

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

MAY 5, 2021

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

**RISK MANAGEMENT TRAINING ROOM 1-470
100 SOUTH AUSTRALIAN AVENUE, WEST PALM BEACH**

I. CALL TO ORDER

II. ROLL CALL

MEMBERS:

Commissioner Mack Bernard - Absent
John-Anthony Bogess - via Webex
George "Adam" Campbell
Timothy Coppage - arrived later
Corey O'Gorman
William Elliot Johnson
Ezra M. Krieg - via Webex
Amy Robbins
Aquanette Thomasv - via Webex
Leonard "Len" A. Tylka

STAFF:

Jonathan Brown, Director, Housing and Economic Sustainability (HES)
Carlos Serrano, Director of Strategic Planning and Operations, HES
Dorina Jenkins-Gaskin, Mortgage and Housing Assistance Manager, HES - via Webex

ADMINISTRATIVE STAFF:

Danielle Freeman, Deputy Clerk, Clerk & Comptroller's Office

III. APPROVAL OF AGENDA

MOTION to approve the agenda. Motion by Corey O'Gorman, seconded by Elliot Johnson, and carried 9-0.

Ezra Krieg, Housing Initiatives Director, discussed future meetings and the catered lunch that would be provided by The Lord's Place.

IV. OLD BUSINESS

IV.a. Annual Incentives Review 2021

IV.a.1. Additional Review of Incentives Discussed at 04/07/2021 Meeting

Carlos Serrano, HES Strategic Planning and Operations Director gave a brief summary of the discussion from the April 7, 2021 meeting.

IV.a.2. Allowable Fee Waivers or Modifications

Discussion ensued regarding various housing fees and the workforce housing program with the following points being made:

- There had been difficulty building units that specifically targeted pricing for affordable workforce housing.
- The lumber crisis caused lumber prices to increase significantly.
- An entry-level product needs to be designed enabling more people to join the workforce housing program while maintaining reasonable price points.
- The average price for single family homes had increased by \$36,000.
- The down payment assistance provided for first time home buyers should be structured to cover closing costs, which would help all the parties involved.

Mr. Serrano asked that the proposed recommendation be detailed so that it could be presented to the board.

IV.a.3. Flexibility in Densities for Affordable Housing

Discussion ensued regarding excessive building of front yards, prohibition of accessory dwelling units (ADU), and the Unified Land Development Code (ULDC'S).

The proposed recommendation for the County would be to review the prohibition of front yard ADU's and a modification of the ULDC to allow it.

Ezra Krieg suggested Kevin Ratterree of GL Homes attend the next meeting and provide an overview of the Planned Unit Developments (PUD's), the ULDC, and what it allows.

Wendy Hernandez, Division Director II of Planning and Zoning, stated that the ULDC does allow accessory quarters in front and side yards. Additionally, within the ULDC there are requirements for architectural treatments that were in place for the last 3 years.

Mr. Krieg stated that he would invite Kevin Ratterree to the next meeting.

IV.a.4. The Allowance of Flexible Lot Configurations

IV.a.5. Reduction of Parking and Setback Requirements

Len Tylka stated that items IV.a.4. and IV.a.5. were previously discussed.

IV.a.6. The Reservation of Infrastructure Capacity

Len Tylka recommended a discussion about how to address the road impacts from adding ADU's on properties that currently have existing homes and farms. The discussion should include County Engineering.

IV.a.7. Inventory of Locally Owned Lands

Discussion ensued regarding the inventory of lands, the Comprehensive Plan, housing plan collective resources, with the following points being made:

- The local economy needs about 6,000 housing units built per year.
- Small builders do not have the administrative capacity of large builders.
- The proposed recommendation should be that surplus county-owned lands, developable or otherwise, should be easily accessible as part of the private ownership process.
- There were meetings every 2nd Wednesday of the month to discuss housing plans and address the issues of financing, regulatory barriers, incentives, community revitalizations, and racial equity.
 - Summaries from these meetings would be forwarded to Mr. Serrano.

IV.b. SHIP Update

Discussion ensued regarding the Sedowski Fund with the following points being made:

- State Housing Initiatives Partnership Program (SHIP) funding would be about 1/3 less than last year with no modifications.
- Preliminary estimates from the Florida Housing Coalition anticipated about \$7.3 million would be funded to the County through SHIP for the upcoming year if the legislation passed.
- \$275 million that was previously allocated would be placed into the general fund.

IV.c. Member Reappointment Process

Carlos thanked the members for submitting their applications, which had been transmitted to the BCC for their endorsements. The reappointments would be presented to the BCC at the June 15, 2021 meeting.

There is one seat available on the Affordable Housing Committee with two nominees from the real estate profession under consideration: Linda Charles and Joey Eichner.

V. New Business

Discussion briefly ensued regarding the nominees and their backgrounds.

IV. Member Comments

Everyone stated they submitted their lunch selections to Carlos the day before.

MOTION to adjourn. Motion by Timothy Copping, seconded by Elliot Johnson, and carried 9-0.

VII. ADJOURNMENT

At 11:21 a.m., the chair declared the meeting adjourned.

APPROVED:

Chair/Vice Chair