

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

**MARCH 2, 2022**

**THURSDAY  
10:35 A.M.**

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

**I. CALL TO ORDER**

**II. ROLL CALL**

**MEMBERS:**

Commissioner Mack Bernard – via Webex  
John-Anthony Boggess – present  
George “Adam” Campbell – via Webex  
Lynda Charles – present  
Timothy Coppage – present  
Corey O’Gorman – arrived late  
William “Elliot” Johnson – via Webex  
Ezra M. Krieg, vice chair – present  
Amy Robbins – present  
Aquannette Thomas – via Webex  
Leonard “Len” A. Tylka, chair – present

**STAFF:**

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

**ADMINISTRATIVE STAFF:**

Julie Burns, Deputy Clerk, Clerk of the Circuit Court & Comptroller’s Office (recording)  
Jillian Zalewska, Board Meetings Specialist, Clerk of the Circuit Court & Comptroller’s Office (condensing)

**III. APPROVAL OF REMOTE ATTENDANCE**

**MOTION to allow remote attendance. Motion by Ezra Krieg, seconded by Amy Robbins, and carried 6-0. Corey O’Gorman absent. Commissioner Mack Bernard, Adam Campbell, Elliot Johnson, and Aquannette Thomas abstain.**

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

**MOTION to approve the agenda. Motion by Lynda Charles, seconded by Amy Robbins, and carried 10-0. Corey O’Gorman absent.**

#### **V. NEW BUSINESS**

##### **V.a. FYs 2022-2025 SHIP Potential LHAP Strategies – Lesley George**

Lesley George, HED housing liaison, delivered a slide presentation detailing the proposed allocation of State Housing Initiative Partnership Program (SHIP) funds by Palm Beach County for fiscal years 2022-2025.

In response to questions from Ezra Krieg, Jonathan Brown stated that the primary changes in strategy from the prior Local Housing Assistance Plan (LHAP) involved the rehabilitation program and the developer rental assistance program, with matching assistance and proposed maximum awards in the new LHAP to be determined based on unit size instead area median income (AMI). He also explained that monies were not allocated to replacement housing due to increased construction costs and because the department was considering an infill replacement housing program through the American Rescue Plan Act (ARPA).

Responding to a question by Mr. Coppage, Mr. Brown also stated that borrowers’ payments were returned to the fund for reallocation based on demand and need and that \$3 million was available from previous repayments.

Mr. Serrano clarified that \$2 million worth of funding had already been apportioned to single-family and multifamily requests for proposal (RFPs).

Lynda Charles inquired about the level of demand for rehabilitation. Mr. Brown said that both demand and expenses had increased and that the allocation in the LHAP reflected the cost of bringing properties up to code and performing the required hurricane hardening for eligible homes.

Mr. Krieg asked how funds would be reallocated in the event of a hurricane, and Dorina Jenkins-Gaskin, HED Division Director II, explained that funds included in the LHAP may be shifted among programs without obtaining approval from the state.

#### **VI. OLD BUSINESS**

##### **VI.a. Develop agenda for meeting with FHFC**

Len Tylka stated that he had spoken with Trey Price from the Florida Housing Finance Corporation (FHFC) and that Mr. Price would arrange for the individual in charge of bonding to contact the CAH about attending the April meeting.

Members discussed developing an agenda for the upcoming meeting and implementing a strategy for leveraging county funds with state funds if the proposed bond issue were to pass.

#### **VI.b. Update on countywide housing plan**

Suzanne Cabrera, President and CEO of the Housing Leadership Council, stated that she had received the final draft of the countywide housing plan and wanted to incorporate any feedback before sending it to the graphic designer.

Mr. Brown suggested that Ms. Cabrera send the plan to the Board of County Commissioners (BCC) as soon as possible to allow them to review it in advance of their upcoming discussion about bonds.

#### **VI.c. Discussion on meetings with AHACs, municipalities, bank CRAs & PHAs**

Mr. Krieg discussed the importance of coordinating with other affordable housing advisory councils (AHACs) to develop a comprehensive plan for the county.

Mr. Tylka stated that the county could take the initiative in considering zoning regulations and the development code in order to create an environment more conducive to affordable housing.

Mr. Brown suggested that the other AHACs could address the needs of households with incomes below the levels targeted by the countywide housing plan.

Mr. Brown indicated that the CAH would meet first with municipalities and advisory councils and then subsequently with banks and the public housing authority.

Mr. Tylka recommended requesting that each AHAC designate one individual as a spokesperson for the purpose of the joint meeting.

#### **VII. Member Comments**

John-Anthony Boggess reported that the Palm Beach County school board had recently initiated discussions about affordable housing and planned to launch a new strategic plan under the leadership of Superintendent Mike Burke.

Mr. Boggess stated that the school board had expressed interest in working collaboratively with the county, and it was proposed that school board staff members attend a CAH meeting during the summer months.

Mr. Krieg raised the issue of proposed changes to the Workforce Housing Program.

Mr. Johnson stated that seven amendments had been proposed and that they could potentially run counter to the CAH's efforts.

Commissioner Mack Bernard indicated that the BCC had postponed discussion of the amendments and was not at the point of adopting any of the proposed changes.

Mr. Krieg said that Representative Mike Caruso (District 89) had advised him that housing advocates should request full Sadowski funding from leadership prior to the legislature meeting to discuss the budget.

**VIII. Adjourn**

**MOTION to approve the adjournment. Motion by Timothy Coppage, seconded by Corey O’Gorman and carried 10-0. John-Anthony Boggess absent.**

**At 11:58 a.m., vice chair declared the meeting adjourned.**

APPROVED:

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Chair/Vice Chair