

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

February 2, 2022

**WEDNESDAY
10:31 A.M.**

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

I. CALL TO ORDER

II. ROLL CALL

MEMBERS:

Commissioner Mack Bernard – Absent
John-Anthony Boggess – Absent
George “Adam” Campbell
Lynda Charles
Timothy Coppage
Corey O’Gorman
William “Elliot” Johnson – Absent
Ezra M. Krieg
Amy Robbins – via Webex
Aquannette Thomas – via Webex
Leonard “Len” A. Tylka

STAFF:

Sheila Brown, Planner II, Department of Housing and Economic Development
Sherry Howard, Division Director V, Department of Housing and Economic Development
Carlos Serrano, Division Director II, Department of Housing and Economic Development

ADMINISTRATIVE STAFF:

Yadzia Roa, Deputy Clerk, Clerk of the Circuit Court & Comptroller’s Office (Clerk’s)
(recording)
Jillian Zalewska, Clerk of the Circuit Court & Comptroller’s Office (Clerk’s) (condensing)

III. APPROVAL OF REMOTE ATTENDANCE

**MOTION to allow committee members to attend the meeting via remote access.
Motion by Corey O’Gorman, seconded by Timothy Coppage, and carried 8-0.
Commissioner Mack Bernard, John-Anthony Boggess, and Elliott Johnson absent.**

AGENDA

MOTION to approve the agenda. Motion by Ezra Krieg, seconded by Adam Campbell, and carried 8-0. Commissioner Mack Bernard, John-Anthony Boggess, and Elliott Johnson absent.

IV. APPROVAL OF MINUTES

MOTION to approve the October 6, 2021; November 3, 2021; and December 1, 2021, minutes. Motion by Adam Campbell, seconded by Ezra Krieg, and carried 8-0. Commissioner Mack Bernard, John-Anthony Boggess, and Elliott Johnson absent.

V. OLD BUSINESS

V.a. Presentation by Suzanne Cabrera, President and CEO of the Housing Leadership Council of Palm Beach County (HLC)

Suzanne Cabrera delivered a slide presentation detailing the HLC's housing plan for Palm Beach County. Ms. Cabrera shared the results of a housing-needs assessment conducted by Florida International University (FIU) and indicated that HLC's plan prioritizes the following four items:

- funding and financing;
- planning and regulatory reform;
- neighborhood revitalization; and
- racial equity.

To address funding needs, the HLC was seeking a series of bond issues totaling \$200 million with the goal of producing 20,000 units of affordable and workforce housing over the next ten years. The bonds would generate revenue in the amount of \$10,000 per unit and could be structured either as general obligation bonds, which are repaid through ad valorem taxes and must be approved by referendum, or as revenue bonds, which are backed by a specific revenue stream other than ad valorem taxes and may not require a referendum.

Strategies for achieving planning and regulatory reform included increasing density; waiving or decreasing permitting fees, impact fees, and taxes; and expediting approval processes.

Neighborhood revitalization required investing in disadvantaged communities through housing rehabilitation, new construction, and activities fostering community redevelopment.

To achieve racial equity goals, HLC was committed to applying equity-based criteria in its analyses of all facets of the affordable housing issue. The actionable items included addressing inequities in historically disenfranchised areas, providing legal support to protect heirs' property rights, and conducting a racial-equity assessment with FIU.

Ms. Cabrera indicated that Morris G. "Skip" Miller was the volunteer lead and bond attorney who was working with the HLC.

Upon conclusion of the presentation, Mr. Krieg relayed questions concerning HLC's authority to formulate the housing plan and its credentials for administering the distribution of funds.

Ms. Cabrera explained that HLC provided administrative support but was not solely responsible for developing the plan. She added that Palm Beach County would be overseeing the bond issue.

Mr. Krieg said that \$200 million would not be sufficient to achieve HLC's stated goals and asked if additional strategies to address the funding shortfall were included in the housing plan.

Ms. Cabrera said that the agency was emphasizing the impact fee credit and was offering support to those navigating the application processes for various funding sources.

Mr. Krieg also expressed concern that the \$10,000 per unit that would be generated by the proposed bond issue might limit investment to higher-income areas where less financial assistance would be needed.

VI. NEW BUSINESS

VI.a. Strategy for 2022 Incentives Review

Discussion ensued regarding HLC's proposed housing plan.

Mr. Tylka suggested adopting the tasks outlined by HLC as part of the commission's agenda for the upcoming year, focusing primarily on funding and financing as well as planning and regulatory reform.

Discussion continued regarding including the Florida Housing Finance Corporation (FHFC) in future dialogue concerning the HLC housing plan. It was decided that an invitation to the April 6, 2022, meeting would be extended to the FHFC and that developing an agenda for that session would be the priority during the next scheduled CAH meeting.

VII. MEMBER COMMENTS

Jonathan Brown, Director II of the Department of Housing and Economic Development, reminded CAH members that local housing assistance plans would be presented to the Board of County Commissioners (BCC) on February 8, 2022, and that it was necessary to meet with municipalities in order to ensure their inclusion in the incentives recommendations.

Following brief discussion, it was decided that the CAH needed an opportunity to review a detailed plan for the proposed bond issue and make recommendations to the BCC.

VIII. ADJOURNMENT

MOTION for adjournment. Motion by Timothy Coppage, seconded by Adam Campbell, and carried 8-0. Commissioner Mack Bernard, John-Anthony Boggess, and Elliott Johnson absent.

At 11:49 a.m., the chair declared the meeting adjourned.

APPROVED: