

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

JANUARY 22, 2026

**THURSDAY
10:30 A.M**

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

MEMBERS:

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

COUNTY STAFF PRESENT:

Jonathan Brown, Director II, Housing and Economic Development (HED)
Yvette Cueto, Community Development Programs Specialist, HED
Carlos Serrano, Deputy Director, HED
Alessandra Tasca, Division Director III, HED

ALSO PRESENT:

Suzanne Cabrera, Housing Leadership Council (HLC)
Skip Miller, HLC

WEBEX ATTENDEES:

Diane Andre, County Commission Chief of Staff II, County Commissioners
David Brandt, Executive Director, Housing Finance Authority, HED
Sheila Brown, Community Development Programs Coordinator, HED
Asa Griffin
Paulette Edwards, Contract Analyst, Community Services
Tammy Fields, Deputy County Administrator
Lesley George, Housing Liaison, HED
Joyce Grimm, Community Development Programs Specialist, HED
Michael Howe, Senior Site Planner I, Planning Zoning and Building (PZB)
Francisco Martell, NRP Group
Elizabeth Jo Miller, Community Development Programs Manager, HED

Stefania Russell, Community Development Programs Coordinator, HED
Malcolm Sommons, County Commissioner Chief of Staff I, County Commissioners

CLERK OF THE CIRCUIT COURT & COMPTROLLER'S OFFICE STAFF PRESENT:
Jillian Zalewska, Deputy Clerk

I. Call to Order

The chair called the meeting to order at 10:34 a.m.

II. Roll Call

Present: Ezra Kreig, Adam Campbell, Shirley Erazo, and Elliott Johnson

Absent: Nicholas Bixler, Brandon Cabrera, Lynda Charles, Tim Kubrick, Commissioner Powell, and Ashley Whidby

Present via Webex: Amy Robbins

(CLERK'S NOTE: A quorum was not present at the time of the roll call.)

(CLERK'S NOTE: Nicholas Bixler joined the meeting after the roll call.)

Ms. Tasca, the new Division Director for Strategic Planning, introduced herself to the committee members at Mr. Serrano's invitation.

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

III. Approval of Remote Attendance

MOTION to approve remote attendance for Amy Robbins. Motion by Elliott Johnson, seconded by Adam Campbell, and carried 6-0.

IV. Approval of Agenda

Mr. Krieg requested that the agenda be reordered to take up Item VII.b, the Forum on Homelessness, before Item VII.a, Housing for All.

MOTION to approve the agenda as amended. Motion by Shirley Erazo, seconded by Elliott Johnson, and carried 7-0.

V. Approval of Minutes (December)

MOTION to approve the minutes. Motion by Elliott Johnson, seconded by Adam Campbell, and carried 7-0.

VI. Old Business

2025 Incentives / County Staff Comments

Mr. Serrano stated that staff would be presenting the 2025 Incentives Review and Recommendations Report to the Board of County Commissioners (BCC) at the February 3rd meeting. He provided a summary of County staff's responses to the 2025 incentive recommendations, highlighting the following items:

- Staff now accepted the CAH's recommendation that accessory dwelling units (ADUs) not be counted as separate housing units for the purpose of density calculations.
- Staff disagreed with the recommendation that reduced minimum parking requirements for affordable housing developments be offered by right rather than via a Type 2 waiver process.
- Staff did not support the portion of the recommendation regarding locally owned public land which stated that the CAH would be permitted to annually review the assigned future use designations for County-owned vacant and underutilized properties.

Discussion ensued regarding the responses to the recommendations.

In response to a question posed by Mr. Krieg, Mr. Serrano confirmed that members of the committee could address staff's response to the parking requirements recommendation at the February 3rd meeting.

STAFF DIRECTION:

The committee directed staff to request that PZB provide a memorandum explaining the rationale for recommending that reduced minimum parking requirements be offered via a Type 2 waiver process and not by right.

The members proceeded to discuss staff's opposition to the recommendation that the CAH be allowed to annually review future land use designations for publicly owned parcels.

Mr. Serrano explained that, although staff disagreed with the recommendation that CAH be permitted to review the designations on an annual basis, the Property and Real Estate Management (PREM) Division was willing to consider input from the CAH when it conducted the inventory every three years in accordance with the time frame mandated by state statute.

Mr. Krieg and Mr. Bixler stated that they were willing to accept staff's suggestion that the CAH be permitted to provide input during the triennial inventory review process.

STAFF DIRECTION:

The committee directed staff to invite Facilities Development and Operations Director Jennifer Ferriol to attend a CAH meeting and discuss the possibility of establishing a mechanism by which the committee could recommend particular parcels to PREM as potential sites for affordable housing development.

VII. New Business

(CLERK'S NOTE: Item VII.b was taken up at this time.)

b. *Forum on Homelessness*

Mr. Krieg discussed the upcoming Forum on Homelessness, which was being convened by the Homeless and Housing Alliance (HHA). He explained that the morning session would focus on the current status of efforts to combat homelessness as well as the effects of federal and state legislation. During the afternoon session, attendees would work on developing a strategic plan.

Mr. Krieg stated that he would be facilitating a panel discussion during which representatives of six organizations would speak about their roles in the community. He requested that one of the committee members attend as a representative of the CAH.

Mr. Bixler said that he had contacted Jennifer Sellars at HHA to inform her that he could attend on behalf of the committee.

In response to a question posed by Mr. Krieg, Ms. Fields stated that Mr. Krieg and Mr. Bixler could both attend without violating the Sunshine Law because the meeting had been publicly noticed.

Mr. Krieg stated that he would send the details about the event to Ms. Cueto. He requested that she immediately share the information with Mr. Bixler.

Ms. Fields provided an update regarding an item scheduled to appear before the BCC at the February 3rd meeting. She described a pilot project that contemplated utilizing up to \$500,000 of opioid settlement funds for the purpose of constructing tiny cottages on properties owned by nonprofit treatment centers. The tiny cottages would be used to provide housing for individuals with substance abuse and co-occurring disorders. The purpose of the project was to prevent post-treatment relapses among individuals who would otherwise return to homelessness. Staff planned to propose that up to \$100,000 in funds be allocated for a tiny cottage.

In response to a question from Mr. Bixler, Ms. Fields explained that staff would publicize the project to nonprofit treatment centers once the pilot program was approved. The proposal contemplated that the County would reimburse the nonprofits, which would be responsible for acquiring and managing the tiny cottages.

(CLERK'S NOTE: The order of the agenda was restored at this time.)

a. *Housing for All*

Mr. Krieg introduced Ms. Cabrera and Mr. Miller. He requested that they provide an overview of the Housing for All plan and address the potential role of the CAH in supporting the plan's efforts.

Ms. Cabrera discussed the background and History of the Housing for All plan. She explained that the HLC's goal, based on the outcome of the Affordable Housing Needs Assessment conducted by Florida International University, was to generate 20,000 units of workforce and affordable housing by 2032 through construction, preservation, and rehabilitation. Ms. Cabrera also stated that the plan focused on four key focus areas: funding and financing; planning and regulatory reform; neighborhood revitalization; community development; and equity and fairness. She summarized how each of those focus areas intersected with the goal of increasing density and housing availability, and she illustrated how the CAH's incentive recommendations correlated with specific initiatives and action steps outlined in the Housing for All plan.

Mr. Krieg asked how the CAH could provide assistance, and Mr. Miller responded that the focus area concerning planning and regulatory reform was most relevant to the committee. He stated that implementation of the plan was currently at a standstill because there was no entity responsible for evaluating the recommendations to determine which ones should be put into practice by the County.

Mr. Campbell clarified that the BCC had supported the Housing for All plan but had not adopted it.

Mr. Brown confirmed that it was not a County plan and proposed that the discussion focus on items that fell within the parameters of the CAH's incentive recommendations.

Mr. Johnson stated that the CAH had previously discussed reviewing the Housing for All plan and presenting additional items from the plan to the BCC if appropriate. He also stated that the CAH could assist by conducting outreach to Affordable Housing Advisory Committees (AHACs) outside of the unincorporated area of the county.

Mr. Brown responded that the CAH could not make the decision to implement additional parts of the plan.

Mr. Johnson clarified that the CAH intended to review the plan and make recommendations. He also noted that the state permitted the CAH to make recommendations beyond the scope of the incentive categories.

Mr. Brown stated that the committee would need to adjourn as the CAH and proceed without staff involvement if there members were going to consider items that the Board had not approved.

Mr. Bixler stated that many of the items in the plan fell within the parameters of the existing incentive recommendations.

Mr. Krieg proposed that the committee utilize the Housing for All plan as a reference source and guiding framework while considering each of the incentive areas throughout the year.

Mr. Brown suggested that Mr. Krieg draft a letter or memorandum that HED could distribute to municipal partners requesting that a designee be appointed from each of the cities to participate in the conversation.

Mr. Krieg agreed.

Mr. Bixler stated that the County was in a position to lead by example in taking steps to facilitate the production of affordable and workforce housing. He also inquired how much progress the HLC had achieved toward reaching the stated goal of creating 20,000 housing units.

Ms. Cabrera responded that the HLC presented an annual update at its housing luncheon. She said that the goal was 2,000 units per year, but 936 units had been generated the prior year. She also explained that certain funding sources, such as the bond issue, would not result in immediate increases in the numbers.

Mr. Krieg summarized the discussion by stating that the CAH would commit to utilizing the Housing for All Plan as a guide when reviewing and making recommendations for each of the incentive areas. Additionally, the committee would request that each municipality appoint a designee. Mr. Krieg also asked that the HLC ensure that the CAH continued to prioritize Housing Plan considerations throughout the incentive review process.

Ms. Charles suggested that the committee invite individuals who had worked on the City of Riviera Beach housing plan to discuss what they had learned during the process.

Ms. Cabrera stated that the County was going to lose at least \$1.6 million in State Housing Initiatives Partnership (SHIP) program funding.

Mr. Serrano requested that Ms. Cabrera share the information about the SHIP funds with HED staff.

VIII. Member Comments

Mr. Bixler discussed a proposed bill in the state legislature that would increase the availability of ADUs throughout the state. He also spoke about an article in the *LA Times* that described how San Diego had successfully accelerated housing production. He agreed to share the article with staff.

Ms. Charles discussed affordability challenges faced by nonprofit developers.

Mr. Krieg congratulated Mr. Brown on his promotion to the position of Deputy County Administrator.

Mr. Brown stated that he had been appointed to the Federal Home Loan Bank of Atlanta's Affordable Housing Advisory Council. He also informed the committee that staff was supporting legislation in Tallahassee to prohibit mid-lease rent increases. In addition, Senator Mack Bernard had decided to support Mr. Brown's proposal to grant a 9 percent tax credit for projects in municipalities that had their own local funding sources.

Mr. Krieg thanked staff. He also stated that AHAC reports from several surrounding counties would be sent to the members via email, and he requested that everyone review the reports before the next meeting.

IX. Adjourn

MOTION to adjourn. Motion by Elliott Johnson, seconded by Shirley Erazo, and carried 7-0.

At 12:05 p.m., the chair declared the meeting adjourned.