



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. Recommendations with specific actions or initiatives to encourage and facilitate affordable housing were made. The draft *Affordable Housing Incentives Review and Recommendations Report 2024* is available for review at the Palm Beach County Department of Housing and Economic Development (HED) website:

<https://discover.pbcgov.org/HED/PDF/PLANNING/Affordable%20Housing%20Incentives%20Review%20Recommendations%20Report%202024.pdf>.

Draft recommendations in twelve incentive areas are summarized as follows:

1. **The expedited processing of approvals of development orders or permits for affordable housing is expedited to a greater degree than other projects.** CAH 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.
2. **All allowable fee waivers provided for the development or construction of affordable housing.** CAH 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.
3. **The allowance of flexibility in densities for affordable housing.** CAH 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.
4. **The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.** CAH Recommendation: Continue to provide current Traffic Performance Standards concessions for affordable and workforce development.
5. **Affordable accessory residential units.** CAH 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. ADU's 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.
6. **The reduction of parking and setback requirements for affordable housing.** CAH Recommendation: The County should revise the ULDC so that the proposed reduced minimum parking requirements to be offered via Type 2 Waiver are instead offered by right.
7. **The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.** CAH 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.

8. The modification of street requirements for affordable housing. CAH 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.

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

10. The preparation of a printed inventory of locally owned public lands suitable for affordable housing. CAH 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.

11. The support of development near transportation hubs and major employment centers and mixed-use developments. CAH Recommendation: The County should review with local governments and transportation providers a comprehensive solution for affordable housing near transportation hubs.

12. Flexible Zoning/Custom Property Development Regulations. CAH 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.

The CAH seeks comment on the draft recommendations from all interested parties. Written comments may be submitted electronically to hedcomments1@pbc.gov. Additionally, on November 21, 2024 at 10:30am, the CAH will meet to discuss the draft *Report* and to receive public comment. On December 19, 2024 at 10:30am, the CAH will hold a public hearing to adopt the final version of the *Report*. Both meetings will be held in-person at the PBC Airport Center, 100 Australian Avenue, Suite 1-470 (First Floor Training Room), West Palm Beach FL 33406. Remote participation is also available. If interested in participation via Web-ex, please e-mail ycueto@pbc.gov for link.

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) 233-3600.

Avi sa a ak dokiman referansye yo disponib nan lang panyòl, ak sèvis tradiksyon ki disponib. Kontakte HED nan (561) 233-3600

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) 233-3600.

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