

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

**NOVEMBER 2, 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  
Wilneeda Emmanuel, Senior County Commission Administrative Assistant  
Carlos Serrano, Division Director II, HED

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

Jillian Zalewska, Deputy Clerk

**COUNTY STAFF PRESENT VIA TELECONFERENCE:**

Olive Bailey, Division Director II, Engineering and Public Works (EPW)  
Scott Cantor, Division Director IV, EPW  
Whitney Carroll, Director I, Planning, Zoning and Building (PZB)  
Lelsey George, Housing Liaison, HED  
Joyce Grimm, Planner II, HED  
Michael Howe, Senior Planner, PZB  
Dorina Jenkins-Gaskin, Division Director III, PZB  
Elizabeth Jo Miller, Senior Planner, HED  
Jerome Ottey, Senior Site Planner, PZB  
Barbara Pinkston, Principal Site Planner, PZB  
Michael Sklar, Principal Planner, HED  
Douglas Wise, Division Director IV, PZB

## **I. Call to Order**

The chair called the meeting to order at 10:30 a.m.

## **II. Roll Call**

**Present:** Commissioner Bernard, Timothy Coppage, Corey O’Gorman, Elliott Johnson, Ezra Krieg, Amy Robbins, and Len Tylka

**Absent:** John-Anthony Boggess, Adam Campbell, and Lynda Charles

**Via teleconference:** Aquanette Thomas

(CLERK’S NOTE: Tim Kubrick, Director of Labor Relations for the School District of Palm Beach County, attended but did not vote.)

## **III. Approval of Remote Attendance**

**MOTION to approve remote attendance. Motion by Corey O’Gorman, seconded by Elliott Johnson, and carried 7-0. Aquanette Thomas abstained.**

## **V. Approval of Agenda**

**MOTION to approve the agenda. Motion by Ezra Krieg, seconded by Amy Robbins, and carried 8-0.**

## **IV. Approval of Minutes**

**MOTION to approve the July 13, 2022, and August 10, 2022, meeting minutes. Motion by Corey O’Gorman, seconded by Ezra Krieg, and carried 8-0.**

## **VI. Old Business**

### **a. 2022 Incentives Review**

Mr. Tylka initiated a discussion of the 2022 incentives review.

Mr. Johnson asked staff if the recommended changes had been made.

Responding to Mr. Johnson, HED Director II Carlos Serrano said the report reflected the instructions and recommendations that were provided at the last meeting. He added that the recommendations had been organized in a slideshow format should the committee want to review them further.

Mr. Krieg stated that he had reviewed the report and it appeared to include all the recommendations that were made.

**b. Public Comment**

There were no public comments.

**VII. New Business**

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

Mr. Krieg inquired about a School District of Palm Beach County (SDPBC) representative attending an upcoming CAH meeting to discuss available land.

Responding to Mr. Krieg, Tim Kubrick, SDPBC Director of Labor Relations, stated that he would look into having a representative attend the CAH meeting.

Discussion ensued about the benefits of a joint meeting with representatives from SDPBC regarding affordable housing.

Mr. Krieg suggested partnering with specific groups to discuss the challenges of workforce housing.

Mr. Tylka cautioned being selective with the groups due to potential issues that could arise if certain groups were not included in the discussion.

Discussion ensued.

Mr. Tylka raised a concern that despite overlap between the two housing types, discussions of affordable housing issues tended not to address the need for workforce housing.

Commissioner Bernard asked staff if the committee's structure could be changed to accommodate both affordable and workforce housing.

Responding to Commissioner Bernard, Mr. Brown said that kind of change would have to go before the Board of County Commissioners (BCC) because the CAH was formed as a condition of receiving grant funding from the State Housing Initiatives Partnership (SHIP) program. He also said there was nothing in place that would prevent the BCC from changing the structure.

A discussion took place regarding the CAH's ability to address workforce housing issues. Mr. Brown noted that workforce housing was handled by PZB, not HED.

**STAFF DIRECTION:**

Commissioner Bernard asked staff to present the advantages and disadvantages of expanding the CAH's mission to encompass workforce housing versus maintaining the

existing structure of the commission. He suggested considering staff's presentation before making a recommendation to the BCC.

A lengthy discussion continued to provide clarity on changing the structure of the commission to include workforce housing.

Mr. Krieg stated he would like to hear the recommendations and the process involved to include PZB.

The committee agreed to review staff's input at the next CAH meeting regarding the recommendations made.

### **VIII. Member Comments**

Ms. Robbins made comments regarding the increase in interest rates for first-time homebuyers, and the members shared similar sentiments by way of a discussion.

Ms. Charles made several suggestions to include in the housing plan regarding strategies for minimizing housing costs, and a discussion ensued on those challenges and staffing shortages at PZB.

Mr. Krieg encouraged all attendees to participate in upcoming housing-related votes at the statewide and local level.

Mr. Johnson stated the next meeting's discussion would include establishing the agenda for next year; adopting the recommendations mentioned; and, with the assistance of Mr. Serrano, creating a tracking tool for the six initiatives that had been discussed at previous CAH meetings.

### **IX. Adjourn**

**MOTION to adjourn. Motion by Elliot Johnson, seconded by Lynda Charles, and carried 9-0.**

**At 11:29 a.m., the chair declared the meeting adjourned.**

APPROVED:

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Chair/Vice Chair