

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

MARCH 21, 2024

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

**100 AUSTRALIAN AVENUE
WEST PALM BEACH, FL**

MEMBERS:

Commissioner Mack Bernard
George "Adam" Campbell
Lynda Charles
Shirley Erazo
Corey O'Gorman
William "Elliott" Johnson
Ezra M. Krieg, Chair
Tim Kubrick
Amy Robbins, Vice Chair
Acquanetta Thomas

COUNTY STAFF PRESENT:

Yvette Cueto, Planner II, HED
Carlos Serrano, Division Director II, HED
Michael Sklar, Principal Planner, HED

PRESENT VIA TELECONFERENCE:

David Brandt, Executive Director Housing Finance Authority, HED
Sheila Brown, Senior Planner, HED
Tammy Fields, Assistant County Administrator
Lesley George, Housing Liaison, HED
Elizabeth Jo Miller, Senior Planner, HED
Michael Sklar, Principal Planner, HED

ALSO PRESENT:

Suzanne Cabrera, President & CEO, Housing Leadership Coalition (HLC)
Jeff DeMario, Vita Nova
Greg Gabriel, Pinnacle
Morris G. "Skip" Miller, Board of Directors, HLC

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

Alyssa Berg, Board Meetings Specialist
Jillian Zalewska, Deputy Clerk

I. Call to Order

The chair called the meeting to order at 10:40 a.m.

II. Roll Call

Present: Adam Campbell, Ezra Krieg, and Corey O’Gorman

Absent: Commissioner Mack Bernard, Shirley Erazo, Elliott Johnson, Tim Kubrick, Amy Robbins, and Aquanette Thomas

Via Teleconference: Lynda Charles

(CLERK’S NOTE: Due to the absence of a quorum, no votes were taken.)

III. Approval of Remote Attendance

No vote was taken.

IV. Approval of Agenda

No vote was taken.

V. Approval of Minutes

No vote was taken.

VI. Old Business

The attendees introduced themselves.

a. Incentives Review and Housing for All Plan Discussion

Ezra Krieg initiated the discussion for the Housing for All (HFA) plan. He further explained the role of the committee and how it implemented the recommendations with the County and non-entitlement cities to execute the plan's suggested course of action.

Mr. O’Gorman stated that he agreed with the recommended action items included in the HFA plan and expressed how they aligned with the particular parameters of the HFA plan initiatives.

Mr. Krieg inquired about initiatives in the HFA not covered in the commission's recommendation that would have the potential to be further explored.

Mr. Miller clarified that the role of the commission and the HFA plan was to recommend solutions that increased the supply of affordable and workforce housing. He believed the

committee would be the most effective vehicle to turn suggested action items into detailed recommendations.

Mr. Miller went on to give more information regarding a trial initiative in Riviera Beach. In order to clarify whether the initiatives in Riviera Beach were applicable, he stated that the action items in the plan had been divided into four categories and that a committee had been allocated to each category.

Ms. Cabrera touched on the community redevelopment pilot program in Riviera Beach and emphasized the importance of aligning priorities to accomplish their goals. She also pointed out that some entities were not aware that the CAH represented all non-entitlement municipalities and suggested that municipalities under the jurisdiction of the CAH might be interested in sharing their priorities with the committee.

Mr. Krieg suggested inviting the representatives from Riviera Beach to the committee's next meeting in an effort to collaborate on a recommendation package to submit to the County.

The members agreed to invite Riviera Beach representatives to attend a CAH meeting.

Mr. Serrano reviewed the agenda topics for the upcoming months. He mentioned that April's agenda included a discussion with colleagues from the public housing authorities, and May's meeting would be with members of the school board.

Discussion ensued regarding the timing of the meeting with the school board, and the members agreed to postpone the meeting until June.

Mr. Krieg proposed inviting the non-entitlement municipalities to attend the meeting in May to facilitate proposals that would be submitted to the County.

Discussion continued, and Ms. Cabrera suggested inviting planners, individuals involved in community development, and elected officials to the May meeting.

Mr. Serrano questioned if the invitation should include an overview of the committee and a copy of the incentives review and recommendations report.

All of the members agreed with Mr. Serrano's suggestion.

Mr. Campbell commented on Action 12 in the HFA plan, which recommended allowing third-party providers to review and approve building permit applications during periods of increased construction activity. He asked how the implementation of that measure could affect County finances.

Discussion ensued about the potential financial impact on the County of allowing third-party providers to review and approve building applications.

Mr. Serrano clarified that using a third-party provider allowed for a more responsive system and would provide aid in staffing shortages.

Ms. Cabrera stated that the action item was intended to handle applications in a more timely manner.

Discussion ensued.

Mr. Gabriel discussed the County's position on shared ownership of property with the school board and whether there was a way to have greater transparency with partners about the proposed future use of the land.

Mr. Krieg outlined the committee's stance on the matter at hand and asked Mr. Gabriel to draft a recommendation on surplus land that the CAH could present to the County, to which Mr. Gabriel agreed.

Discussion ensued regarding transit-oriented development. Mr. Krieg suggested that HLC consider the issue and provide recommendations.

b. Update on Appointment Process

Mr. Serrano provided an update regarding the committee membership. He mentioned that six members had expressed their desire to be reappointed to the committee, while three seats were still vacant. Mr. Serrano informed everyone that two candidates were being considered for the vacant positions, but a third nominee was needed. He explained that each candidate would be individually endorsed or declined by the members of the Board of County Commissioners (BCC). The BCC would then vote on the nominees during their first meeting in June.

Mr. DeMario expressed his interest in possibly becoming a member of the committee.

Mr. Krieg questioned whether the commission was able to examine the nominations and make recommendations.

Mr. Serrano clarified that staff would present the names of proposed individuals to the BCC and at the June meeting, the Board would vote to approve the appointments.

Mr. Krieg encouraged his fellow members to bring suggested qualified individuals to Mr. Serrano.

VII. Development Review Forum

Mr. Krieg proposed that Mr. Johnson provide the committee with an updated report regarding the recent meeting of the Development Review Forum at next month's meeting.

Mr. Serrano explained that the Zoning Division conducted a forum concerning proposed changes to property development regulations.

Mr. Krieg reported that he believed the information provided by Mr. Johnson was very helpful, and he looked forward to having this information shared with the rest of the committee.

Mr. Gabriel expressed interest in attending upcoming forums and was advised by Mr. Serrano to contact Lisa Amara, Division Director IV at Planning, Zoning, and Building.

VIII. Member Comments

Ms. Charles stated that she had reached out to Partners for Housing PBC, and they had agreed to attend a future CAH meeting.

Mr. Krieg said the committee would discuss adding their visit to the agenda at the next meeting.

Ms. Cabrera discussed the upcoming Housing Heroes luncheon, at which the Housing Impact Award would be presented. She also stated Jonathan Wolf, from the Wendover Housing Partners, would be discussing an affordable housing project developed in collaboration with Universal Studios in Orange County and urged for member attendance.

Discussion ensued.

Mr. Krieg reported that the next meeting was scheduled for April 18, 2024, and would take place at the Vista Center in room 60. In addition, he expressed gratitude towards the staff for all their hard work and effort.

IX. Adjournment

At 11:31 a.m., the chair declared the meeting adjourned.