

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

FEBRUARY 19, 2026

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

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

MEMBERS:

Ezra M. Krieg, Chair
Amy L. 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

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

WEBEX ATTENDEES:

Sheila Brown, Community Development Programs Coordinator, HED
Michael Howe, Senior Site Planner I, Planning, Zoning, and Building (PZB)
Gregory Hyson, Vice President, Nelson & Associates, Inc.
Francisco Martell, NRP Group
Elizabeth Jo Miller, Community Development Programs Manager, HED
Stefania Russell, Community Development Programs Coordinator, HED
Malcolm Sommons, County Commission Assistant Chief of Staff I, County Commissioners
Shawn Wilt, Vice President, Plaza Equity

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

Karla Perez, Deputy Clerk

I. Call to Order

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

II. Roll Call

Present: Ezra Krieg, Amy Robbins, Brandon Cabrera, Adam Campbell, Elliott Johnson, and Tim Kubrick

Absent: Nicholas Bixler, Lynda Charles, and Commissioner Powell

Present via Webex: Shirley Erazo and Ashley Whidby

III. Approval of Remote Attendance

MOTION to approve remote attendance for Shirley Erazo and Ashley Whidby. Motion by Adam Campbell, seconded by Tim Kubrick, and carried 6-0.

IV. Approval of Agenda

Mr. Krieg requested the following two additions to Item VI: a revision of a letter included in the agenda and a report on the recommendations that were submitted to the Board of County Commissioners (BCC) for approval.

MOTION to approve the agenda as amended. Motion by Tim Kubrick, seconded by Amy Robbins, and carried 8-0.

V. Approval of Minutes (January)

MOTION to approve the minutes. Motion by Elliott Johnson, seconded by Amy Robbins, and carried 8-0.

VI. Old Business

a. CAH Letter

Mr. Krieg noted that the letter attached to the agenda was meant to be sent to the municipalities requesting that each municipality assign a designee to attend the CAH monthly meetings.

MOTION to approve the CAH Letter to be sent to the municipalities. Motion by Elliott Johnson, seconded by Tim Kubrick.

Mr. Kubrick requested clarification on the meaning of “assigned designee” in the letter. In response, Mr. Krieg stated that it implied participation from the municipalities via attendance at the CAH by a representative.

Mr. Cabrera suggested adjusting the language to read “designated representative”.

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

UPON CALL FOR A VOTE, the motion carried 9-0 with the amendment to change the wording in the letter from “assigned designee” to “designated representative.”

Mr. Krieg stated that there was a second letter, still in progress, directed to the municipalities outside of the BCC’s jurisdiction. The letter would be presented to the committee for review at the next meeting.

Ms. Tasca proposed adjusting the letter to request attendance once or twice annually, noting the municipalities’ commitment to their own monthly local meetings.

Mr. Johnson, while acknowledging the challenges presented by Sunshine Law restrictions, stated that the committee should continue pursuing efforts to encourage participation by the municipalities.

STAFF DIRECTION:

Mr. Krieg requested that the proposal to invite the municipalities outside of the BCC’s jurisdiction be deferred to a later agenda to ensure that consideration was given to local meeting schedules. He added that that he would meet with staff to prepare draft options for a potential letter.

b. BCC Meeting report

Ms. Tasca reported that the HED item was presented to the Board and approved unanimously with no objections or questions.

Mr. Krieg confirmed that he had attended the meeting but had departed after the item was rescheduled to the afternoon. In addition, he stated that he submitted a comment card in support of the recommendations.

In response to a question posed by Mr. Cabrera, Ms. Tasca stated that the report was approved as submitted with the adjustments reflecting staff’s recommendations related to parking requirements, flexible zoning, and inventory of public lands.

The members proceeded to discuss staff’s previous opposition to some of the recommendations.

Mr. Johnson explained that opposition led to productive discussions.

Mr. Krieg said that he had spoken with Facilities Development and Operations Director Jennifer Ferriol at the BCC meeting. He stated that Ms. Ferriol was interested in working

with the committee to discuss the comprehensive annual review of properties, and he hoped to invite her to attend a CAH meeting soon.

VII. New Business

a. AHAC Reports Review

Mr. Krieg stated that the Affordable Housing Advisory Committee (AHAC) reports provided valuable insights into the different approaches taken by the municipalities. Additionally, he recognized Ms. Cueto's effort in preparing the packet.

The members proceeded to discuss the AHAC report, noting that using pre-approved, code-compliant plans with completed engineering would expedite the process, lower costs, and reduce risks for smaller developers.

STAFF DIRECTION:

The committee requested that discussion of the AHAC report be deferred to a future meeting and suggested inviting a nonprofit developer to provide expert input on house models and the utilization of pre-approved plans.

Mr. Kubrick inquired about the State Housing Initiatives Partnership (SHIP) allocations.

In response, Mr. Serrano clarified that staff would present the Local Housing Assistance Plans (LHAC) to the committee once the allocations were confirmed.

Ms. Tasca indicated that the legislative update from the Florida Housing Coalition would not impact SHIP funding for the upcoming year, and she hoped that it would remain the same for upcoming years.

Mr. Krieg highlighted a report on legacy properties, explaining that these were unique parcels of real estate designed for multigenerational retention rather than divestment. Such properties often faced building restrictions due to non-compliance with current zoning regulations.

Mr. Cabrera indicated that he encountered a similar issue with a previous property.

Discussion ensued regarding the use of legacy properties to create generational wealth and provide support for community members.

STAFF DIRECTION:

The committee requested that this topic be brought back for discussion and that the Planning, Zoning and Building department be invited to address the committee's questions and concerns.

Mr. Krieg noted that the City of West Palm Beach was developing a guide for developers focused on affordable housing initiatives and information on government and private funding opportunities.

Mr. Kubrick spoke about workforce housing initiatives for employees.

Mr. Johnson highlighted issues related to the workforce housing initiative, noting the risks associated with employees depending on their employer for essential needs and housing.

STAFF DIRECTION:

The committee directed staff to invite a representative from the Chamber of Commerce to address these matters and explore a potential partnership.

Ms. Charles suggested including representation from the Downtown Development Authority.

Mr. Cabrera proposed inviting staff-level representatives from the Chamber of Commerce and Governmental Affairs committee. He also noted that the primary goal was to educate them on the CAH's objectives.

(CLERK'S NOTE: Commissioner Powell joined the meeting.)

Discussion ensued regarding the percentage of the Palm Beach County workforce that commuted from outside of the county.

Mr. Krieg stated that a review of PBC employee commute would be tabled for a future meeting.

Ms. Tasca summarized key points, stating that an invitation would be sent out to seek representation from the Chamber of Commerce, the Downtown Development Authority, and the Business Development Board to address workforce and affordability issues in the county.

Mr. Krieg highlighted parking and paving requirements as a common issue in the municipalities' AHAC reports.

Mr. Johnson discussed the concept of a "15-minute city" and its feasibility as a method for addressing housing and affordability challenges.

The members proceeded to discuss potential advantages and disadvantages of the 15-minute city model; public transportation; and the deficit in housing units relative to the market demand.

STAFF DIRECTION:

Mr. Krieg directed staff to work with the Housing Leadership Council and other entities that hold public hearings to explore the possibility of scheduling one annual public meeting in lieu of the smaller public hearings.

Ms. Charles and Mr. Johnson agreed with the suggestion, citing its value as an informative resource for public engagement.

Ms. Tasca clarified that all suggestions were noted and would be added to the next agenda under Old Business, along with any pending discussions.

VIII. Member Comments

Ms. Charles requested that a representative from the Homeless Coalition be included in the list of speakers to discuss workhouse housing initiatives at a future meeting.

Ms. Robbins indicated that she would reach out to the Senior Vice President Terry Hughes of the Florida Bankers Association to arrange for speakers who could address the CAH regarding insurance issues.

Mr. Krieg commended Nicholas Bixler for representing the CAH at the recent Homeless and Housing Alliance forum. In addition, Mr. Krieg announced that he would speak on behalf of the CAH at the Housing Leadership Academy.

Mr. Krieg commended staff for their dedication and continued excellence.

Commissioner Powell informed the committee about proposed legislation that would require local governments to allow accessory dwelling units (ADUs) on single-family lots with the goal of increasing affordable housing availability. He expressed concerns regarding certain aspects of the bill and said that he would follow its trajectory through the legislature.

STAFF DIRECTION:

The committee requested that Commissioner Powell send the information regarding the ADU bill to the committee members and that a status update be scheduled for the upcoming agenda.

Mr. Johnson inquired about the progress of the property tax bill proposal.

Commissioner Powell explained that the Senate had not finalized the property tax legislation and expressed hope that the extended timeline would allow for beneficial negotiations. He also explained that the measure, if approved by the Senate, would have to be presented to voters as a ballot initiative.

IX. Adjourn

MOTION to adjourn. Motion by Tim Kubrick, seconded by Lynda Charles, and carried 10-0.

At 11:53 a.m., the chair declared the meeting adjourned.