



PUBLIC NOTICE

Palm Beach County Commission on Affordable Housing

In accordance with F.S. 420.9076, Palm Beach County's Commission on Affordable Housing (CAH) has conducted a review of the County's established policies and procedures, ordinances, land development regulations, and comprehensive plan, and has recommended specific actions or initiatives to encourage or facilitate affordable housing. The draft *Affordable Housing Incentives Review and Recommendations Report, 2022*, is available for review at the Palm Beach County Department of Housing and Economic Development (HED) website: <https://discover.pbcgov.org/HED/Pages/Commission-on-Affordable-Housing.aspx> Draft recommendations in 12 incentive areas are summarized as follow:

1. **The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects.** Recommendation: The County should continue current efforts towards expediting development approvals and building permits for affordable housing projects. Expedited approval should be offered to 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. This County should consider utilizing contracted entities to increase capacity to process development and permit applications.
2. **All allowable fee waivers provided for the development or construction of affordable housing.** Recommendation: The County should offer a transparent development fee structure with clear directions for determining fees, including utilities fees. Existing fee schedules should be listed and made public. The County should offer variability/reduction in development fees for affordable and workforce housing, and/or should defer collection of fees until the housing unit is completed and placed into service. When the County allocates SHIP funding to affordable housing construction within municipalities, the County should require that the municipality waive or reduce development fees for that project as a condition of funding.
3. **The allowance of flexibility in densities for affordable housing.** Recommendation: See "Flexible Zoning" #12.
4. **The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.** Recommendation: The County should maintain its current incentive strategy.
5. **Affordable accessory residential units.** Recommendation: The County should address restrictions on ADUs in order to allow for greater opportunity, including the elimination of requirements for an electrical feed from the main home and the owner covenant to remove the kitchen when the owner vacates the main dwelling unit. ADUs should not be counted as a separate housing unit for purposes of density calculations.
6. **The reduction of parking and setback requirements for affordable housing.** Recommendation: See "Flexible Zoning" #12.
7. **The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.** Recommendation: See "Flexible Zoning" #12.

8. **The modification of street requirements for affordable housing.** Recommendation: The County should continue to base street and related requirements for affordable housing on sound engineering practices.
9. **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.** Recommendation: The County should consider the adoption of a comprehensive countywide housing plan to include workforce and affordable housing.
10. **The preparation of a printed inventory of locally owned public lands suitable for affordable housing.** Recommendation: The County should make available online a regularly-updated inventory of all County-owned properties, and offer a clear process for disposition so that private industry and not-for-profit organizations can utilize available lands for the development of affordable and workforce housing.
11. **The support of development near transportation hubs and major employment centers and mixed-use developments.** Recommendation: The Board of County Commissioners should, through the appropriate department(s), review with local government jurisdictions and transportation providers a comprehensive solution to providing affordable housing near transportation hubs.
12. **Flexible Zoning.** Recommendation: The County should consider adoption of alternative PDRs community-wide, including an approval process designed to develop a flexible self-regulating development order.

The CAH seeks comment on the draft recommendations from all interested parties. Written comments may be submitted electronically to hedcomments@pbcgov.org. Additionally, on November 2, 2022 at 10:30am, the CAH will meet to discuss the draft *Report* and to receive public comment. The meeting will be held in-person at the PBC Airport Center, 100 Australian Avenue (1st Floor, Room 1-470), West Palm Beach, FL 33406. On December 7, 2022 at 10:30am, the CAH will hold a public hearing to adopt the final version of the *Report*. The meeting will be held in-person at the PBC Airport Center, 100 Australian Avenue (5th Floor Conference Room), West Palm Beach, FL 33406. Remote participation is available via the Webex software platform – for access information contact HED at (561) 233-3688 or sabrown@pbcgov.org

Este aviso y los documentos a los que se hace referencia en este documento están disponibles en español y hay servicios de traducción disponibles. Comuníquese con HED al (561) 233-3688.

Avi sa a ak dokiman referansye yo disponib nan lang panyòl, ak sèvis tradiksyon ki disponib. Kontakte HED nan (561) 233-3688.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD MAY BE REQUESTED IN AN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED FOR MEETINGS UPON REQUEST WITH AT LEAST THREE DAYS NOTICE. PLEASE CONTACT HED AT (561) 233-3688.

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