leadership role and share their vision for the community.

Clarence Sirmons presented the findings of the planning and regulatory reform committee. He said that the committee had decided to prioritize inclusionary zoning,

accessory dwelling units (ADUs) as a by-right use in residential neighborhoods, and mixed uses in residential districts. In addition, he said that the committee was reviewing land development regulations.

Ms. Jenkins proceeded with a discussion of racial equity. She stated that the committee wanted to conduct a study to examine housing and community stability. She also provided information about a property rights pilot program designed to address lost generational wealth.

Tony Smith spoke about a citizens group that had been formed in Delray Beach to oppose gentrification and proposed implementation of a similar model in Riviera Beach.

Ms. Simon initiated a discussion of funding and financing. She stated that the priority was to increase the local contribution from the City of Riviera Beach. She also discussed the need for strategies to increase homeownership, support renters, and provide services for the elderly and unhoused. Ms. Simon spoke about a proposal to create a central housing resource center and about efforts to invest in disinvested areas. Finally, she explained that the four committees were in the process of convening as a group to align ideas and strengthen the recommendations before presenting them to policymakers.

Ms. Jenkins asked the CAH to connect the Riviera Beach representatives with civic and community members to help them partner with other municipalities.

STAFF DIRECTION:

Mr. Krieg requested that Mr. Serrano provide contact information for the Riviera Beach representatives to the CAH members.

In response to a question posed by Mr. Krieg, Ms. Cueto confirmed that the slide presentation had been shared with the committee.

Mr. Johnson asked when the recommendations would be presented to the Riviera Beach City Council, and Ms. Jenkins said they were contemplating the second meeting in July.

VIII. Member Comments

Mr. Krieg spoke about a *Palm Beach Post* article concerning the discussion that had taken place at a recent Board of County Commissioners (BCC) meeting regarding the allocation of housing bond funds.

Mr. Serrano provided details about the projects that were proposed. He said that staff planned to meet with developers and present updated information to the BCC on June 4th.

Discussion ensued regarding the BCC's concerns and the possibility of adjusting the guidelines outlined in future RFPs.

Ms. Charles inquired about the timing of the dissemination of future RFPs, and Mr. Serrano responded that staff would develop a schedule after receiving further direction from the BCC.

Commissioner Bernard thanked the Riviera Beach representatives for their presentation. He also commended Mr. Brown for his efforts and said that he looked forward to continued discussions regarding the establishment of affordable housing in the county.

Mr. Campbell asked about the status of the vacant seats on the CAH. Mr. Serrano replied that staff was targeting the July 2nd meeting for approval of appointments to the committee.

Ms. Robbins stated that Valley Bank was interested in contributing efforts to help individuals maintain residence in their communities and retain generational wealth.

Mr. Krieg asked Mr. Kubrick about the presentation by the school board that had been proposed for the June CAH meeting.

Mr. Kubrick explained that the school board was not currently in a position to release any land and that a full presentation was not needed.

Mr. Krieg stated that the CAH would return to a discussion of incentive recommendations at the June meeting. He also said that he wanted the committee to discuss a recent article by Commissioner Gregg K. Weiss concerning the effect of parking requirements on affordable housing projects. Additionally, he said that he was interested in having further conversations about by-right ADUs.

Ms. Charles noted that a presentation by Partners for Housing was scheduled for the next CAH meeting.

IX. Adjournment

MOTION to adjourn. Motion by Elliott Johnson, seconded by Amy Robbins, and carried 10-0.

At., 11:56 a.m., the chair declared the meeting adjourned.