

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

**DECEMBER 7, 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  
Michael Sklar, Principal Planner, HED

**PRESENT VIA TELECONFERENCE:**

Maria Bello, Principal Planner, Planning, Zoning and Building (PZB)  
Matthew Briley, Planner I, PZB  
Lesley George, Housing Liaison, HED  
Joyce Grimm, Planner II, HED  
Dorina Jenkins-Gaskin, Division Director III, HED  
Elizabeth Jo Miller, Senior Planner, HED  
Stefania Russell, Planner II, HED  
Suzanne Cabrera, President and CEO, Housing Leadership Council (HLC)

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

Jillian Zalewska, Deputy Clerk

**I. Call to Order**

The chair called the meeting to order at 10:36 a.m.

**II. Roll Call**

**Present:** Commissioner Mack Bernard, John-Anthony Boggess, Adam Campbell, Lynda Charles, Elliott Johnson, and Len Tylka

**Absent:** Timothy Coppage, Corey O’Gorman, and Aquanette Thomas

**Via Teleconference:** Ezra Krieg and Amy Robbins

**III. Approval of Remote Attendance**

**MOTION to approve remote attendance. Motion by Elliott Johnson, seconded by Commissioner Bernard, and carried 6-0. Ezra Krieg and Amy Robbins abstained.**

**IV. Approval of Agenda**

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

**V. Approval of Minutes**

**MOTION to approve the September 7, 2022, meeting minutes. Motion by Adam Campbell, seconded by Elliott Johnson, and carried 8-0.**

**VI. Old Business**

**MOTION to adopt the 2022 Incentives Review and Recommendation Report. Motion by Ezra Krieg, seconded by Elliott Johnson, and carried 8-0.**

**VII. New Business**

**a. Proposed Comp Plan Amendment to Implement HB 1339**

PZB Principal Planner Maria Bello and PZB Planner I Matthew Briley delivered a slide presentation on a proposed policy amendment to the Palm Beach County Comprehensive Plan that would streamline the approval process for affordable housing development in the county. The presentation covered legislation at the State level, next steps for the CAH and the Board of County Commissioners (BCC), and procedures that were in development.

Following the presentation, Mr. Krieg asked if the CAH would be able to review and offer comments on the procedures before they were presented to the BCC.

Mr. Johnson confirmed that per Florida Statute 420.90764, it was within the scope of the CAH’s responsibilities to conduct a review.

Ms. Bello stated that the proposal would be ready sometime in January 2023 and would be presented to the BCC in February 2023. She suggested that the CAH review the proposal and submit recommendations between February and April 2023.

It was agreed that Ms. Bello would work with HED staff to distribute the information to the CAH members.

**b. Palm Beach County School District**

Mr. Boggess provided an update on the school district's interest in affordable housing. He stated that the school board had recently engaged in a discussion about the potential effect of the housing bond on future use of the district's land bank. He informed the CAH that a workshop was scheduled for March 1, 2023, that would focus on land bank use, capital projects slated for the upcoming 10-year period, and an analysis of both existing and planned construction. Mr. Boggess also said that Superintendent Mike Burke had noted the district's responsibility to ensure that a sufficient number of schools were located throughout the county to accommodate the student population.

Mr. Boggess inquired if the housing bond would affect school district employees.

Commissioner Bernard explained that the bond had to be validated at a bond allocation hearing, after which a workshop would be held to allow the public to provide input. He also said that the bond funds were intended to be utilized for both workforce and affordable housing and that some employees' incomes might fall within the designated area median income (AMI) parameters.

Ms. Charles requested that Mr. Boggess clarify the school board's vision regarding affordable housing development.

Mr. Boggess said that would be discussed at the March workshop and indicated that the school board planned to collaborate with the Housing Leadership Council (HLC). He noted that the school district was the largest employer in the county and had a vested interest in addressing housing issues.

Mr. Krieg commended Mr. Boggess and added that he would like the CAH to participate in the upcoming workshop.

Mr. Johnson added that the CAH had expressed interest in learning about the housing needs of school district employees. He said that Suzanne Cabrera, the president and CEO of HLC, had offered to present a needs study to the commission.

**MOTION to have Suzanne Cabrera present a housing needs study focused on School District of Palm Beach County employees. Motion by Elliott Johnson, seconded by Lynda Charles, and carried 8-0.**

**c. CAH Role/Palm Beach County Housing Activities**

Mr. Tylka initiated the discussion by questioning if the CAH needed BCC approval to expand its role to concentrate on workforce as well as affordable housing.

Mr. Brown asked for clarification regarding the CAH's goals to ensure that the commission's activities did not conflict with those being performed by any County departments or other committees.

Mr. Johnson asked Commissioner Bernard if the CAH needed a clear mandate to expand the scope of its mission.

Commissioner Bernard stated that while he believed the CAH could focus on both affordable and workforce housing, a discussion should be had with County administration and the BCC. He explained that PZB addressed workforce housing from a planning and zoning perspective, whereas the CAH sought to incentivize developers.

Mr. Brown suggested that the CAH formulate a specific proposal for expanding its role, as any activities beyond those delineated in the State statute would require appropriate approvals.

Following additional discussion, Commissioner Bernard suggested that Assistant County Administrator Patrick Rutter be invited to a future CAH meeting to explain what was needed from PZB.

Mr. Brown said that he would extend the invitation to Mr. Rutter.

#### **d. Meeting Schedule 2023**

Mr. Boggess said that the current CAH meeting schedule created a conflict for him, as school board meetings were also held on the third Wednesday of each month.

A discussion ensued regarding possible changes to the CAH meeting schedule.

Mr. Tylka said that he would work with Mr. Brown and send out a questionnaire to determine the members' availability.

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

Mr. Tylka thanked all the members for their time and work.

Mr. Brown thanked Commissioner Bernard for his work on the housing bond.

Commissioner Bernard thanked the CAH for their work and Palm Beach County voters for their support of housing and education initiatives.

Ms. Charles stated that it was important to engage the public and hold community meetings as the housing bond process moved forward.

A conversation ensued about misconceptions surrounding the CAH's work.

Mr. Brown stated that HED would make an effort to share information with the public about the work being done to address housing issues.

### **VIII. Adjourn**

**MOTION to adjourn. Motion by Adam Campbell, seconded by Elliott Johnson, and carried 8-0.**

The chair declared the meeting adjourned at 11:29 a.m.