



Annual Affordable Housing Incentives Review and Recommendations Report

Commission on Affordable Housing

December 2025



DRAFT

This Page Intentionally Left Blank

Table of Contents

Background.....	1
Committee Composition.....	2-3
Affordable Housing Incentives Evaluation and Recommendations	4
1. The expedited processing of approvals of development orders or permits for affordable housing is expedited to a greater degree.....	4
2. All allowable fee waivers provided for the development of affordable housing.....	4-5
3. The allowance of flexibility in densities for affordable housing.....	5-6
4. The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.....	6-7
5. Affordable accessory residential units.....	7
6. The reduction of parking and setback requirements for affordable housing	7-8
7. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.....	8-9
8. The modification of street requirements for affordable housing.....	9
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.....	9-10
10. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.....	10-11
11. The support of development near transportation hubs and major employment centers and mixed-use developments.....	11-12
12. Flexible Zoning/Custom Property Development Regulations	12-13
Implementation.....	13

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

December 2025

PREPARED BY:
Palm Beach County Commission on Affordable Housing

SUBMITTED TO:
Florida Housing Finance Corporation

I. BACKGROUND

As required by Florida Statute section 420.9076 and recipient of State Housing Initiative Partnership funds, the Palm Beach County Board of County Commissioners (BCC) 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 in support of affordable housing. The Department of Housing and Economic Development (HED) coordinates and supports the activities of the CAH.

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 in the following eleven 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

The CAH is composed of eleven members appointed by the BCC. Section 420.9076 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 Bobby Powell Jr.	Elected Official	12/10/2024	12/9/2027

III. AFFORDABLE HOUSING INCENTIVES

The 2025 affordable housing incentives review process consisted of monthly meetings where the CAH discussed incentive review processes, current affordable housing practices, county procedures as well as shared insight and information on how to potentially increase the supply of affordable housing. The CAH also hosted a roundtable discussion with other affordable housing advisory boards from various municipalities. CAH meetings included representatives from the County's Planning, Zoning, and Building Department, the Property and Real Estate Management Division (PREM), PBC Parks and Recreation, as well as housing developers. This report outlines the recommendations of the CAH resulting from this process. The recommendations that are approved by the BCC 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: In order to allow for additional permit processing capacity, the PBC Building Division allows for external third-party inspections to expedite the inspection timeframe. The Building Division expedites building permit review for all residential permit applications where at least 65% of the total number of housing units are affordable or workforce. The online permit application software offers a mechanism for identification of projects that meet the criteria for prioritization. HED and the Planning Division each possess a list of codes which they assign to unincorporated affordable and workforce housing developments under their review. The project developer enters the code in their permit application, and the software automatically prioritizes the application. The PBC Zoning Division offers a pre-application review for all applicants seeking development approval, as well as offers support to applicants through the approval process.

Summary of AHAC Discussion: The CAH discussed the continued need for a designated individual to shepherd projects through the development approval process, as this continues to be their recommendation. The PBC Planning and Zoning Department has clarified that there are various factors that trigger expediting an application, aside from affordable housing. Therefore, the expediting of numerous applications at the same time may limit the effectiveness of expediting. The CAH requested to know how many projects within the past year met the criteria of having at least 65% of housing units designated for affordable and workforce housing. The CAH also discussed the possibility of obtaining such a status report with this information on an annual basis moving forward. The Planning Division reported that during 2025 there were no permit applications for unincorporated housing developments that met the criteria for expediting, however, there are currently three such project which are expected to submit for permits in 2026. The PBC Housing Dashboard was identified as a valuable resource for obtaining the current status of housing developments projects.

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 for the estimation of fees associated with development applications through the ePZB system. This is a transparent development fee structure with clear directions for determining

fees, including utility fees. Existing fee schedules are listed and made 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 (AMI) for homeownership and up to 110% AMI for rental. Additionally, the County does not charge any impact fees on residential development in the western Glades Region of the county. The County also allows for the payments of impact fees with development funding provided through SHIP, HOME, and other County programs including the Housing Bond Loan Program (HBLP) and the Housing Initiatives Program (HIP). The Transfer of Development Rights (TDR) Program captures un-utilized development capacity from certain properties and then makes that capacity available for utilization at other properties. In February of 2025, the Board of County Commissioners voted not to waive, defer, suspend the collection of TDR fees.

Summary of AHAC Discussion: The CAH discussed the removal of TDR fees and how various fees collected may be under utilized. It was acknowledged that the collection of fees are used for other purposes besides affordable housing, and this recommendation should be made based on the priorities of the CAH. It was also discussed that Impact Fees serve affordable housing developers in obtaining tax credits, and fund the infrastructure needed to support new development. The CAH requested a list of fees collected by the county with regards to affordable housing development in order to conduct an individual review of each fee. The CAH will conduct a comprehensive review of the development fees collected and make recommendations for suspension/waiver for affordable housing during the 2026 incentives review.

AHAC Recommendation: The County should continue to provide the existing incentives.

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

Existing Incentive Strategy: 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 acknowledged 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 (ADUs) 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. The County has directed staff to revise the ULDC to eliminate the prohibition on separate electrical service for ADUs.

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. The County's current land development regulations governing ADUs excessively restrict development. Greater flexibility in the allowance of ADUs will increase the development potential of the County's limited remaining supply of vacant land and 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 greatest concern for the CAH is whether ADUs are counted in density calculations. It is recognized that increased density places additional demands for public services in a particular location, so density should be added in a strategic manner. The CAH discussed the desirability of having owner-occupied units as opposed to two rental units. Policies should not be overly restrictive, and should allow for owner-occupancy of either the main home or the ADU. The County should not impose affordability requirements on ADUs, unless some subsidy/funding was provided. ADUs tend to provide lower cost housing by their nature, and any additional housing units help relieve demand pressure on prices. 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 is supported by the Board of County Commissioners. The Comprehensive Plan also recognizes ADUs in all Tiers as a characteristic of a Livable Community (Future Land Use Element, 1.D.).

AHAC Recommendation: 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: 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 CAH discussed setback requirements and a potential waiver process. Reducing setback requirements are useful if the accompanying density is increased in those areas. Seeking a waiver would be practical in circumstances where decreasing setback requirements would allow the property to match the maximum underlying density that is allowed for that property. The CAH will undertake a comprehensive review of setback requirements during the 2026 review.

ULDC Article 6, Table 6.B.1.B, requires 1.75 parking spaces per unit and 1 guest space per every 4 units. The County currently offers a 15% reduction through an administrative Type 1 Waiver, and the Westgate CRA currently has reduced parking requirements. The County recently created a Type 2 Waiver (requires Zoning Commission approval) for projects utilizing the County's Affordable Housing Density Bonus Program that allows 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.

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 costs 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.

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 previously endorsed and supported by the Board of County Commissioners. The County directed staff to enforce what is applicable within the purview of the County. There are various components of the Housing For All Plan which have been implemented as a result of the CAH's recommendation. Representatives from the HLC's Housing Steering Committee will participate in a CAH meeting in early 2026. The discussion will include what role the CAH may play in implementation of Housing for All. The Planning Division has provided information regarding changes to Florida Statute on proposed county ordinances directly relating to this incentive. F.S. 125.66 states that before the enactment of a proposed ordinance, the Board of County Commissioners shall prepare or cause to be prepared a business impact estimate to be posted on the county's website. The business impact statement will include an estimate of direct economic impact on private as well as for profit businesses, to include any compliance costs and fees. The Planning and Zoning Department will be implementing this review process for the Comprehensive Plan amendments and zoning ordinances.

AHAC Recommendation: The County should continue to 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 Real Estate (CORE) 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 CORE is undevelopable or faces significant development constraints due to property size, shape, access limitations, easements, adjacent uses, and/or remote location. A smaller subset of these surplus CORE has the potential for affordable housing development. Primarily these are small vacant lots within established neighborhoods that have 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 CORE, as well as, surplus property – that being property 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 CORE. Surplus property may be donated to a not-for-profit entity, but must be sold to for-profit entity. Recipients for disposition of CORE 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:

The CAH discussed CORE as well as the interpretation of their designation codes. They expressed wanting the ability to review county owned properties, and make recommendations as to their use. The CAH inquired on the County's process for RFP's and expressed their desire to inventory CORE. They also discussed how their recommendation should not be limited to residential infill or redevelopment as mixed use development would further economic growth.

There is currently a list of CORE on the PREM website, as well as the department of control. This list is updated twice a year. In May 2025, PREM provided a presentation to the CAH indicating that after a review of over 3,000 properties, it was determined that there was only surplus parcel suitable for affordable housing. The County had directed staff to issue an RFP to either sell or lease the parcel for the purpose of developing affordable housing for seniors or workforce housing. This RFP has not been issued due to the prioritization of other projects.

The County is currently working on a 40 single family infill program for homeownership. The PBC Facilities Department is working with a not-for-profit developer to move forward with single family construction on the first ten lots as a pilot program. If successful, there may be others. The CAH would like the opportunity to bring additional developments to HED for affordable housing. The CAH expressed that the County is meeting this incentive.

AHAC Recommendation: In furtherance of affordable housing, the County should continue to identify County-owned vacant and underutilized properties which could be subject to residential infill and redevelopment, and to make a regularly-updated inventory of such properties available online. The CAH supports the County's efforts to create residential infill units and mixed use development on County Owned Real Estate (CORE). The County should provide the CAH the opportunity to periodically review the future use designations assigned to the CORE inventory.

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 areas 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 the place of residence and place of employment increases cost of living. Housing affordability can not be studied in isolation of transportation costs. In addition, Palm Beach County has experienced a significant increase in population which has outpaced existing sources of transportation. In an effort to address travel time, safety, as well as to enhance the County's transportation network, the County created the Countywide Transportation Master Plan.

The CAH discussed the potential to tie in the recommendations from the Countywide Transportation Master Plan with affordable housing. The purpose of the plan is to establish a multi-jurisdictional framework for transportation and mobility connecting people to places. The recommendations from the Plan will be available in 2026. The CAH discussed challenges with this plan and the crossing of municipal boundaries as each jurisdiction is bound by their own ordinances. Greater density bonus to promote transit-oriented development was discussed. The CAH will invite the Transportation Planning Agency to a discussion in 2026.

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.

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 other jurisdictions utilizing double density bonuses as an incentive for developers to build more housing than normally allowed for affordable and workforce housing units. The fees associated with Affordable and Workforce housing are nominal. The CAH would like to include in their recommendation that the County work towards providing density bonuses in areas such as within the Urban Redevelopment Area.

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. The County should work towards providing additional density bonuses in areas that are targeted for redevelopment for affordable and workforce housing.

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 the County will implement, as well as outline a general plan.