

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

**MAY 4, 2022**

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

**100 AUSTRALIAN AVENUE  
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

**COUNTY STAFF PRESENT:**

Jonathan Brown, Director II, Housing and Economic Development (HED)  
Sheila Brown, Planner II, HED  
Sherry Howard, Division Director V, HED (via teleconference)  
Dorina Jenkins-Gaskin, Division Director II, HED  
Carlos Serrano, Division Director II, HED

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

Danielle Freeman, Deputy Clerk

**I. CALL TO ORDER**

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

**II. ROLL CALL**

**Present:** Adam Campbell, Lynda Charles, Timothy Coppage, Ezra Krieg, Amy Robbins, and Len Tylka

**Absent:** Commissioner Mack Bernard, Corey O'Gorman, and Aquannette Thomas

**Via Teleconference:** John-Anthony Boggess and Elliott Johnson

(CLERK'S NOTE: Corey O'Gorman joined the meeting later via teleconference.)

### **III. APPROVAL OF REMOTE ATTENDANCE**

**MOTION to approve remote attendance. Motion by Adam Campbell, seconded by Ezra Krieg, and carried 6-0. Elliott Johnson and John-Anthony Boggess abstained.**

### **IV. APPROVAL OF AGENDA**

**MOTION to approve the agenda. Motion by Timothy Coppage, seconded by Adam Campbell, and carried 8-0.**

### **V. OLD BUSINESS**

#### **Update on Housing Bond and Plan**

Jonathan Brown, HED Director II, discussed the status of the housing plan created by the Housing Leadership Council (HLC).

Mr. Brown stated that August 5, 2022, was the deadline for providing ballot language to the supervisor of elections and that HED would be seeking direction from the Board of County Commissioners (BCC) at the May 17, 2022, meeting. He also indicated that efforts to add more detail and clarity to the housing plan would continue.

### **VI. NEW BUSINESS**

#### **a. Meeting with AHACs**

In attendance were Commissioner Ryan Boylston, City of Delray Beach; Ferline Mesidort, City of Delray Beach; Dr. Stephanie Hayden, City of Boynton Beach; Kimberly Spence, City of West Palm Beach; and David Brant, Housing Finance Authority.

Commissioner Boylston provided background information about the City of Delray Beach's AHAC and stated that the council had begun meeting monthly in an effort to review every policy and make recommendations to the commission as a whole.

Ms. Mesidort reported that the local housing assistant plan (LHAP) had been approved by the commission and subsequently submitted to the stated, where it had been conditionally approved. She said that the AHAC was addressing challenges regarding the allocation of State Housing Initiatives Partnership program (SHIP) funds, including difficulties in meeting compliance metrics, and had revised the LHAP to offer more assistance to homebuyers and renters.

Len Tylka provided an update on Florida Housing Finance Corporation's (FHFC) Construction Housing Inflation Response (CHIRP) plan, which was designed to address the impact of increasing construction costs.

Commissioner Boylston stated that the Business Development Board (BDB) had conducted a study to determine the availability of government-owned land.

In response to Commissioner Boylston's request for data on housing diversity, Mr. Tylka suggested that he contact FHFC regarding the Shimberg Center's research, and Ezra Krieg recommended that he contact the HLC to obtain data collected in a housing study conducted by Florida International University.

Commissioner Boylston said that the BDB study had identified six acres of potentially available land owned by the City of Delray but had not responded to requests to share the data.

Sherry Howard, HED Division Director V, said that the County supplied half of BDB's funding and could also request that BDB supply the data.

Ms. Spence said that the City of West Palm Beach had an approved LHAP and was considering allocation options for SHIP funds. She stated that although those funds had been utilized for new construction in recent years, the City was considering reopening programs to assist homebuyers and renters.

Dr. Hayden said that the AHAC had discussed the issue of accessory dwelling units. She stated that the lack of available property was a major challenge and that it was important to analyze the infrastructure impact when considering potential sites for affordable housing construction. She also spoke about the existence of misconceptions and misinformation about affordable and workforce housing.

Lynda Charles said that educating the public was important because individuals at higher income levels might still require workforce housing. She also said that liens restricting homebuyers' ability to sell their homes were discouraging those who considered a home to be an asset.

(CLERK'S NOTE: Carlos Serrano joined the meeting at 11:10 a.m.)

Mr. Brown stated that high home prices were an issue and that more stringent deed restrictions would be needed to maintain supply and prevent the conversion of affordable homes to market-rate properties.

In response to a query by Amy Robbins about the community land trust model (CLT), Ms. Mesidort said that more houses were constructed in the land trust model when prices increased, but that not all CLT buyers pursued funding through the City.

Elliott Johnson suggested that the AHAC representatives attend a future HLC public policy meeting and noted the importance of remaining in compliance with sunshine laws.

Ezra Krieg said that the CAH and the AHACs shared a common interest in the areas of education, housing diversity, and plan development, and suggested that the various bodies share their plan drafts in the interest of developing a plan that fully represented the interests of the County.

Dr. Hayden noted that different municipalities had varying priorities and considerations.

Mr. Krieg agreed that municipalities might have concerns that did not apply to the county as a whole but said that sharing plans and following up with a meeting could be beneficial.

Commissioner Boylston expressed agreement with Mr. Krieg's recommendation.

Ms. Charles said that municipalities could potentially share the cost of housing studies and opined that education and cooperation were important.

Dr. Hayden suggested including language regarding intergenerational housing in future conversations.

Ms. Charles noted that easing restrictions for accessory dwelling units would facilitate intergenerational housing arrangements.

In response to a question from Dr. Hayden about deed restrictions on properties that utilized SHIP funds, Mr. Tylka clarified that multifamily units funded through the State Apartment Incentive Loan (SAIL) program were required to remain as affordable housing for a designated number of years.

Mr. Tylka suggested using the federal "hardest-hit" program as a model for determining deed restrictions and loan repayment requirements.

Mr. Brown stated that the rental rates from the Department of Housing and Urban Development (HUD) and FHFC were not affordable and that developers should consider affordability goals when requesting government subsidies.

In response to a question from Mr. Krieg, Mr. Brown explained that affordability restrictions could be implemented at the local level for projects that utilized County funds.

Mr. Tylka discussed the difficulty of finding developers capable of completing the types of projects needed.

Ms. Charles said that multiple factors including zoning, wages, density, and housing diversity should be considered.

Mr. Tylka said that wages were beyond the scope of the CAH's mission and that the focus should remain on issues of zoning, property availability, and financing.

Mr. Johnson said that the HLC's housing plan would provide a focal point for the various issues surrounding affordable housing and said he would extend invitations to the AHAC representatives to attend a public policy meeting.

Mr. Brown said that the municipalities had been asked to provide feedback on the housing plan.

Mr. Krieg directed staff to submit a formal request to the BDB for the results of their land availability study.

**VII. Member Comments**

No comments were made.

**VIII. Adjourn**

**MOTION to adjourn. Motion by Adam Campbell, seconded by Timothy Coppage, and carried 9-0.**

**At 11:57 a.m., the chair declared the meeting adjourned.**

APPROVED:

---

Chair/Vice Chair