

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

**APRIL 6, 2022**

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

**PBC Cooperative Extension  
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, Clerk of the Circuit Court & Comptroller's (Clerk) Office (Recording)  
Jillian Zalewska, Senior Board Meetings Specialist, Clerk's Office (Condensing)

**I. CALL TO ORDER**

The chair called the meeting to order at 10:35 a.m.

**II. ROLL CALL**

**Present:** Adam Campbell, Timothy Coppage, Elliott Johnson, Ezra Krieg, Aquannette Thomas, and Len Tylka

**Absent:** Commissioner Mack Bernard, John-Anthony Boggess, Lynda Charles, and Amy Robbins

**Via Teleconference:** Corey O’Gorman

(CLERK’S NOTE: Lynda Charles joined the meeting later via teleconference.)

**III. APPROVAL OF REMOTE ATTENDANCE**

**MOTION to approve remote attendance. Motion by Elliott Johnson, seconded by Timothy Coppage, and carried 6-0. Corey O’Gorman abstained.**

**IV. APPROVAL OF AGENDA**

**MOTION to approve the agenda. Motion by Ezra Krieg, seconded by Adam Campbell, and carried 7-0.**

**V. OLD BUSINESS**

**Update on Board Direction on Housing & Bond Plan**

Carlos Serrano, Division Director II, provided a brief update on the countywide housing plan.

Mr. Serrano reported that on March 29, 2022, the Board of County Commissioners (BCC) had conducted a workshop during which they had discussed the housing plan and the proposed \$200 million bond. The BCC had directed staff to continue working with the Housing Steering Committee to resolve concerns regarding the plan and to generate additional information to help inform the BCC’s decision about the bond.

Jonathan Brown, HED Director II, stated that the bond was scheduled to be discussed at the upcoming BCC meeting and that the BCC had directed staff to continue working with the Housing Leadership Council.

Mr. Brown said he would continue to recommend that the CAH remain involved in discussions about regulatory processes that might be implemented.

**VI. NEW BUSINESS**

**a. 10:45 a.m. Marisa Button, Managing Director of Multifamily Programs (FHFC)**

Marisa Button provided an overview of the following funding programs administered by the Florida Housing Finance Corporation (FHFC):

- the State Apartment Incentive Loan (SAIL) program, which was used to fund multifamily rental housing;

- the low-income housing tax credit program;
- the Florida Bond program; and
- the Home Investment Partnerships Program (HOME).

**1. Mechanisms for local government to create funding**

Ms. Button discussed the following points regarding the SAIL program:

- Funding was administered through a competitive process according to a timeline;
- Allocation decisions were based on a three-year rental market needs study conducted by the University of Florida Shimberg Center;
- Demographic needs and geographic designations, such as the relative size of a county, were considered; and
- The program was primarily used to fund new construction in order to increase the number of housing units in a community.

**2. How the County leverage bonds to bring more FHFC funds**

Ms. Button stated the following regarding the use of bonds to leverage state funds:

- As one of seven large counties, Palm Beach always received the 9 percent housing credit;
- SAIL funds were intended to be used as gap financing and were limited by statute to 25 to 35 percent of total development costs;
- The County needed to be aware of FHFC’s timeline for allocating resources;
- SAIL program requirements included a fifty-year term of affordability and proximity to public transit and other services; and
- FHFC preferred to work with developers who were familiar with affordable housing.

**3. Understanding tax credit process, NFP capacity**

The following points were discussed:

- Nonprofits were eligible to apply for funding and had the option of working jointly with for-profit developers;

- The 9 percent housing credit program required that 10 percent of funds be allocated to nonprofit applicants, and FHFC had increased that requirement to 15 percent;
- For large counties, FHFC had implemented an “area of opportunity” process for awarding the 9 percent housing credits to better meet local development needs; and
- FHFC methodology considered high-performance census tracts in combination with local government support.

Chair Len Tylka mentioned the possibility of the State matching bonds issued by individual counties.

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

Timothy Copping and Mr. Brown inquired about the possibility of obtaining a list of shovel-ready projects for which the proposed \$200 million bond could potentially fill a financing gap.

Ms. Button said she could provide information about projects in Palm Beach County that had been awarded FHFC funding but had not yet closed. She also stated that FHFC planned to create a program to assist those recipients of the 9 percent credit who continued to have funding shortfalls.

Vice Chair Ezra Krieg inquired about obtaining a list of shovel-ready projects that had not been awarded funding by FHFC but might be eligible for financing through the proposed County housing bond.

In response, Ms. Button stated that a list of such projects was available through the FHFC website and that non-funded projects were eligible to apply for noncompetitive resources through a rolling application process.

Mr. Krieg asked if FHFC offered any coaching that could assist the CAH in developing a strategy for maximizing funding opportunities.

Ms. Button said that FHFC held local government workshops focused on multifamily rental resources. She also recommended designating a specific individual to join the FHFC listserv to track all the scheduled workshops and meetings.

Mr. Serrano inquired about “request for application” (RFA) deadlines for 2022, and Ms. Button said that the timeline had not been set but that applications would likely be accepted in October, November, and December of 2022.

Before leaving the meeting, Ms. Button said she would follow up via email to confirm the time of the FHFC board meeting scheduled for April 29, 2022, in West Palm Beach.

Discussion ensued among the CAH members.

Mr. Krieg suggested that the CAH consider hosting a meeting to assemble affordable housing stakeholders from across the spectrum.

Mr. Tylka stated that the meeting of the Coalition of Affordable Housing Providers (CAHP) the night prior to the scheduled FHFC board meeting might provide an opportunity for that kind of discussion.

Elliott Johnson suggested obtaining more specific information about the metrics utilized by FHFC in determining funding allocations.

The members agreed to obtain a list of applicants that had not received FHFC funding and to determine which projects were still viable.

Mr. Johnson suggested developing an agenda for the May 4, 2022, meeting with municipalities and the affordable housing advisory committees (AHACs).

Mr. Krieg inquired about the status of the incentives report that had been accepted by the BCC.

Mr. Brown said that staff had received directions on the incentives that were accepted and that HED would reach out to the relevant departments and report back to the CAH.

## **VII. Member Comments**

There were no member comments.

## **VIII. Adjourn**

**MOTION to adjourn. Motion by Timothy Coppage, seconded by Elliott Johnson, and carried 8-0.**

**At 11:58 a.m., the chair declared the meeting adjourned.**

APPROVED:

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Chair/Vice Chair