



Annual Affordable Housing Incentives Review and Recommendations Report

Commission on Affordable Housing

December 2024



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Affordable Housing Advisory Committee
Report to Palm Beach County Board of County Commissioners
SHIP Affordable Housing Incentive Strategies

December 2024

PREPARED BY:
Palm Beach County Commission on Affordable Housing

SUBMITTED TO:
Florida Housing Finance Corporation

I. BACKGROUND

As required by the Florida Statute section 420.9076 as recipient of State Housing Initiative Partnership funds, the County established an affordable housing advisory committee on May 17, 2017 through the Palm Beach County Affordable Housing Ordinance (No. 2017-17). The affordable housing advisory committee, known as the Commission on Affordable Housing (CAH) is responsible for reviewing policies, land development regulations, the Comprehensive Plan Policy, and other aspects of the County's policies and procedures that affect the cost of housing. In addition, the CAH is responsible for making recommendations to encourage affordable housing.

The CAH is required to submit an incentive report annually. The report includes recommendations by the committee as well as comments on the implementation of incentives for at least the following eleven distinct areas:

- (a) The expedited processing of approvals of development orders or permits for affordable housing.
- (b) All allowable fee waivers provided for the development or construction of affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for affordable housing.
- (e) Affordable accessory residential units.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

II. COMMITTEE COMPOSITION

On July 2, 2024, the Board of County Commissioners re-appointed six members to the CAH, as well as three new members. Two current members whose terms had commenced in 2023 remain on the committee. Section 420.907 of the Florida Statutes provides the categories from which committee members must be selected. The CAH must be composed of no less than eight and no more than eleven committee members who are appointed to serve three-year terms. Representation must be from at least six of the following categories:

- Citizen actively engaged in the residential home building industry in connection with affordable housing.
- Citizen actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Citizen who is representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Citizen actively engaged as an advocate for low-income persons in connection with affordable housing.
- Citizen actively engaged as a for-profit provider of affordable housing.
- Citizen actively engaged as a not-for-profit provider of affordable housing.
- Citizen actively engaged as a real estate professional in connection with affordable housing.
- Citizen actively serving on the local planning agency pursuant to s.163.3174.
- Citizen residing within the jurisdiction of the local governing body making the appointments.
- Citizen who represents employers within the jurisdiction.
- Citizen who represents essential services personnel, as defined in the local housing assistance plan.

The appointed CAH Committee members are listed below with their category affiliations.

Member	Membership Category	Current Term Appointment	Current Term Expires
Ashley Whidby	Not for Profit Provider of Affordable Housing	7/2/2024	7/1/2027
Nicholas Bixler	Resident of the Jurisdiction	7/2/2024	7/1/2027
Shirley Erazo	Not for Profit Provider of Affordable Housing	7/10/2024	7/9/2027
Ezra M. Krieg	Advocate for Low Income Persons	7/2/2024	7/1/2027
Lynda Charles	Real Estate Professional	7/10/2024	7/9/2027
Brandon Cabrera	Residential Home Building	7/2/2024	7/1/2027
Amy L. Robbins	Banking or Mortgage Banking Industry	7/10/2024	7/9/2027
Tim Kubrick	Essential Services Personnel	2/9/2024	2/8/2027
William Elliott Johnson	For-Profit Housing Provider of Affordable Housing	7/10/2024	7/9/2027
George Adam Campbell	Labor Engaged in Home Building	7/2/2024	7/1/2027
Commissioner Mack Bernard	Elected Official	2/9/2024	2/8/2027

III. AFFORDABLE HOUSING INCENTIVES

The 2024 affordable housing incentives review process entailed monthly meetings wherein the CAH discussed incentive review requirements, incentives utilized in other jurisdictions, current affordable housing practices, as well as County programs, policies, and procedures. Much discussion transpired regarding the nexus between CAH housing incentives recommendations and those of the Housing for All, a countywide housing plan developed by the Housing Leadership Council of Palm Beach County, endorsed and supported by the Board of County Commissioners. CAH meetings included representatives from the County’s Planning, Zoning, and Building Department, the County Engineer, the Property and Real Estate Management Division (PREM), and County Administration. In addition, the CAH garnered participation from various community stakeholders and housing industry players to share their ideas and experience as it relates to affordable housing incentives. This report reflects the recommendations of the CAH, which resulted from this process. The recommendations that are approved by the Board of County Commissioners will be included in an amendment to the Local Housing Assistance Plan (LHAP). Where applicable, the Comprehensive Plan and County land development regulations, policies, and procedures may be revised as necessary to implement the approved recommendations.

F.S. 420.9076(4)(a) – The expedited processing of approvals of development orders or permits for affordable housing is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.

Existing Incentive Strategy: The PBC Building Division expedites building permits for projects with ≥65% affordable/workforce units. The online permit application software has a mechanism for the applicant to identify a project as affordable in order for the application to be moved ahead of others. The Building Division also allows external third-party inspections to expedite the inspection time-frame. The PBC Zoning Division offers a pre-application meeting for all applicants seeking development approval, and provides guidance to applicants throughout the approval processes.

Summary of AHAC Discussion: The CAH discussed the need for a designated individual to shepherd projects through the development approval process. The CAH recognized that current conditions in the local market are producing a large volume of applications and workload. In order to expedite, review agency capacity must be increased. If the County is unable to devote staff to serve as an expeditor, then it should consider utilizing the services of an external third-party expeditor. The CAH would not want to see such services result in additional cost for affordable/workforce developers. Therefore, the County should identify funding to pay for the services. At a minimum, the costs should be paid on behalf of not-for-profit developers, and perhaps offered for a fee to for-profit developers.

AHAC Recommendation: The County should continue current efforts towards expediting development approvals and building permits for all projects with at least 65% of total housing units affordable/workforce. The CAH strongly recommends that the County create a position or designate an individual to be responsible for and to shepherd development applications through the approval process. If not a County staff position, an external third party expeditor should be considered, and funding identified to provide for the costs of the expeditor.

F.S. 420.9076(4)(b) – All allowable fee waivers provided for the development or construction of affordable housing.

Existing Incentive Strategy: The PBC Zoning Division offers a free online fee estimator to the public. The County waives the customary fee for letters of determination addressing workforce or affordable housing potential density bonuses and program requirements. Further, the Comprehensive Plan Policy 1.5-f describes the elimination of processing fees for residential zoning petitions providing affordable housing units in areas of very low and low income households. The County operates an Impact Fee Affordable Housing Assistance Program that is funded with up to \$3M annually in interest earnings from Roads, Parks, and Public Building impact fee collections. The funds are offered to developers and owner-builders to pay impact

fees due on new residential construction serving households up to 140% of Area Median Income. Additionally, the County does not charge any impact fees on residential development in the western Glades Region of the county.

Summary of AHAC Discussion: The CAH discussed various fees and payments that contribute to cost of residential development. The CAH noted that the Live Local Act authorized the County to waive impact fees. Thoughts included offering fee variability based on extent of affordability that would result in a reduction or total waiver. Also discussed was fee deferral, whereby the County would not collect certain development fees until the time that the housing unit was completed and put into service. The CAH supports the Transfer of Development Rights (TDR) Program that captures un-utilized development capacity from certain properties and then makes that capacity available for utilization at other properties. However, the County charges a large per unit fee to developers to purchase and utilize TDRs. This drives up the cost of developing housing using TDRs, and detracts from its affordability. These fees should be eliminated or greatly reduced.

AHAC Recommendation: The County should continue to provide the existing incentives, but should also defer the collection of impact fees for affordable/workforce residential construction until the time at which a certificate of occupancy is issued, and should eliminate or reduce fees associated with the purchase of Transfer of Development Rights.

F.S. 420.9076(4)(c) The allowance of flexibility in densities for affordable housing.

Existing Incentive Strategy: “Flexible Zoning”. The County should consider adoption of alternative Property Development Regulations (PDRs) community-wide, including an approval process designed to develop a flexible self-regulating development order.

The County's Workforce Housing Program (WHP) and Affordable Housing Program (AHP) provide opportunities to developers to increase density up to 100 percent in accordance with the ULDC. Per Article 5.G.2.E.1. (AHP), AHP projects requiring a density bonus of greater than 30% are required to conduct a two-step sector analysis. The first step considers the concentration of very low and low income housing within the sector in determining the minimum density bonus permitted. Step two considers the location of the proposed development with regard to neighborhood amenities, including public transit, employment and shopping opportunities, and educational, medical, social service and recreational facilities, in determining whether additional density may be added.

The County's Workforce Housing Program was substantially revised in 2019, to facilitate additional density where appropriate. Under the revised WHP, Density Bonuses up to and including 50% do not require special review and approval processes. Projects seeking a density bonus of greater than 50%, up to 100%, require enhanced staff review, and approval by the Board of County Commissioners. The enhanced review is intended to balance the County's objectives of promoting the production of workforce housing while preserving the quality and character of existing communities. First, a project's proposed approach to WHP is assessed using a Point

System, to determine the extent to which the project furthers the County's WHP objectives. WHP units delivered on-site, as for-sale, single-family, units in areas with Workforce-income households below the overall concentration in the County are most desirable and earn the most potential density bonus for the parent project. Second, the suitability of the site to accommodate the density bonus, and the compatibility with the surrounding area, is assessed. An overall density bonus is then recommended to the Board of County Commissioners considering the outcome of both the point system application and the suitability assessment.

The County's Transfer of Development Rights Program (TDR) is a voluntary program administered by the Zoning Division that allows a property owner to achieve a density bonus for new residential development within the Urban/Suburban Tier in unincorporated Palm Beach County. The owner purchases the increase in density from the Palm Beach County TDR Bank, or from a property owner with land in a designated area, without going through the land use amendment process. TDR provides for increased density of up to five (5) units per acre based on geographic location, and requires that thirty-five percent (35%) of all TDR units be WHP Units.

Summary of AHAC Discussion: See "Flexible Zoning / Custom Property Development Regulations" page 12.

AHAC Recommendation: See "Flexible Zoning / Custom Property Development Regulations" page 13.

F.S. 420.9076(4)(d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

Existing Incentive Strategy: The County requires all developments to have the appropriate concurrency for public facilities and infrastructure, but does not require developments to ensure there is infrastructure capacity in place for any other developments, including affordable and workforce housing. However, the Comprehensive Plan allows for a 30% concession in Traffic Performance Standards for affordable and workforce housing. This increases the available concurrency for traffic and reserves that traffic for those affordable and workforce developments that need it.

Summary of AHAC Discussion: The CAH acknowledged the need for local government to ensure adequate infrastructure to meet the needs of all development. The CAH surmised that the current incentive offered by the County is helpful to affordable and workforce development.

AHAC Recommendation: Continue to provide current Traffic Performance Standards concessions for affordable and workforce development.

F.S. 420.9076(4)(e) – Affordable accessory residential units.

Existing Incentive Strategy: County land development regulations allow Accessory Dwelling Units in certain residential zoning designations. Per a prior CAH recommendation, the County previously removed the requirement that the kitchen of the ADU be removed when the owner vacates the main home. The County has determined that eliminating the current requirement that the ADU electrical feed come through the meter of the main house would result in the ADU being counted as a separate housing unit in density calculations.

Summary of AHAC Discussion: ADUs are an important tool to help meet local affordable housing needs, and by their very nature serve affordable housing needs. Greater flexibility in the allowance of ADUs will increase the development potential of the County's limited remaining supply of vacant land, and also increase the potential for additional development on existing properties. Greater proliferation of ADUs will increase the overall housing stock and exert mitigating pressure on prices, thereby contributing to affordability. The County's current land development regulations governing ADUs excessively restrict development. The County's current requirement for a single electric meter poses a disincentive to develop ADUs and a disincentive to rent out an existing ADU. ADUs should not be counted as a separate unit in density calculations for zoning compliance. The Housing for All countywide housing plan called for ADUs to be allowed by right in all single family zoning districts, and this plan was endorsed and supported by the Board of County Commissioners. The County's Comprehensive Plan also recognizes ADUs in all Tiers as a characteristic of a Livable Community (Future Land Use Element, 1.D.).

AHAC Recommendation: The County should address restrictions on ADUs in order to allow for greater opportunity, including elimination of requirements for an electrical feed from the main home. ADUs should not be counted as a separate housing unit for purposes of density calculations consistent with recommendation of the Housing for All countywide housing plan, and in furtherance of the PBC Comprehensive Plan Future Land Use Element.

F.S. 420.9076(4)(f) The reduction of parking and setback requirements for affordable housing.

Existing Incentive Strategy: "Flexible Zoning". The County should consider adoption of alternative Property Development Regulations (PDRs) community-wide, including an approval process designed to develop a flexible self-regulating development order.

The County's Workforce Housing Program (WHP) and Affordable Housing Program (AHP) provide identical "setback reduction" opportunities to developers in accordance with the Unified Land Development Code (ULDC) Article 5.G.1.B.2.f.3.h. (WHP) and Article 5.G.2.D.4.h. (AHP).

Flexible regulations are described in ULDC Articles 5.G.1.B.2.f.3) and 5.G.2.D.4., and are applicable to projects with Medium Residential, 5 units per acre (MR-5), High Residential 8 units per acre (HR-8), High Residential 12 units per acre (HR-12), or High Residential 18 units per acre (HR-18) Future Land Use designations, or if approved as a Planned Development District or Traditional Development District. Projects with these designations may deviate from the residential requirements of Table 3.D.1.A, Property Development Regulations, or Table 3.D.2.B, ZLL Property Development Regulations (PDRs), as follows:

- Single Family Dwelling (SFD) units may be permitted up to a maximum ten percent deviation for the following PDRs: lot size; width and frontage; building coverage; and, side, and rear setbacks.
- SFD units limited to one floor with no loft or other similar feature, may be permitted up to a maximum 20 percent deviation for the following PDRs: building coverage; and front and side street setbacks.
- Zero Lot Line lots may be permitted up to a maximum lot width reduction of five feet, and ten percent deviation from the minimum lot size, building coverage, and front setback for units with front loading garages.

Summary of AHAC Discussion: The proposed incentive of Flexible Zoning / Custom Property Development Regulations (Page 9) will address reductions in set back requirements for affordable housing. ULDC Article 6, Table 6.B.1.B, requires 1.75 parking spaces per unit and 1 guest space per every 4 units. The CAH discussed cost of parking to development (\$10,000+ per space), and the varied parking demands of different types of residential development: family, elderly, extremely-low income, located on transit, etc. Thought was given to eliminating all parking requirements, and instead allowing developers to determine the parking needs of their developments as demanded by their customers. A minimum parking requirement of 1 parking space per unit was also discussed. A representative of the PBC Zoning Division advised that the County is currently working to establish a Type 2 Waiver that will allow for 1 space per 1 bedroom unit, 1.5 spaces per 2 bedroom unit, and 1.75 spaces per 3 bedroom unit, and 1 guest space per every 5 units. The consensus of the CAH members was that these may be reasonable requirements, but should be allowed by right, and not require a waiver or other special approval or procedure.

AHAC Recommendation: The County should revise the ULDC so that the reduced minimum parking requirements to be offered via Type 2 Waiver are instead offered by right.

F.S. 420.9076(4)(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Existing Incentive Strategy: “Flexible Zoning”. The County should consider adoption of alternative Property Development Regulations (PDRs) community-wide, including an approval process designed to develop a flexible self-regulating development order.

The ULDC Article 5.G.1.B.2.f.3.h. (WHP) and Article 5.G.2.D.4.h. (AHP) provide for flexible lot configurations, including zero-lot-line configurations, as described above.

Summary of AHAC Discussion: See “Flexible Zoning / Custom Property Development Regulations” page 12.

AHAC Recommendation: See “Flexible Zoning / Custom Property Development Regulations” page 13.

F.S. 420.9076(4)(h) The modification of street requirements for affordable housing.

Existing Incentive Strategy: The County’s Comprehensive Plan Transportation Element Policy 1.2-d.4 permits Workforce and Affordable Housing developments to generate vehicular traffic on streets beyond the level otherwise allowable. Opportunities for Traffic Performance Standards mitigation are codified in ULDC Article 5.G.1. B.2.f.1. (WHP) and Article 5.G.2.D.2. (AHP).

Summary of AHAC Discussion: This incentive is intended to address reduction of development cost of affordable housing through the modification to right-of-way design requirements such as street width, number of lanes, sidewalks, and similar. The CAH recognizes that street and related requirements (storm water runoff, etc.) cannot be reduced to the extent that it is detrimental to adequate functionality or compromising safety, however, there may be opportunities to scale back requirements to achieve a cost savings without compromising functionality. This could include limiting the requirement for sidewalks in affordable developments to one side of a street. The CAH will focus on this incentive area during 2025.

AHAC Recommendation: The County should continue to base street and related requirements for affordable housing on sound engineering practices.

F.S. 420.9076(4)(i) — The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Existing Incentive Strategy: The State requires that all proposed changes to the Unified Land Development Code, Comprehensive Plan, Zoning Code, and Zoning Map are reviewed and approved through a public hearing process. In Palm Beach County, the bodies that perform the review and approval functions are the Zoning Commission and the Board of County Commissioners (BCC). The Zoning Commission is comprised of experts who provide input and insight to staff on how proposed changes may impact the cost of housing, and help inform BCC decision making. In addition, when any significant changes are proposed to the Workforce Housing Program, the County’s process is to hire a consultant to calculate the potential impacts on the cost of developing housing and the effect on project profitability.

Summary of AHAC Discussion: The CAH discussed the Housing for All countywide housing plan that was developed by the Palm Beach County Housing Leadership Council (HLC) and that was endorsed and supported by the Board of County Commissioners. Representatives from the HLC's Housing Steering Committee participated in CAH meetings and presented on Housing for All, including action items calling for local policy and regulatory changes that align with various CAH incentive recommendations. Discussion included what role the CAH might play in implementation of Housing for All.

AHAC Recommendation: The County should implement the applicable recommendations of Housing for All within the unincorporated area of the county.

F.S. 420.9076(4)(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Existing Incentive Strategy: The Comprehensive Plan (Housing Element Policy 1.1-i) requires an inventory of all surplus County owned land and foreclosed properties that may be suitable for affordable housing. The County's Property and Real Estate Management Division (PREM) is responsible for identification of such properties, and the Department of Housing and Economic Development is responsible for review of the inventory in order to advise on suitability of properties for affordable housing purposes. The majority of surplus County-owned lands are undevelopable or face significant development constraints due to property size, shape, access limitations, easements, adjacent uses, and/or remote location. A smaller subset of these surplus lands has the potential for affordable housing development. Mainly, these are small vacant lots within established neighborhoods that have the potential to be developed with a single-family home or a small multi-family structure (duplex, triplex, etc.). Additionally, existing homes occasionally come into County ownership through foreclosure, and may be suitable for affordable housing purposes.

PREM posts online a listing of all County-owned surplus property; surplus being that for which the County has no existing or projected future need. Countywide Policy and Procedure Memorandum (PPM) CW-L-023 Requirements for the Acquisition, Disposition, Lease, and Exchange of Real Property establishes procedures for disposition of County-owned real estate. Surplus property may be donated to a not-for-profit entity, but must be sold to for-profit entity. Recipients for disposition of County owned property must be selected through a competitive process, except for not-for-profits whom may be selected on a non-competitive basis. All dispositions must be approved by the Board of County Commissioners.

Summary of AHAC Discussion: PREM explained its process for determining surplus property. Last year, PREM reviewed all County vacant properties last year and identified 179 vacant County-owned parcels rafter eliminating Parks, environmental lands, and properties controlled by the Airports Department. Of the 179 parcels, 121 parcels were less than one acre in size and could not be used for major development or multifamily development. After elimination of those parcels, only one 6-acre parcel was determined as suitable for affordable housing and declared

surplus by the Board of County Commissioners. This property will be offered via a competitive process to developers of affordable and workforce housing.

The CAH discussed the inventory of public lands and the process the County goes through to determine whether county owned land is surplus or not. The CAH would like to see the properties of one acre or less made available. The County should provide the list and let developers do their own due diligence for development viability.

The CAH discussed requesting inventories of publicly owned lands from local municipalities. The Palm Beach County School District has determined that it is not currently making any District-owned properties available for housing development. It was noted that a few years ago, the District conveyed an elementary school property to the City of Belle Glade for affordable/workforce development.

AHAC Recommendation: In furtherance of affordable housing, the County should identify all County-owned vacant and underutilized properties which could be subject to residential infill and redevelopment, and make a regularly-updated inventory of such properties available online.

F.S. 420.9076(4)(k) The support of development near transportation hubs and major employment centers and mixed-use developments.

Existing Incentive Strategy: The County participates in the planning efforts of local and regional coordinating bodies related to development and transportation, including the Palm Beach Metropolitan Planning Organization dba the Palm Beach Transportation Planning Agency. It should be noted that there are limited opportunities for Transit Oriented Development (TOD) in the unincorporated area over which Palm Beach County has jurisdiction, and that opportunities for TOD along passenger rail lines are present exclusively within local municipalities. More generally, when determining the available density bonus in the County's Affordable Housing Program, proximity of the proposed site to mass transit and employment opportunities are among the items considered, thereby providing an incentive for affordable development in closer proximity to the same. Likewise, proposed project proximity to transportation and employment is taken into consideration competitive funding processes administered by HED.

Summary of AHAC Discussion: Transportation costs are a major factor in affordability. Distance between place of residence and place of employment increases cost of living. Cannot study housing affordability in isolation of transportation costs. Even though major local transportation hubs are more often located in municipalities, the County can still focus development along Palm Tran bus routes. Palm Tran recently re-instituted commuter bus service to/from Port St. Lucie. The CAH will focus greater study on this incentive in 2025, including hosting a meeting with the Transportation Planning Agency.

AHAC Recommendation: County should review with local governments and transportation providers a comprehensive solution for affordable housing near transportation hubs.

Additional Incentive – Flexible Zoning / Custom Property Development Regulations.

Summary of AHAC Discussion: The County's Property Development Regulations (PDRs) focus on suburban style development. Although the code works well for suburban development, it is not conducive to housing affordability. Other jurisdictions within Florida, such as Collier County, Port St. Lucie, and to a lesser extent Palm Beach Gardens, have adopted a self-regulating approach to PDRs. With this approach, each development proposes its own PDRs which are then subject to staff review and approval by elected officials. This would offer a less expensive and more expeditious mechanism to approve changes to property development regulations needed to maximize the use of land and make development economically feasible. This approach contributes to housing affordability by allowing greater utilization of smaller sites and infill sites, as well as by offering the flexibility necessary to bring alternative housing product types to market. Further, this approach facilitates the development approval process by avoiding the time and expense associated with obtaining the numerous variances necessary to utilize density bonuses offered by the County.

The County could employ a mechanism for Custom PDRs for affordable and workforce housing through amendments to the ULDC. Smaller builders do not build to a scale at which a self-regulating development order could be utilized, however, larger developments and PUDs could certainly do so. When combining two or more separate single-family lots/parcels through unity of title, the County should allow two or more housing units to be constructed on the single lot. This would facilitate greater development of smaller multifamily housing such as duplexes and triplexes.

For the past two years, Palm Beach County PZB has been studying this concept and is working to establish a Type 2 Waiver (require BCC approval) for flexible development regulations. PZB advised the CAH that the flexible zoning would offer the opportunity to address the following common challenges:

- Higher density developments (over 14 units per acre) often have difficulty accommodating required parking on the property.
- Small developments (less than 16 units) and high density projects (over 20 units per acre) struggle to meet the onsite recreation requirements, and the existing buy-out option drives up the cost of the housing product
- Fee simple townhomes have bigger setbacks and separation requirements than townhomes developed as multifamily condominiums for purchase.
- Requirements for an additional 1 foot of setback for every 1 foot of increase in height has a limiting effect on building heights.

The CAH discussed providing County staff with draft language for the self-regulating development order. Establishing mechanism for flexible zoning / custom PDRs should remain a priority for the County.

AHAC Recommendation: The County should consider adoption of alternative PDRs community-wide, including a mechanism for flexible zoning and an approval process for custom property development regulations.

IV. IMPLEMENTATION

Following adoption of this Report, the Department of Housing and Economic Development will further discussions with other departments and County leadership regarding implementation of the incentive recommendations. Within 90 days following adoption, an amendment to the Local Housing Assistance Plan will be brought to the Board of County Commissioners for consideration. The amendment will identify the incentive recommendations which the County will implement as well as outline a general plan.

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