

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

**JUNE 1, 2022**

**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

**STAFF:**

Jonathan Brown, Director II, Housing and Economic Development (HED)  
Sheila Brown, Planner II, HED  
Sherry Howard, Division Director V, HED  
Dorina Jenkins-Gaskin, Division Director II, HED (via teleconference)  
Carlos Serrano, Division Director II, HED

**ADMINISTRATIVE STAFF:**

Danielle Freeman, Deputy Clerk

**I. Call to Order**

The chair called the meeting to order at 10:41 a.m.

**II. Roll Call**

**Present:** Corey O'Gorman, Elliott Johnson, Ezra M. Krieg, Amy Robbins, Aquanette Thomas

**Absent:** John-Anthony Boggess and George "Adam" Campbell

**Via Teleconference:** Commissioner Bernard, Lynda Charles, Timothy Coppage, Leonard Tylka

### **III. Approval of Remote Attendance**

**MOTION to approve remote attendance. Motion by Corey O’Gorman, seconded by Amy Robbins, and carried 5-0. Commissioner Bernard, Lynda Charles, Timothy Coppage, and Leonard Tylka abstained.**

### **IV. Approval of Agenda**

**MOTION to approve the agenda. Motion by Corey O’Gorman, seconded by Aquanette Thomas, and carried 9-0.**

### **V. Approval of Minutes**

**MOTION to approve the February 2, 2022 and March 2, 2022 meeting minutes. Motion by Elliott Johnson, seconded by Amy Robbins, and carried 9-0.**

### **VI. Old Business**

#### **Update on Housing & Bond Plan**

Jonathan Brown provided the following updates on the housing and bond plan:

- several meetings had taken place with the Housing Leadership Council (HLC) and other entities regarding housing plan efforts;
- feedback from multiple municipalities had been forwarded to Jack Weir at HLC;
- the BCC had provided direction regarding bond language and the bond allocation process, and an update would be provided to the BCC after upcoming meetings.

Sheila Brown read a message from Suzanne Cabrera regarding the upcoming housing steering committee meeting that would take place on June 8, 2022 at 9 a.m.

Ezra Krieg requested that Suzanne Cabrera share the upcoming Housing Steering Committee meeting information with Jonathan Brown and Carlos Serrano so they could inform the Affordable Housing Commission.

#### **Follow-up to the Discussion with AHAC’s**

**VI.a. Educational**

**VI.b. Housing Diversity**

**VI.c. Shared Objectives**

A brief discussion ensued regarding the commission's thoughts on the discussion with the AHACs about education, housing diversity and shared objectives.

## **VII. New Business**

### **VII.a. Meeting with Bank CRA's**

Amy Robbins introduced lenders representing various banks, and the Webex attendees introduced themselves.

(CLERK'S NOTE: Attendees were difficult to hear.)

Ms. Robbins provided the following details about the discussion with the bank CRA'S:

- there continued to be a shortage of affordable housing;
- the biggest challenge was the rise in rates over the last two months; and
- qualified buyers were unable to find affordable units to purchase.

Leo Diaz from Valley Bank Residential Mortgage Division briefly spoke on the effects of rate increases and the efforts of the banks to assist first-time homebuyers. The banks continued working with local programs and various municipalities to maintain visibility.

(CLERK'S NOTE: Robin Holley was difficult to hear.)

Robin Holley with Synovus Bank provided feedback on funding availability in Palm Beach County, and she stated that it was a challenging time for the housing market overall.

Mr. Krieg asked what recommendation could be given to the BCC regarding making affordable housing more available to those in need.

Ms. Robbins said various organizations were doing community land trusts (CLTs) which helped keep affordable housing options open, and that might be something the County could consider looking into.

Discussion ensued regarding the positive benefits of the CLTs.

Sheila Brown stated that Cheryl Banks from Regents Bank had joined the meeting.

Discussion continued.

Cheryl Banks from Regents Bank introduced herself via Webex.

Ms. Holley stated that sellers were hesitant to work with buyers that received assistance from the County because they felt it could delay the closing time.

Lynda Charles asked what the lender's role was in making the seller more comfortable with buyers, and how they were assisting with development costs.

Ms. Robbins said the banks were giving lines of credit to assist with development costs. Non-profit organizations were providing homeowner education. The banks were ensuring that the products were available and the mortgages were affordable.

Discussion ensued regarding the importance of educating first-time homebuyers.

Elliott Johnson asked if the guest speakers and the organizations they worked for would be listed in the minutes.

Sheila Brown confirmed that a list of attendees would be provided to the minutes clerk.

Mr. Krieg stated that the information provided regarding the CLT's ad proven to be very beneficial.

#### **VII.b. Incentives Review**

Mr. Johnson said that most of the commission had not become familiar with the County's response to the recommendations that were submitted. He suggested having the discussion next meeting to give the commission time to review the recommendations.

Mr. Krieg asked staff if that was acceptable to do for the next meeting.

Carlos Serrano stated that the requirement was that the commission complete and adopt the incentives review prior to the December 30 of each year. In addition, he added that the draft report would need to be assembled for review and final recommendations made by the November meeting in preparation for submittal at the December meeting.

Mr. Krieg said that in preparation for the next meeting, the commission should review the document and the County responses.

Mr. Serrano stated that he would redistribute the information regarding the comments from the BCC on the incentives that were approved earlier in the year. He also stated that he hoped to provide an update on the current status of the various incentive recommendations after the meeting on Friday with the departments in the Planning division.

Mr. Krieg stated that it would be helpful to have that information prior to the next meeting.

Ms. Robbins suggested reviewing who would be attending the July 6, 2022, meeting due to it being scheduled during a holiday week.

Discussion ensued regarding rescheduling the July 6 meeting to July 13.

**MOTION to reschedule the July 6 meeting to July 13. Motion by Elliott Johnson, seconded by Amy Robbins, and carried 9-0.**

Discussion ensued about topics to be discussed at the next meeting.

**VIII. Member Comments**

Mr. Krieg asked if there were any member comments or comments from the guest speakers.

Ms. Charles shared closing remarks about income guidelines and the need for more support from the banks.

**IX. Adjourn**

**MOTION to adjourn. Motion by Corey O’Gorman, seconded by Elliott Johnson, and carried 8-0.**

**At 11:24 a.m., the chair declared the meeting adjourned.**

APPROVED:

---

Chair/Vice Chair