



Final Report

June 29, 2018

South Regional Subcommittee

A Subcommittee of the 2017 Housing Summit Steering Committee

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ACKNOWLEDGEMENTS

South Regional Subcommittee Members

Each of the subcommittees has 11 representatives. The Steering Committee appointed two liaisons and the other nine members were selected from each of the nine groups below.

Representing / Field	Name	Company/Organization
Economic Council	Art Menor	Shutts and Bowen
Chamber of Commerce	Christina Morrison	Carmel Commercial Real Estate & Management
League of Cities	David Scott	City of Boynton Beach
Gold Coast Builders	No Representative	No Representative
Not for Profit	Evelyn Dobson	Delray Beach Community Land Trust
Palm Beach County	Patricia Behn	Palm Beach County
Leadership PB County	Melanie Otero	Otero Communications
League of Women Voters	Ezra Krieg	Gulfstream Goodwill Industries
Steering Committee	Keith Ahronheim	CHIC Development Corporation
	Dorothy Ellington	Delray Beach Housing Authority
Steering Committee Subcommittee Liaisons	Kevin Ratterree	GL Homes, Inc.
	Michael Weiner	Sachs Sax Caplan, P.L.

Municipal Participation

The South Regional Subcommittee appreciates the participation, support and contributions from the following municipal representatives. During the six-month process, municipal staff were instrumental in providing information on attainable housing challenges they are facing.

Municipality	Contact Person
Boca Raton	Teresa McClurg, Jim Bell, Brandon Schaad
Boynton Beach	Octavia Sherrod, Lashea Brooks, Hanna Matras
Briny Breezes	Jackie Ermola
Delray Beach	Ferline Mesidort, Tim Stillings, Anthea Gianniotis, Jasmine Allen
Golf	Christine M. Thrower
Gulf Stream	Greg Dunham
Highland Beach	Valerie Oakes
Hypoluxo	Dixie Gualtieri
Manalapan	Linda Stumpf & Lisa Petersen
Ocean Ridge	James Titcomb

EXECUTIVE SUMMARY

Palm Beach County is experiencing economic and population growth along with rapidly increasing housing costs. In recognition of this situation, a Housing Summit was held in May 2017, attended by over 500 participants. Following the Summit, the 2017 Housing Summit Steering Committee was established to set "Guiding Principles & Actions" to start the discussion for solutions to the housing needs in Palm Beach County. The goal is to increase housing that is affordable, attainable and appropriate to maintain a sustainable community. The Steering Committee established 4 regional subcommittees to address the needs by the various regions within the county. The goal of each subcommittee is to develop tailored Regional Housing Plans through an inclusive, collaborative approach that ensures broad participation and is responsive to the local conditions.

The South Regional Subcommittee reached out to the 10 cities within the region, determined existing efforts and programs already in place in the region, determined possible solutions applied to the relevant "Guiding Principles & Actions", and identified potential sites for future discussion. This final report provides the results of the South Regional Subcommittee.

- **Shared Investment & Responsibility:** Encourage local government reduction of impact fees wherever/however possible for attainable housing. Encourage a dedicated local revenue source. Develop committee to review impact fee solutions. Develop a Countywide housing strategy by encouraging, creating and developing a type of "continuum of care" program for attainable housing by utilizing the expertise and resources of non-profit, housing authorities, community land trust, etc. Encourage working collaboration with county and cities.
- **Preservation of Stock:** Develop a program for rehabilitation & preservation of existing stock.
- **Expanded Housing Diversity:** Don't just concentrate on home ownership but rather provide and encourage all types of housing: rentals and for sale. We want to emphasize the need for a broad spectrum of housing.
- **Enhanced Development Incentives:** Encourage and write regulations for allowing residential above commercial, lowering parking requirements, reducing costs to developers' fees, encouraging density bonus for affordable and attainable housing, and providing owners of commercial centers alternative uses with ability for higher density. Look at irregular properties, whether they are buildable or non-buildable, or non-conforming lots; and provide for flexible zoning regulations.
- **Reduced Regulatory Barriers:** Adjust land use restrictions to create more flexibility and solutions for realistic appropriate housing to attainable housing for the populations served (workforce and attainable).
- **Strategic Sustainable Developments:** Encourage development of mixed-use projects that include a full range of uses and incomes. Potential mixed-use projects could include commercial shopping centers, parks of commerce, light industrial or other areas suitable for residential.
- **Increased Financial Resources:** Encourage full funding of the Sadowski Housing Trust Fund and encourage city and regional financial solutions. Encourage the School Board to look at underutilized school-owned sites for teacher housing and could make land available to developer.

Disclaimer: Any statements herein are opinions offered to the subcommittee members through our various meetings and correspondence by municipal staff. This report does not bind a local government to any of the recommendations or statements made, in whole or in part. An opportunity for local government boards to take action on these recommendations did not occur through this process. Any implementation of the recommendations must follow the respective local government's or agency's processes.

FINAL REPORT

Background

The South Region of Palm Beach County is primarily urban in character and includes 10 municipalities, 5 of which are entirely on the barrier island (Map in Attachment 3). This region includes the second, third and fourth largest cities in Palm Beach County: Boca Raton with a population approaching 92,000, Boynton Beach estimating at close to 74,000 and Delray Beach at approximately 66,000 people. The South Region consists of the following municipalities:

- City of Boca Raton – Entitlement city
- City of Boynton Beach – Entitlement city
- Town of Briny Breezes
- City of Delray Beach – Entitlement city
- Village of Golf
- Town of Gulf Stream
- Town of Highland Beach
- Town of Hypoluxo
- Town of Manalapan
- Town of Ocean Ridge

The total population for all of the municipalities in this region is 235,098. Regarding housing units, the municipalities in this region have approximately 128,000 units, of which 65,000 are owner-occupied, 34,000 are renter-occupied and 28,000 are vacant units. Seasonal units are not included in this interim report to determine market vacancy rates (difference between total housing units, total seasonal units, and occupied housing units). The median family income for these cities vary greatly from \$53,754 in Boynton Beach to \$250,000 in Manalapan.

Base Data

The subcommittee reached out to cities located within the south region of the county to determine existing efforts and programs already in place in the region and to gather information on the cities' housing needs. For each of the cities, the subcommittee surveyed the staff for housing needs (Attachment 4), took an inventory of the vacant land (Attachment 5), reviewed Comprehensive Plans and Land Development Regulations (Attachment 6), gathered existing

programs for the entitlement cities (Attachment 7) and provided current "for sale" listings (Attachment 8). Subcommittee members agreed to research available land owned by cities, churches, non-profit organizations, shopping centers, school district, etc., in an effort to identify available land for potential projects (Attachment 9).

Municipal Participation and Survey

Throughout this process, Subcommittee members reached out to contacts in all municipalities via email and phone. The City of Boynton Beach staff attended the April 17, 2018 Subcommittee meeting and staff from the cities of Boca Raton and Delray Beach attended the May 15, 2018 Subcommittee meeting. Additionally, Subcommittee members participated in the Intergovernmental Plan Amendment Review Committee (IPARC) on May 17, 2018, to meet with planning and zoning staff from various municipalities. The Subcommittee distributed a housing survey to all 10 municipalities to request information on their housing policies and needs. Responses were received from 7 out of the 10 cities. Summarized below are responses from each of the municipalities (Attachment 4).

- **City of Boca Raton**

- The city recommends that the subcommittee focus on innovative development alternatives, reduced/flexible property development regulations and incentives that would result in expansion of the affordable housing supply on a regional basis.
- The city identified a need for affordable housing that is constrained by high land value/construction costs and limited funding resources.
- Current efforts to address housing needs include focusing on existing housing stock that can be assisted using state/federal entitlement resources and local partnerships and developing future land use and zoning regulations.
- The City provides expedited permitting for affordable housing, and has a SHIP Trust Fund but currently does not own land suitable for affordable housing.
- Current zoning regulations permit a maximum density of 20 units to the acre in the city. The city does not have a density bonus program and has no zoning regulations in place specifically for affordable housing.

- **City of Boynton Beach**

- The city would like the subcommittee to focus on innovative development alternatives, density bonuses, and reduced/flexible property development regulations.
- The city identified that they are in need of affordable housing with their greatest municipal housing concern being the increase in housing costs, affordable housing supply and not enough resources.
- Their current efforts to address their housing needs include developing different future land use and zoning regulations.
- The city provides expedited permitting for attainable housing as well as provides subsidies.

- **Town of Briny Breezes** – responded that they are not interested in participating in the survey
- **City of Delray Beach**
 - The city would like the subcommittee to focus on attainable housing, innovative development alternatives and local partnerships.
 - The city identified that they are in need of affordable housing with their greatest municipal housing concern being affordable housing supply and housing costs.
 - Their current efforts to address their housing needs include working with community partners.
 - The city provides expedited permitting for attainable housing and has a trust fund.
- **Village of Golf**
 - The village would like the subcommittee to focus on existing housing stock, local partnerships and linkage fees.
 - The village identified that their greatest housing concern is housing costs but do not believe that they need affordable housing.
 - One of the village's significant zoning restrictions is that the residential zoning is one unit per acre.
- **Town of Gulf Stream** – did not provide response
- **Town of Highland Beach**
 - The town identified that they do not have a housing concern and do not need affordable housing.
 - There are currently no available properties suitable for attainable housing, they do not offer expedited permitting and there are no affordable housing zoning regulations in place.
- **Town of Hypoluxo**
 - The town would like the subcommittee to focus on local partnerships, density bonuses and publicly owned lands.
 - The town identified that their greatest housing concern is not enough resources.
 - The town does not have available properties, no expedited permitting and no subsidies available and they feel that they do not need affordable housing.
- **Town of Manalapan** – did not provide response
- **Town of Ocean Ridge** – did not provide response

Challenges Identified

Throughout this process, the South Regional Subcommittee identified various housing challenges, including: (1) zoning barriers which could be taken care of by proactively creating zoning designations for specific properties in advance; (2) high fees for applications; (3) time to process an application; (4) rental housing costs; cost burden should be 30% of income for housing; (5) lack of available land; and (6) barrier island municipalities have not contributed, and in some cases, do not feel the “need”, to provide attainable housing. The City of Delray Beach staff added that vacation rentals have removed potential attainable housing from the housing inventory, leading to a decrease of lower cost housing.

Solutions Suggested

As part of the discussions, the Subcommittee discussed various possible solutions including the need to provide opportunities to build above commercial; allow for easier shopping center redevelopment; need to find opportunities for a mix of people; and provide short and long-term goals/solutions. After reviewing the data and survey provided by the municipalities, the South Regional Subcommittee recommended the following from the Housing Summit's Guiding Principles and Actions (Attachment 2).

Shared Investment & Responsibility

- **Steering Committee:** Establish **linkage fees** for non-residential projects and/or a dedicated local revenue source for attainable housing initiatives in local jurisdictions. Suggestions include an attainable housing impact fee, transfer fee, job creation fee, etc.
 - **Subcommittee:** Encourage local government reduction of impact fees wherever/however possible for attainable housing. Encourage a dedicated local revenue source. Develop committee to review impact fee solutions.
- **Steering Committee:** Develop local partnerships with banks, local government, non-profits, developers, employers, service providers, school districts, etc.
 - **Subcommittee:** Develop a Countywide housing strategy by encouraging, creating and developing a type of "continuum of care" program for attainable housing by utilizing the expertise and resources of non-profit, housing authorities, community land trust, etc. Encourage working collaboration with county and cities. Encourage local government reduction of impact fees wherever/however possible for attainable housing. Develop committee to review impact fee solutions.

Preservation of Existing Stock

- **Steering Committee:** Local governments work with state legislators, building code officials, insurance carriers, etc. to develop and implement strategies to bring **existing housing stock** to current building code, hurricane hardening and energy efficiency standards. There must be an

understanding of the costs associated with such improvements and providing local government subsidies, programs, mortgage assistance and fee structures that allow for the upgrades without pricing the unit out of attainable housing ranges.

- **Subcommittee:** Develop a program for rehabilitation and preservation of existing stock.

Expanded Housing Diversity

- **Steering Committee:** Combine rental with ownership and workforce with market rate units to lower costs and create more stable communities. Ensure a mix of income, with 25-50% of units as workforce.
 - **Subcommittee:** Don't just concentrate on home ownership but rather provide and encourage all types of housing: rentals and for sale. We want to emphasize the need for a broad spectrum of housing.

Enhanced Development Incentives

- **Steering Committee:** Amend local government comprehensive plans and land development codes to provide for attainable housing initiatives that: (a) Provide density bonuses to residential projects that provide a minimum of 10% of the total projects units within attainable housing price ranges; and, (b) Provide additional density bonuses to residential projects that provide more than 10% of the total projects units within attainable housing prices. The resulting attainable housing can be built either on-site or off-site; either in new construction or rehabilitation of existing market rate housing stock.
 - **Subcommittee:** Encourage and write regulations for the following:
 - Allow for residential above commercial
 - Lower parking requirements
 - Reduce costs to developers' fees
 - Encourage density bonus for affordable and attainable housing
 - Provide owners of commercial centers alternative uses with ability for higher density
 - Look at irregular properties, whether they are buildable or non-buildable, or non-conforming lots; and provide for flexible zoning regulations

Reduced Regulatory Barriers

- **Steering Committee:** Amend local government land development codes to provide reduced/flexible property development regulations for both attainable and market rate units. Encourage the use of reduced minimum lot sizes, lower minimum floor area, reduced setbacks, higher lot coverage, smaller buffers, reduced minimum parking standards, reduced recreation requirements, among others.
 - **Subcommittee:** Adjust land use restrictions to create more flexibility and solutions for realistic appropriate housing to attainable housing for the populations served (workforce and attainable).

Strategic Sustainable Developments

- **Steering Committee:** Local governments amend the Future Land Use maps, Future Land Use elements and other portions of local Comprehensive plans allowing all non-residential properties, inclusive of commercial, industrial, institutional, public owners, etc., to establish underlying residential development potential that creates additional attainable (workforce) housing units and long-term preservation of existing units. The allowed underlying residential density can utilize any density bonus programs established to promote attainable housing.

- **Subcommittee:** Encourage development of mixed-use projects that include a full range of uses and incomes. Potential mixed-use projects could include commercial shopping centers, parks of commerce, light industrial or other areas suitable for residential.

Increased Financial Resources

- **Steering Committee:** Use public private partnerships, including private equity funds, for creative financing.
- **Subcommittee:** Encourage full funding of the Sadowski Housing Trust Fund and encourage city and regional financial solutions. Encourage the School Board to look at underutilized school-owned sites for teacher housing and could make land available to developer.

Projects

The South Regional Subcommittee reviewed the land inventory throughout the southern region of Palm Beach County and identified sites to explore with property owners for possible attainable housing projects or use of the development rights. Attachment 9 provides additional information and maps of each site. Subcommittee members conferred with various entities, and were not able to confirm availability. Regulatory authority rests with the local government for these proposed sites. Inclusion of these sites does not bind the owners. Any implementation of the recommendations must follow the respective local government's or agency's processes.

City of Delray Beach

1. Property #1: Congress Avenue Palm Beach County Campus Site #A

- a. Location: 501 S. Congress Ave., Delray Beach, 12-43-46-19-00-000-1100
- b. Acres: 4.59 acres
- c. Description: currently used as the Tax Collector offices and owned by Palm Beach County.
- d. Benefits: Current zoning – MROC – allows up to 80 feet in height with no variances needed. Adjacent to Tri-Rail Station. Near entrance ramps to I-95. On Palm Tran bus route. City Trolley to downtown Delray Beach and beach area. Shopping and restaurants nearby at Linton Blvd. and Atlantic Blvd.
- e. Idea: Tax Collector is looking for a site further west. Offer land to developers on a long-term land lease. Utilize/develop this site into TOD attainable/affordable housing. Mixed use possible with convenience-type businesses on grade level (café, dry cleaners, mini-market, etc.)

2. Property #2: Congress Avenue Campus Site #B

- a. Location: South Congress Avenue, 12-43-46-19-00-000-1022
- b. Acres: 2.05 acres
- c. Description: current use is as a surface parking lot for the Tri-Rail station.
- d. Benefits: Current zoning is MROC and allows up to 80 feet in height with no variances needed. Adjacent to Tri-Rail Station. Near entrance ramps to I-95. On Palm Tran bus route. City Trolley to downtown Delray Beach and beach area. Shopping and restaurants nearby at Linton Blvd. and Atlantic Blvd.
- e. Idea: Utilize the "air rights" over the parking lot for multi-family housing – for sale and/or for rent. Offer "air rights" to developers on a long-term (30+ year) lease or outright sale.

Utilize/develop this site into TOD attainable/affordable housing. Mixed use is possible with convenience-type businesses on partial grade level area (café, dry cleaners, mini-market for commuters)

3. Property #3: Downtown Delray Beach

- a. Location: 40 NE 4th Avenue et al., next to Atlantic Avenue
- b. Acres: 1-2 acres
- c. Description: owned by the City of Delray Beach
- d. Benefits: Adjacent to planned Tri-Rail Coastal Link. On bus route and proposed train station (TCRPC 2017 study). Near everything downtown. City Trolley to main Tri-Rail station and beach area.
- e. Idea: Current site of City parking lot. Utilize the "air rights" over the parking lot for TOD multi-family housing. Utilize/Develop this site into attainable/affordable housing. For sale and/or for rent housing in an urban setting.

4. Property #4: Atlantic Avenue Delray Beach

- a. Location: 700 Block of West Atlantic Avenue, North Side Corridor
- b. Acres: Entire Block from SW 8th Avenue to SW 9th Avenue
- c. Description: owned by City of Delray Beach CRA
- d. Benefits: Land already assembled by CRA for future development. Located across Atlantic Avenue from recently built hotel (work center), near Atlantic High School and downtown employment centers. On Palm Tran bus routes. City Trolley to East Atlantic, Congress Ave., Tri-Rail station and beach area.
- e. Idea: Utilize/develop this site into attainable/affordable housing. Assist CRA with expediting development of housing for this important area. Mixed development with multi-family along Atlantic Ave., then single-family homes abutting neighborhood (to the north of the multi-family as buffer to existing neighborhood). For sale and/or for rent housing in an urban setting.

5. Property #5: Old Plumosa School

- a. Location: 2501 Seacrest Blvd, Delray Beach
- b. Acres: 7+ acres
- c. Description: owned by School Board of Palm Beach County
- d. Benefits: School Board-owned property is not currently in use. It is adjacent to a school campus known as the Plumosa School of the Arts. The property is on a Palm Tran bus route and 1.5 miles from the Bethesda East Hospital.
- e. Idea: Utilize/develop this site into an attainable/affordable housing development with the target market possibly being teachers and medical support staff. Could be developed as single family homes to match the surrounding area.

City of Boynton Beach

1. Property #1: Boynton Beach CRA Properties South

- a. Location: west of US-1, southeast block of Seacrest Blvd. and Martin Luther King Jr Blvd.
- b. Acres: 2.97 acres, consisting of 17 parcels
- c. Description: 3 of the 17 parcels are currently vacant, 6 of the 17 parcels are owned by Boynton Beach CRA
- d. Benefits: Close to bus routes along Seacrest Blvd. and US-1. Within walking distance of public schools and commercial along US-1. Close to employment and businesses.

- e. Idea: Utilize/develop this site into attainable/affordable housing. Assist CRA with expediting development of housing for this important area.

2. Property #2: Boynton Beach CRA Properties North

- a. Location: west of US-1, northeast block of Seacrest Blvd. and Martin Luther King Jr Blvd.
- b. Acres: 2.63 acres, consisting of 11 parcels
- c. Description: 10 of the 11 parcels are currently vacant, 6 of the 11 parcels are owned by Boynton Beach CRA; A portion of the area will need future land use amendment and rezoning.
- d. Benefits: Close to bus routes along Seacrest Blvd. and US-1. Within walking distance of public schools and commercial along US-1. Close to employment and businesses.
- e. Idea: Utilize/develop this site into attainable/affordable housing. Assist CRA with expediting development of housing for this important area.

3. Property #3: Cottage District Properties

- a. Location: east side of Seacrest Blvd., 650 ft north of Boynton Beach Blvd.
- b. Acres: 5.02 acres, consisting of 22 parcels
- c. Description: 15 of the 22 parcels are currently vacant, 16 of the 22 parcels are owned by Boynton Beach CRA; A portion of the area will need future land use amendment and rezoning.
- d. Benefits: Close to bus routes along Seacrest Blvd. and Boynton Beach Blvd. Within walking distance of institutional and commercial along US-1. Close to employment and businesses.
- e. Idea: Utilize/develop this site into attainable/affordable housing. Assist CRA with expediting development of housing for this important area.

Conclusion

The South Regional Subcommittee acknowledges that developing a strategic plan for attainable housing in Palm Beach County is extremely challenging. County government, municipalities, non-profit organizations, financial institutions, community organizations and the private sector are all key partners who must be stakeholders in finding solutions. This effort requires broad participation, including policy makers to make difficult decisions, private sector to increase supply of housing through efforts of flexible regulations, and job creators and businesses to contribute to the solution for housing their employees. The burden should not solely rest on one stakeholder. Most of all, education and engagement of the community to provide them with information on how attainable housing benefits everyone in the community. Only through the collaboration of all parties will we establish a response to the growing need for housing.

ATTACHMENT 1: FRAMEWORK & ACTION PLAN

Palm Beach County Housing Summit Regional Subcommittees Framework & Action Plan

Thank you for accepting the invitation to participate as a Regional Subcommittee member in our communitywide effort to address housing needs in Palm Beach County. As part of the respective Subcommittee, you will be developing a regional housing plan and moving the plan forward to address this critical issue. Your talents, experience and dedication are vital to this effort, and your willingness to give of your time is very much appreciated.

Background: In an effort to increase housing that is affordable, attainable and appropriate in Palm Beach County, a Housing Summit was held in May of 2017. More than 500 stakeholders attended the Summit. It created a tremendous momentum to address the housing crisis in our community. To build on that momentum, the Steering Committee developed “**Guiding Principles-Actions**” (attached) based on the presentations, discussions and ideas heard at the Summit. The Committee established the regional framework, with four Regional Subcommittees, to continue the ongoing effort on a countywide basis.

Goal of the Regional Subcommittees:

- To develop tailored Regional Housing Plans through an inclusive, collaborative approach that ensures broad participation and is responsive to the local conditions.

Role of the Regional Subcommittees: With support and oversight of the Summit Steering Committee, each Regional Subcommittee will work with the region’s municipalities and County to:

- reach out to cities and other interested entities
- determine existing efforts and programs already in place in the region
- apply the relevant **Guiding Principles-Actions** and determine the specific identified action items or new items that may be appropriate for the subarea
- identify potential projects as focal points
- identify milestones
- identify any needed technical assistance

Subcommittees Regions: For your information, the four Regional Subcommittees are as follows:

South Region: Boca Raton, Boynton Beach, Briny Breezes, Delray Beach, Golf, Gulf Stream, Highland Beach, Hypoluxo, Manalapan, Ocean Ridge

Central Region: Atlantis, Cloud Lake, Glen Ridge, Greenacres, Haverhill, Lake Clarke Shores, Lake Worth, Lantana, Palm Beach, Palm Springs, South Palm Beach, West Palm Beach

Western Region: Belle Glade, Loxahatchee Groves, Pahokee, Royal Palm Beach, South Bay, Wellington, Westlake, large unincorporated area including portions of the Exurban tier

North Region: Juno Beach, Jupiter, Jupiter Inlet Colony, Lake Park, Mangonia Park, North Palm Beach, Palm Beach Gardens, Palm Beach Shores, Riviera Beach, Tequesta

Membership: Each Regional Subcommittee has 11 representatives. The Steering Committee selected three members and the other eight members were selected from each of the eight following groups:

- Economic Council
- Chambers of Commerce
- League of Cities
- Gold Coast Builders Association
- Not for Profit Agencies
- Palm Beach County Government
- Leadership Palm Beach County
- League of Women Voters

Palm Beach County Regional Subcommittees
Action Plan

To provide the flexibility necessary to respond to local conditions, each Regional Subcommittee will establish a manner of proceeding best suited to its circumstances. However, to ensure some basic consistency across all Subcommittees, outlined below are general expectations.

Topic	Actions and Expectations
Kick-off	<ul style="list-style-type: none"> Subcommittee process will begin with a “Meet & Greet” kick off meeting: Thursday, November 2, 2017 PBC Commission Chambers, 9am. Subcommittee and Steering Committee members are strongly encouraged to attend.
Work Product	<ul style="list-style-type: none"> Each Regional Subcommittee will meet with municipalities and other interested entities in the region and prepare a draft Regional Housing Plan. Draft Plans will be reviewed by the Steering Committee. Each Regional Subcommittee can expect to present the plan at meetings, including: <ul style="list-style-type: none"> governing boards of the region’s municipalities League of Cities meeting next Housing Summit
Timeline	<ul style="list-style-type: none"> Anticipated to be up to 9-month process Timeframe for municipal engagement, drafts to be determined
Subcommittee Meeting Schedule	<ul style="list-style-type: none"> Each Regional Subcommittee will determine its meeting schedule and location, to be provided to the Steering Committee Chair: <i>Faye Johnson (561-355-3260 or email FJohnson@pbcgov.com)</i> Members should plan to meet at least twice per month for the first three months. Thereafter, meetings should be held at least monthly, with additional time involved in engaging the region’s municipalities and other entities. Regional Subcommittee representatives may also be asked to attend Steering Committee meetings to ensure coordination.
Time Commitment	<ul style="list-style-type: none"> Regional Subcommittee members should commit to active participation, throughout the 9-month process. Members who cannot attend meetings in person should do so via conference call.
Subcommittee Leadership	<ul style="list-style-type: none"> No later than the second meeting, the Regional Subcommittee members will select their lead person-chair, and provide this information to: <i>Faye Johnson (561-355-3260 or email FJohnson@pbcgov.com)</i>
Guidance and Coordination	<ul style="list-style-type: none"> Two Steering Committee members will serve as liaisons to provide guidance The Steering Committee Chair will also serve as a contact: <i>Faye Johnson (561-355-3260 or email FJohnson@pbcgov.com)</i>
Resources	<ul style="list-style-type: none"> As needed, Regional Subcommittees should request technical assistance (planning, finance, etc) through the Steering Committee, which will make every effort to provide assistance.
Open Meetings	<p>Regional Subcommittees will be required to:</p> <ul style="list-style-type: none"> Provide advance notice of meetings to the Steering Committee Chair <i>Faye Johnson (561-355-3260 or email FJohnson@pbcgov.com)</i> Allow public and stakeholders to attend meetings Prepare and adopt summary minutes of each meeting

ATTACHMENT 2: GUIDING PRINCIPLES & ACTIONS

Palm Beach County 2017 Housing Summit Attainable Housing Guiding Principles & Actions

Shared Investment & Responsibility

- Establish **linkage fees** for non-residential projects and/or a dedicated local revenue source for attainable housing initiatives in local jurisdictions. Suggestions include an attainable housing impact fee, transfer fee, job creation fee, etc.
- Consider a developer exchange program wherein market rate developers link with **attainable housing developers** to provide off-site attainable housing in proximity to transportation, job corridors and other areas of opportunity.
- Develop local partnerships with banks, local government, non-profits, developers, employers, service providers, school districts, etc.
- Solicit government assistance for supplemental (area) improvements such as infrastructure and parks from local, state and federal funding.
- Local governments develop **marketing plans** to promote attainable housing initiatives and reduce the NIMBY (not in my backyard) effect on attainable housing projects.

Preservation of Existing Stock

- Review and implement strategies that provide timeframes for attainable housing unit affordability while understanding the principal that **housing ownership equity** is a wealth builder.
- Local governments work with state legislators, building code officials, insurance carriers, etc. to develop and implement strategies to bring **existing housing stock** to current building code, hurricane hardening and energy efficiency standards. There must be an understanding of the costs associated with such improvements and providing local government subsidies, programs, mortgage assistance and fee structures that allow for the upgrades without pricing the unit out of attainable housing ranges.
- Local governments develop a long-term plan to utilize attainable housing initiatives to promote redevelopment and/or rehabilitation of existing housing stock to **bring back blighted neighborhoods**, thereby preventing gentrification of downtown areas. Such plans should promote flexibility, provide for a sense of place in existing neighborhoods and under appropriate circumstances allow additional density.
- Use community land trusts to preserve the units being created, by permanently holding land under workforce units to reduce costs to initial and subsequent buyers.

Expanded Housing Diversity

- Amend land development regulations to encourage the use of **innovative development alternatives**, such as, but not limited to, container housing, micro houses, small houses on small lots, accessory dwelling units and alternative construction materials.
- Combine rental with ownership and workforce with market rate units to lower costs and create more stable communities. Ensure a mix of income, with 25-50% of units as workforce.
- Ensure that workforce rental and ownership units are indiscernible from market rate projects in amenities, exterior appearance and quality.

Enhanced Development Incentives

- Amend local government comprehensive plans and land development codes to provide for attainable housing initiatives that: (a) provide **density bonuses** to residential projects that provide a minimum of ten (10) percent of the total projects units within attainable housing price ranges; and, (b) provide **additional density bonuses** to residential projects that provide more than ten (10) percent of the total projects units within attainable housing prices. The resulting attainable housing can be built either on-site or off-site; either in new construction or rehabilitation of existing market rate housing stock.

- Establish infrastructure **subsidies** for projects containing attainable housing.
- Reduce and/or waive planning, zoning, utility, building and impact fees.
- Enhance PBC Impact Fee Credit Program.
- Provide tax abatement or other tax relief.
- Sell Transfer Development Rights, TDR's, at reduced rates for workforce-affordable housing units.

Reduced Regulatory Barriers

- Amend local government land development codes to provide **reduced/flexible property development regulations** for both attainable and market rate units. Encourage the use of reduced minimum lot sizes, lower minimum floor area, reduced setbacks, higher lot coverage, smaller buffers, reduced minimum parking standards, reduced recreation requirements, among others.
- Local governments establish attainable housing overlay in areas proximate to transportation and job corridors that **expedite permitting process** for projects containing attainable housing. This could include establishment of **permit coordinators** that stay with the project throughout the permitting process.

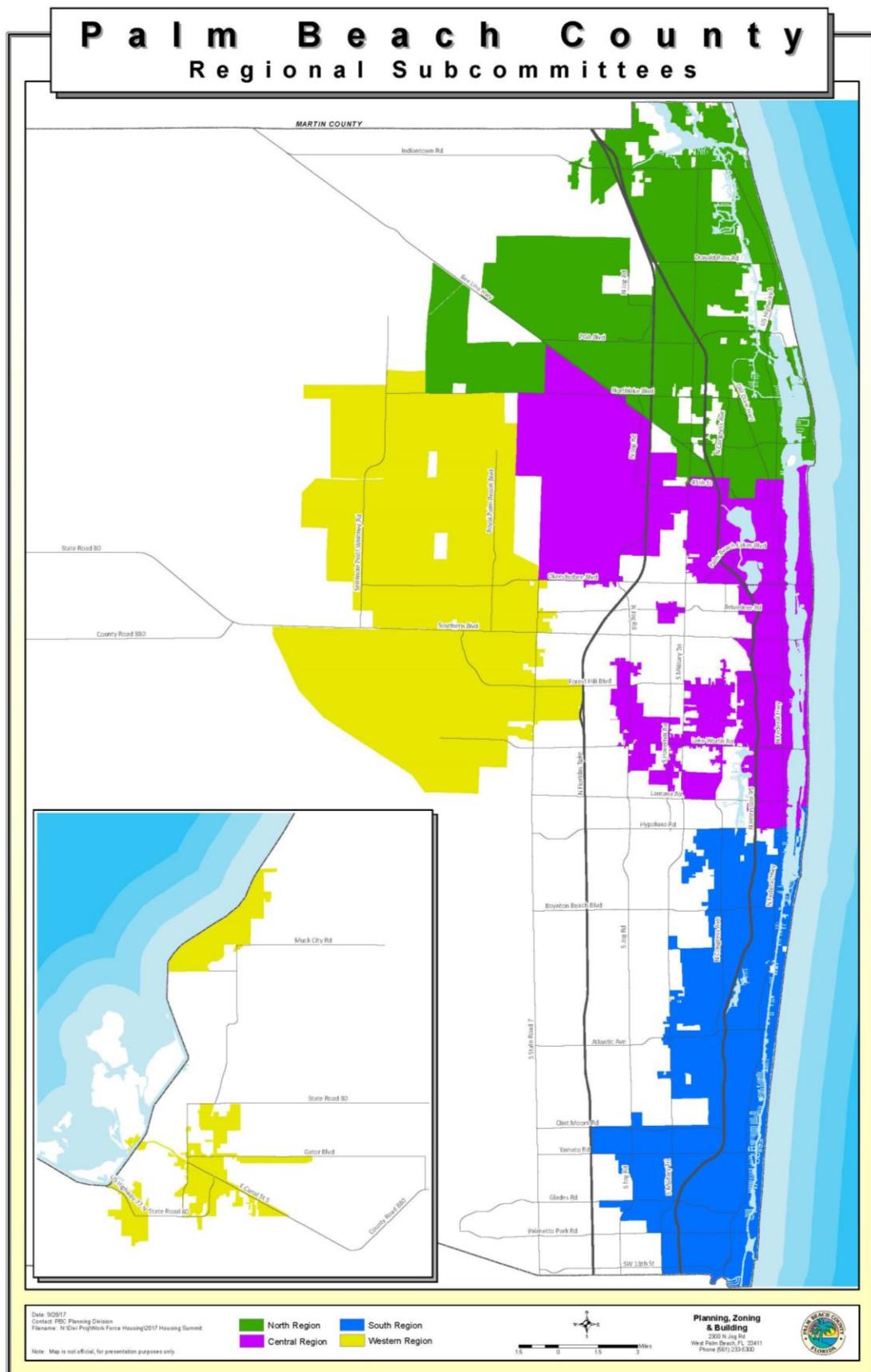
Strategic Sustainable Developments

- Local governments amend the Future Land Use maps, Future Land Use elements and other portions of local Comprehensive plans allowing **all non-residential properties**, inclusive of commercial, industrial, institutional, public owners, etc., to establish underlying residential development potential that creates additional attainable (workforce) housing units and long-term preservation of existing units. The allowed underlying residential density can utilize any density bonus programs established to promote attainable housing.
- Amend local comprehensive plans and land development regulations to **promote Transit Oriented Developments** that contain attainable housing in transportation and job corridors in support of attainable housing goals.
- Local governments should face the issue of whether marginally slower traffic movements are more important than the goal of attainable housing. For those local government who realize and acknowledge the crisis, formal amendment should be made to the local Comprehensive Plans giving clear instructions to **favor attainable housing**.
- Local governments should inventory and determine **publicly owned lands** that could be made available for attainable housing projects and establish an RFP (request for proposal) process by which these lands could be made available for attainable housing projects.

Increased Financial Resources

- Municipalities and business community should work diligently with neighboring municipalities and business groups to stop the State from sweeping the Sadowski Affordable Housing Trust Fund.
- Use public private partnerships, including private equity funds, for creative financing.
- Allow Tax Increment Financing (TIF) to fund workforce-affordable housing.
- Provide appropriate loans (subordinated debt) to developers.
- Use a rental floor commensurate with Area Median Income to facilitate financing of rental developments.

ATTACHMENT 3: REGIONAL SUBCOMMITTEE MAP



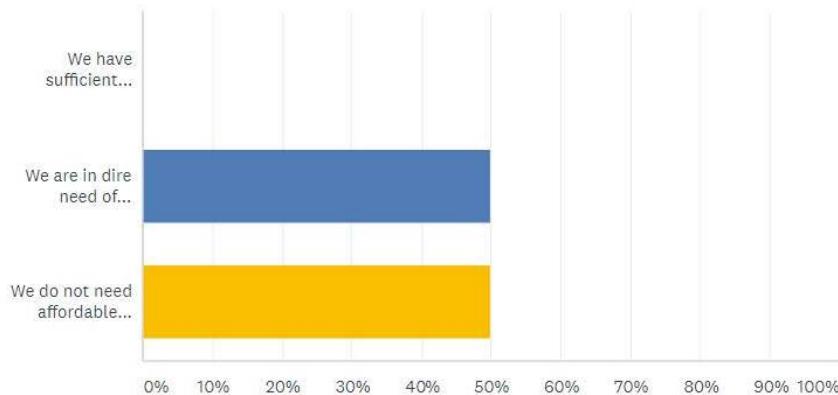
ATTACHMENT 4: MUNICIPAL SURVEY

Summary Responses

Q1

What is the current state of housing needs in your community (i.e., the number of single family, multi family and rental units would fulfill the current "affordable" needs?)

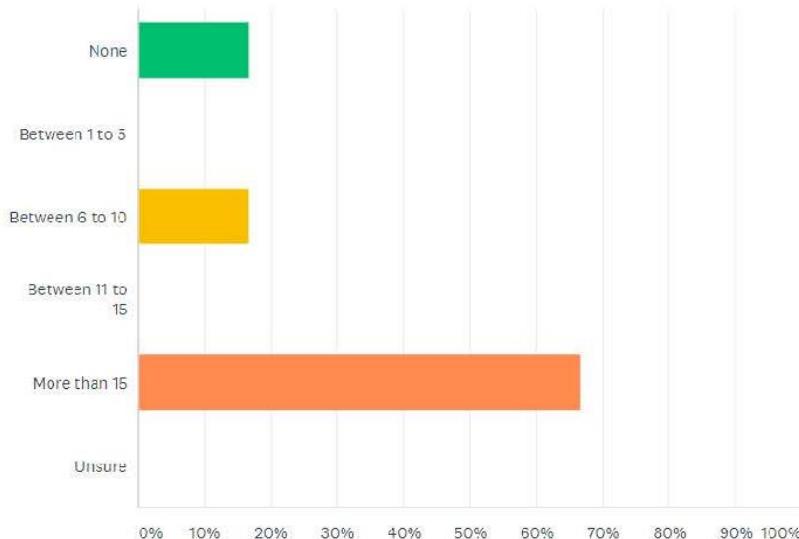
Answered: 6 Skipped: 0



Q2

How many housing units are planned in your municipality (i.e., how many single family, multi family and rental units are in the pipeline?)

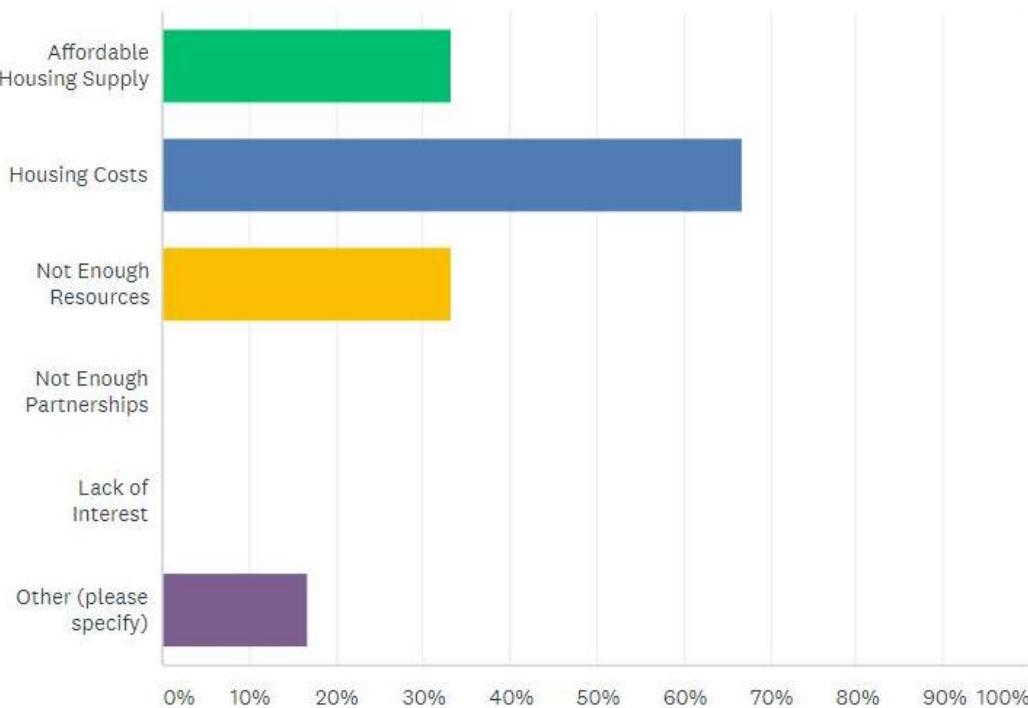
Answered: 6 Skipped: 0



Q3

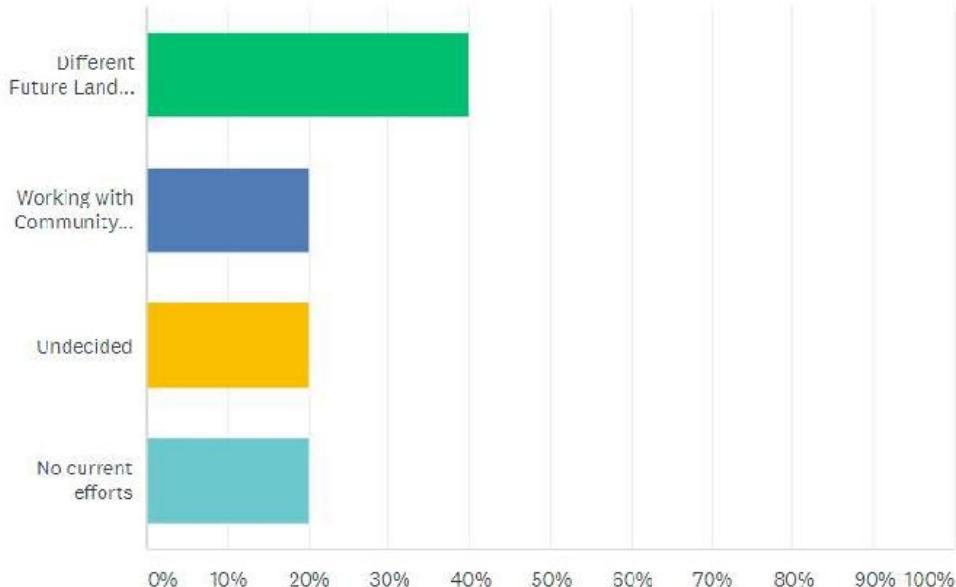
What is your municipality's greatest housing concern?

Answered: 6 Skipped: 0

**Q4**

What are your current efforts (including that of your community partners) to date in addressing your identified housing concerns?

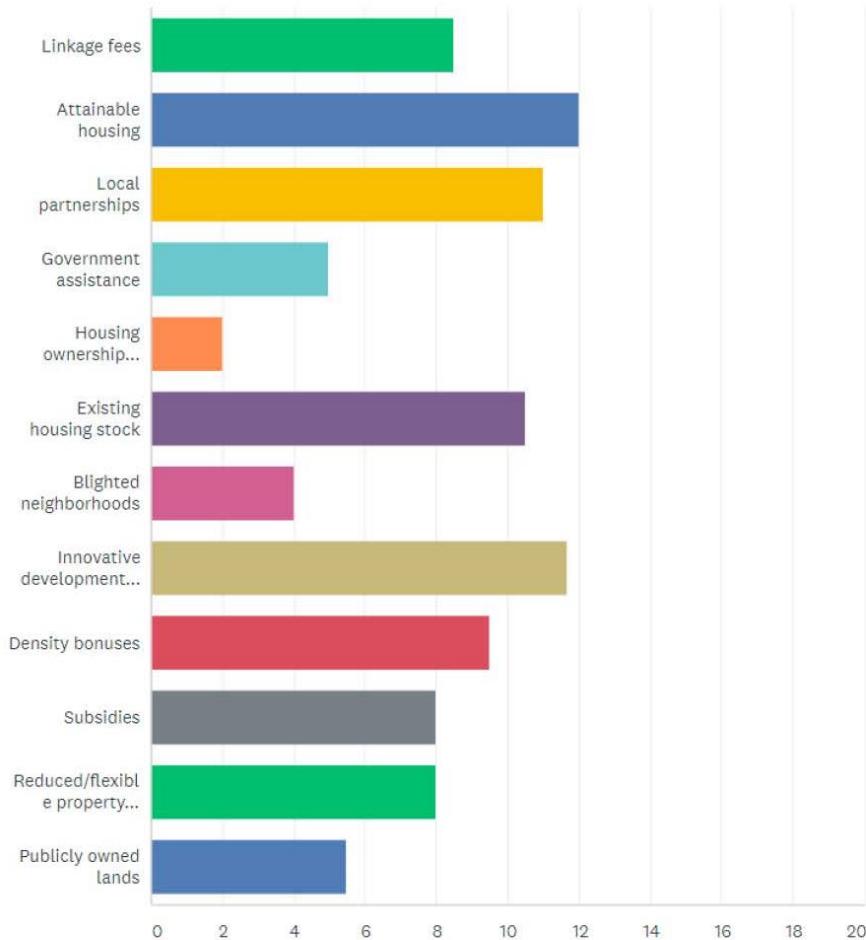
Answered: 5 Skipped: 1



Q5

What housing aspects would you like this subcommittee to focus on as it relates to your municipality? (Pick the top 3)

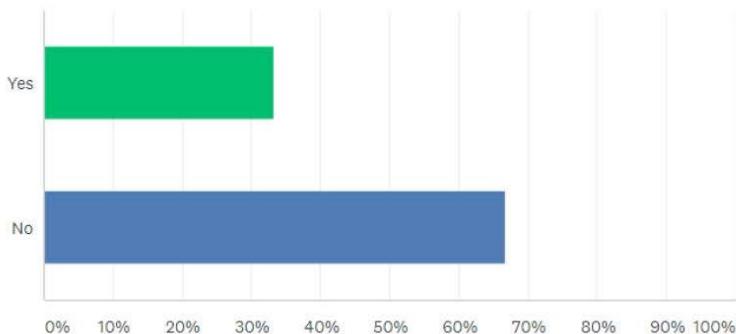
Answered: 5 Skipped: 1



Q6

Are there available properties suitable for affordable or workforce housing in your municipality? If so provide a list of what you are aware of to date, both public and private.

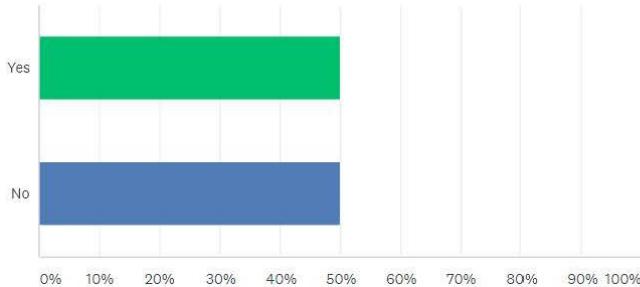
Answered: 6 Skipped: 0



Q7

Does your municipality offer expedited permitting for affordable and/or workforce housing?

Answered: 6 Skipped: 0



Q8

What are the significant zoning restrictions?

Answered: 5 Skipped: 1

Only allow a maximum density of 20 units to the acre in the City No density bonus program in place for attainable housing No zoning regulations in place specifically for attainable housing

Current residential zoning is one unit to the acre.

1/30/2018 11:10 AM

N/A No affordable housing

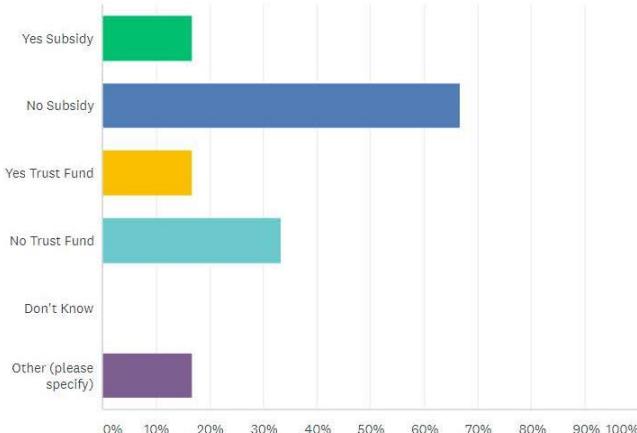
1/25/2018 3:31 PM

We have one parcel that was just approved for approximately 45 townhouses. This is the only remain parcel that is undeveloped.

Q9

Does your municipality provide a subsidy for affordable/workforce housing development? And/or does your city have a trust fund?

Answered: 6 Skipped: 0



ATTACHMENT 5: VACANT LAND INVENTORY

City	Code	Existing Land Use	# of Parcels	Total Acres
Boca Raton	vac1	Vacant Residential FLU	262	188.67
Boca Raton	vac1g	Vacant Residential FLU Gov Owned	3	0.60
Boca Raton	vac2	Vacant Commercial FLU	36	29.73
Boca Raton	vac3	Vacant Industrial FLU	16	48.60
Boca Raton	vac4	Vacant Institutional FLU	7	1.84
Boca Raton	vac5	Vacant Mixed Use FLU	2	0.38
Boca Raton Vacant Total:			326	269.84
Boynton Beach	vac1	Vacant Residential FLU	711	187.33
Boynton Beach	vac1g	Vacant Residential FLU Gov Owned	99	24.98
Boynton Beach	vac2	Vacant Commercial FLU	77	53.53
Boynton Beach	vac3	Vacant Industrial FLU	14	43.74
Boynton Beach	vac4	Vacant Institutional FLU	15	7.10
Boynton Beach	vac5	Vacant Mixed Use FLU	19	12.95
Boynton Beach Vacant Total:			935	329.64
Delray Beach	vac1	Vacant Residential FLU	462	134.71
Delray Beach	vac1g	Vacant Residential FLU Gov Owned	69	16.85
Delray Beach	vac2	Vacant Commercial FLU	134	37.58
Delray Beach	vac3	Vacant Industrial FLU	31	40.62
Delray Beach	vac4	Vacant Institutional FLU	28	11.02
Delray Beach	vac5	Vacant Mixed Use FLU	10	6.14
Delray Beach Vacant Total:			734	246.93
Golf	vac1	Vacant Residential FLU	9	10.84
Golf	vac1g	Vacant Residential FLU Gov Owned	1	0.64
Golf Vacant Total:			10	11.48
Gulf Stream	vac1	Vacant Residential FLU	11	10.64
Gulf Stream Vacant Total:			11	10.64
Highland Beach	vac1	Vacant Residential FLU	12	13.03
Highland Beach Vacant Total:			12	13.03
Hypoluxo	vac1	Vacant Residential FLU	45	3.10
Hypoluxo	vac2	Vacant Commercial FLU	1	1.42
Hypoluxo Vacant Total:			46	4.51
Manalapan	vac1	Vacant Residential FLU	18	22.83
Manalapan Vacant Total:			18	22.83
Ocean Ridge	vac1	Vacant Residential FLU	34	20.87
Ocean Ridge	vac1g	Vacant Residential FLU Gov Owned	1	14.15
Ocean Ridge Vacant Total:			35	35.02

Source: Palm Beach County Planning Division 2017; Note: Briny Breezes had no vacant land.

ATTACHMENT 6: ANALYSIS OF SOUTH REGION PLANS

Analysis of Comprehensive Plans and Land Development Regulations for South Region Municipalities

For each of the municipalities below Comprehensive Plan (Future Land Use Element and Housing Element) were downloaded, and word search was performed in the Plan and MuniCode for words “affordable”, “transfer”, “workforce”.

Municipality	WHP	TDR program	AHP
1. Boca Raton	None	City – No; Downtown DRI - yes	Local Housing Assistance Plan
2. Boynton Beach	Voluntary as of September 2017: 10 units or more to provide 10% to 25% WHP units	no	Local Housing Assistance Plan
3. Briny Breezes	none	none	none
4. Delray Beach	Voluntary thru density or height bonus; A min of 5 units project could qualify for density bonus program	yes	Delray Beach Community Land Trust
5. Golf	none	none	none
6. Gulf Stream	none	none	none
7. Highland Beach	none	none	none
8. Hypoluxo	none	none	none
9. Manalapan	none	none	none
10. Ocean Ridge	none	none	none

1. Boca Raton

a. Workforce housing program – none

- Housing Element Objective 1.5.0 includes provision for WHP if the city decides to approve one.
- Policy HO.1.5.1 provides framework for future WHP to require development of 10+ units to set aside 10% of the total units as WHP unit.
- Policy HO.1.5.2 provides for density bonuses in exchange for WHP units construction.
- Policy HO.1.5.4 allows bonus density units to be available to construct on site, off-site, to have the units donated to the City, or provide a payment to the workforce housing trust fund.
- Income range is established at 80% up to 140% AMI per Policy HO.1.5.6.
- Land Use Element Policy LU1.1.14 allows for density increase up to 125% for WH units or in-lieu of payment into City's workforce housing trust fund if such regulations are approved. Although there is no WHP ordinance or land development code provisions in place at the moment the Policy LU 4.1.6 mandates new residential development in proximity to transportation attractors and generators to either include workforce housing (10% of the units in 10+ units development) in locations where multiple transportation options are present, or financially contribute to the City's workforce housing program.

b. Affordable housing program – none

- The City participates in the State Housing Initiatives Program (SHIP) and have two housing boards:
- Boca Raton Housing Authority,

- Affordable Housing Advisory Committee (AHAC) – This committee was created to advise City Council and City staff regarding the local comprehensive plan; establishes policies, procedures, ordinances, and land development regulations and recommends potential actions or initiatives to encourage or facilitate affordable housing. The Affordable Housing Advisory Committee is comprised of 11 members of specific qualifications appointed by City Council for a 5-year term.
- The City provides for the 11 affordable housing incentives per Chapter 420.9076, F.S: the Local Housing Assistance Plan offers strategies to waive building permit fees (found not feasible), expediting process for affordable housing projects and etc. (see AHAC Recommendation reports).
- c. Transfer of development rights
 - Transfer of development rights may be allowed between sub-areas of the Downtown DRI.

2. Boynton Beach

- a. Workforce housing Program – yes, voluntary
 - Amendments were made to the mandatory workforce housing program in September 2017. Amendments provided more flexibility in the program, encouraged participation through incentives, and with a goal to provide a balanced approach to obtain workforce housing units. Comprehensive Plan has not yet been updated. Below are the previous policies/regulations.
 - Provisions for Workforce Housing program are in Housing Element Objective 6.4 and Future Land Use Element Objective 1.13. Details for the Mandatory workforce housing program are specified in the MuniCodes, Part II. Land Development Regulations, Chapter 1. General Administration, Art. V Housing initiatives, Sec. 2 Workforce Housing Program.
 - The WHP is applicable to any development of 10+ units at 10 to 20% rate (depending on existing/requested FLU designation and ZD). Unit breakdown per income groups: 25% for low income and 75% for moderate income households
 - Off-site or in-lieu of payment options are available for high end for-sale projects (80% of the residential unit sales prices will >\$500,000), however 25% of the total required workforce housing units shall be built on-site of the subject development. Off-site options are not applicable to rental developments.

- b. Affordable Housing program – none

- Housing Element Objective 6.3, Policy 6.3.4. spells out provisions for incentive for Affordable Housing. Although the Future Land Use Element Policy 1.12.2 mentions City's affordable housing programs no such information was located on the municipal web site.
- The City participates in the State Housing Initiatives Program (SHIP) and has developed SHIP Local Housing Assistance Plan (LHAP). The LHAP includes strategies to incentivize the affordable housing as provided in FS Ch. 420.9076: expedited permitting and on-going review process; no modification to impact fees, however, in past, city has subsidized such fees thru Infill Construction Program, and other incentives.

3. Briny Breezes – Housing Element Policy Goal and Policies state that the town is a mobile home community that constitutes it as a specific type of affordable housing.

4. Delray Beach

- a. Workforce housing program – Yes, voluntary
 - Future Land Use Element Objective A-7 provides for Workforce Housing. Policy A-7.1 allows for density bonus program within Medium density, General Commercial and Transitional FLU designations. Policy A-7.2 lists six workforce housing overlay districts and specifies maximum densities for each district.

- Family/Workforce housing program is codified in the Article 4.7 of the land development code. Density or height bonuses are available in exchange for construction of WHP units (see art. 4.4.13(H) and 4.3.4(J)). Density bonuses depend on location of the project and on number of WHP units provide for different income categories. Number of required WHP units depends on the location of the project (20-25%). Depending on location of the project a minimum number of WHP units with 3, 2 and 1 bedrooms are specified in the article 4.7. A min of 5-units project could qualify for Density Bonus Program.
 - Off-site location is available, providing that off-site location are within the city. Land donation and in-lieu of payment options are also available.
- b. Affordable Housing program – none
- Affordable housing. Policies under Housing Element Objectives B-1 and B-3 provides for incentives for affordable housing such as expediting the review and permitting process.
 - Additionally, Delray Beach CRA has been actively involved in affordable housing initiatives. The CRA, along with the City of Delray Beach and the Delray Beach Housing Authority, took the lead in the establishment of the Delray Beach Community Land Trust (DBCLT).
- c. Transfer of development rights
- LDC Art. 4.6, Section 4.6.20 – Transfer of Development Rights, allows the owner of the regulated property to either transfer the development rights in that property to another parcel owned by the regulated party or to sell the development rights to owners of land in other designated areas.

5. **Golf** – no results

6. **Gulf Stream** – no results

7. **Highland Beach** - Housing Element includes provision for removal of the regulatory barriers, considerations to federal, state and local subsidy programs, coordination with the private sector to encourage affordable housing.

8. **Hypoluxo** – Some provision are in the Housing element including participation in Palm Bach County Housing Assistance Plan thru the Interlocal Agreement, and future strategy (thru interlocal agreement) to support regional efforts addressing Low Income and workforce housing.

9. **Manalapan** - Housing Element Objective 1.2.0 agrees that the town properties are hardly meet conventional definition of affordability. However, Policy 1.2.6 provides for contribution to affordable or workforce housing programs in adjacent or proximate communities or construction of such housing in the event of development or redevelopment activity that would increase the need and demand for affordable or workforce housing.

10. **Ocean Ridge** – Housing Element Policy 1.3.1 provides for technical assistance during development review for the moderate multifamily housing projects. Although, the policy agrees that due to high cost of land such housing is cost prohibitive.

ATTACHMENT 7: ENTITLEMENT MUNICIPALITIES

Existing Programs for Entitlement Municipalities within South Region

City of Boca Raton

- Development Services Department
- Community Improvement
 - Responsible for administering CDBG and SHIP programs
 - Financial Assistance Programs
 - SHIP program funding for first-time homebuyers purchase assistance
 - Provides rehabilitation costs for minor improvements to property after closing
 - Community Redevelopment Agency
 - Mission is to advocate, administer policies, and assist the public, downtown property owners, and businesses to achieve the CRA vision of downtown
 - City Council designated 344 acres in downtown in 1980 as a CRA
 - Vision 90: a master plan, developed in 1986, which includes numerous infrastructure improvements & provides a detailed framework within which redevelopment could occur

City of Boynton Beach

- Department of Development: Has a voluntary Workforce Housing Program providing incentives to encourage development of workforce housing units
- Community Improvement Division of the Department of Development
 - Administers city's CDBG program
 - Coordinates housing assistance programs for low and moderate income residents
 - SHIP funding for rehabilitation and repair
 - SHIP funding for first time homebuyer purchase assistance
 - Provides construction coordination services including rehabilitation inspection and construction supervision
 - Homes in the city are eligible for SHIP funding for rehabilitation and repair
- Community Redevelopment Agency: Improves deteriorated areas through revitalization efforts including infill housing

City of Delray Beach

- Community Improvement Department
 - Neighborhood Services Division
 - Responsible for the administration, management and implementation of various Federal, State and local grant-funded programs that benefit the low, very low, and moderate income households living within the designated target area.
 - Emphasis directed towards:
 - Preservation of existing housing units
 - Increasing home ownership opportunities
 - Creation of jobs through economic development activities
 - Providing decent, standard infrastructures throughout the designated target area
 - Provides services and housing opportunities through Federal, State and Local funding sources including: Housing Renaissance Program and Housing Rehabilitation
- Community Redevelopment Agency
 - Priorities include affordable housing
 - Maintains active property acquisition program: buys land and buildings that can be used for the development of affordable housing
 - Current RFQ for architectural services for affordable housing design for Carver Square

ATTACHMENT 8: FOR SALE HOUSING LISTINGS

For Sale Housing Listings Available as of February 18, 2018

Summary of prices are "for sale" units only, categorized by 4 existing Workforce Housing categories: Low (up to \$142,590), Middle 1 (\$142,590-\$183,330), Middle 2 (\$183,331-\$224,070), and Moderate (\$224,071-\$264,810) and 3 additional categories (\$264,071-\$500,000), between 500k & 1M and over 1M (for reference). Area is south of Hypoluxo Rd to South County Line but includes areas outside of the South Regional Subcommittee area.

Housing Type	\$1- \$142,590	\$142,59- \$183,330	\$183,331- \$224,070	\$224,071- \$264,810	\$264,811- \$500,000	\$500,001 - \$1,000,000	Over \$1,000,000	Total
Condo	938	318	258	174	388	254	136	2,466
Mobile	41	4	3		1			49
Single Family	22	45	64	95	1,099	868	738	2,931
Townhouse	16	14	31	69	215	80	51	476
Villa	87	80	58	93	93	10		421
Total	1,104	461	414	431	1,796	1,212	925	6,343

Source: Multiple Listing Service (MLS) Feb. 2018 provided by GL Homes.

Note: Includes 3 additional cities outside of the South Regional Subcommittee area.

Cities	\$1- \$142,590	\$142,59- \$183,330	\$183,33- \$224,070	\$224,07- \$264,810	\$264,81- \$500,000	\$500,001 - \$1,000,000	Over \$1,000,000	Total
Boca Raton	278	143	157	171	746	553	531	2579
Boynton Beach	303	161	145	155	549	195	21	1529
Briny Breezes		1						1
Delray Beach	510	136	85	98	334	346	235	1744
Gulf Stream				1		2	25	28
Highland Beach			1		53	72	53	179
Hypoluxo	2	8	20	4	29	6	1	70
Lake Worth	6		2	1	76	21	9	115
Lantana		4	1		1			6
Manalapan						1	20	21
Miami						1		1
Ocean Ridge	4	8	3	1	8	11	29	64
Palm Beach	1							1
Village Of Golf						4	1	5
Total	1,104	461	414	431	1,796	1,212	925	6,343

Source: Multiple Listing Service (MLS) Feb. 2018 provided by GL Homes.

Note: 10 Cities highlighted are within the South Regional Subcommittee area.

ATTACHMENT 9: HOUSING SITES

City of Delray Beach: Proposed Attainable Housing Site: Property #1

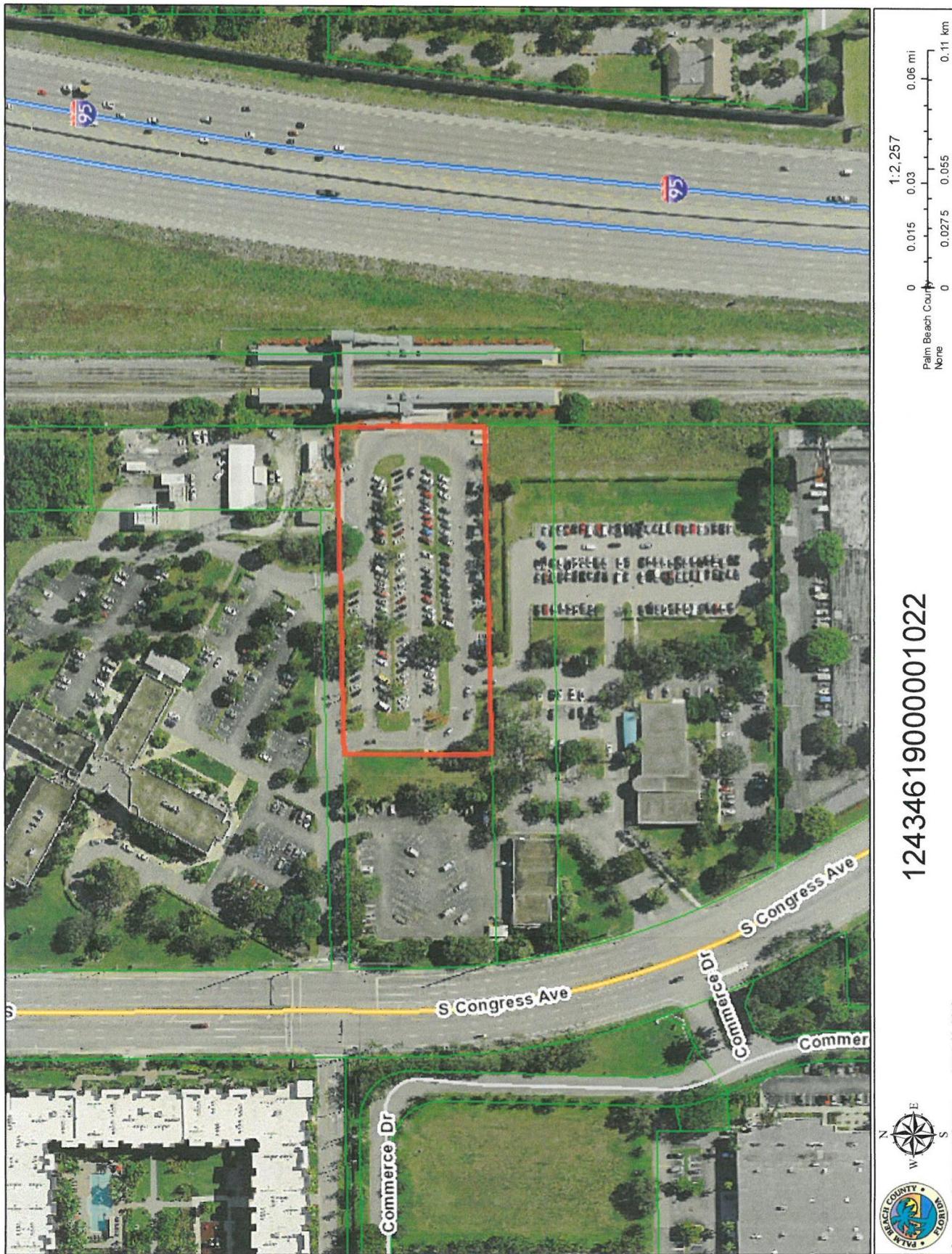
- Location:** Congress Avenue – Palm Beach County Campus, Delray Beach
- Current Owner:** Palm Beach County (Currently Tax Collector Offices)
- Size:** 4.59 acres
- Pros:**
- Current zoning: MROC – allows up to 80' in height with no variances needed
 - Adjacent to Tri-Rail Station
 - Near entrance ramps to I-95
 - On Palm Tran bus route
 - City Trolley to downtown Delray Beach and beach area
 - Shopping & restaurants nearby (Linton Blvd. and Atlantic Blvd.)
- Idea:**
- Tax Collector is looking for a site further west
 - Offer land to Developers on a long-term land lease
 - Utilize/Develop this site into TOD attainable/affordable housing
 - Mixed use possible with convenience-type businesses on grade level
(café, dry cleaners, minimarket, etc.)
- Note:**
- Per the County Property and Real Estate Management Division on March 26, 2018, all 3 County properties are part of the South County Administrative Complex and are in active use for County, Tax Collector and SFRTA programs. As such, they have not been declared surplus. County staff are in the process of updating their Master Plan for this Complex and will review any changes to the Master Plan with the Board of County Commissioners. County staff are very much aware of the need for additional workforce/attainable housing and, as part of the Master Plan update, are attempting to identify any excess land which could be made available for that purpose. At this point, however, they do not believe there will be much more than 1 acre.



 DOROTHY JACKS CFA, AAS Palm Beach County Property Appraiser	Homestead Exemption E-file ▶   			
<p>Location Address 501 S CONGRESS AVE Municipality DELRAY BEACH Parcel Control Number 12-43-46-19-00-000-1100 Subdivision Official Records Book 03820 Page 1839 Sale Date NOV-1982 Legal Description 19-46-43, N 298 FT OF S 2403 FT OF E 1/2 OF NE 1/4 E OF SW 20TH AVE & W OF SAL RR R/W </p>				
<p>Owners PALM BEACH COUNTY</p>	<p>Mailing address PREM DIVISION C/O 2633 VISTA PKWY WEST PALM BEACH FL 33411 5613</p>			
<p>Sales Date NOV-1982 APR-1982</p>	<p>Price \$1,200,000 \$100</p>	<p>OR Book/Page 03820 / 01839 03719 / 01969</p>	<p>Sale Type WARRANTY DEED AGREEMENT DEED</p>	<p>Owner</p>
<p>Exemption Applicant/Owner PALM BEACH COUNTY</p>		<p>Year 2018</p>	<p>Detail FULL: COUNTY GOVERNMENT</p>	
<p>Number of Units 0 *Total Square Feet 12025</p>		<p>Acres 4.5986</p>		
<p>Use Code 8600 - CITY INC NONMUNI</p>		<p>Zoning</p>	<p>MROC - Mixed Res' Office & Commercial (12- DELRAY BEACH)</p>	
<p>Tax Year</p>	<p>2017</p>	<p>2016</p>	<p>2015</p>	
<p>Improvement Value</p>	<p>\$1,382,458</p>	<p>\$1,329,503</p>	<p>\$1,198,177</p>	
<p>Land Value</p>	<p>\$1,648,609</p>	<p>\$1,570,485</p>	<p>\$1,497,169</p>	
<p>Total Market Value</p>	<p>\$3,031,067</p>	<p>\$2,899,988</p>	<p>\$2,695,346</p>	
<p>All values are as of January 1st each year</p>				
<p>Tax Year</p>	<p>2017</p>	<p>2016</p>	<p>2015</p>	
<p>Assessed Value</p>	<p>\$3,031,067</p>	<p>\$2,899,988</p>	<p>\$2,695,346</p>	
<p>Exemption Amount</p>	<p>\$3,031,067</p>	<p>\$2,899,988</p>	<p>\$2,695,346</p>	
<p>Taxable Value</p>	<p>\$0</p>	<p>\$0</p>	<p>\$0</p>	
<p>Tax Year</p>	<p>2017</p>	<p>2016</p>	<p>2015</p>	
<p>Ad Valorem</p>	<p>\$0</p>	<p>\$0</p>	<p>\$0</p>	
<p>Non Ad Valorem</p>	<p>\$1,851</p>	<p>\$1,851</p>	<p>\$1,851</p>	
<p>Total tax</p>	<p>\$1,851</p>	<p>\$1,851</p>	<p>\$1,851</p>	

City of Delray Beach: Proposed Attainable Housing Site: Property #2

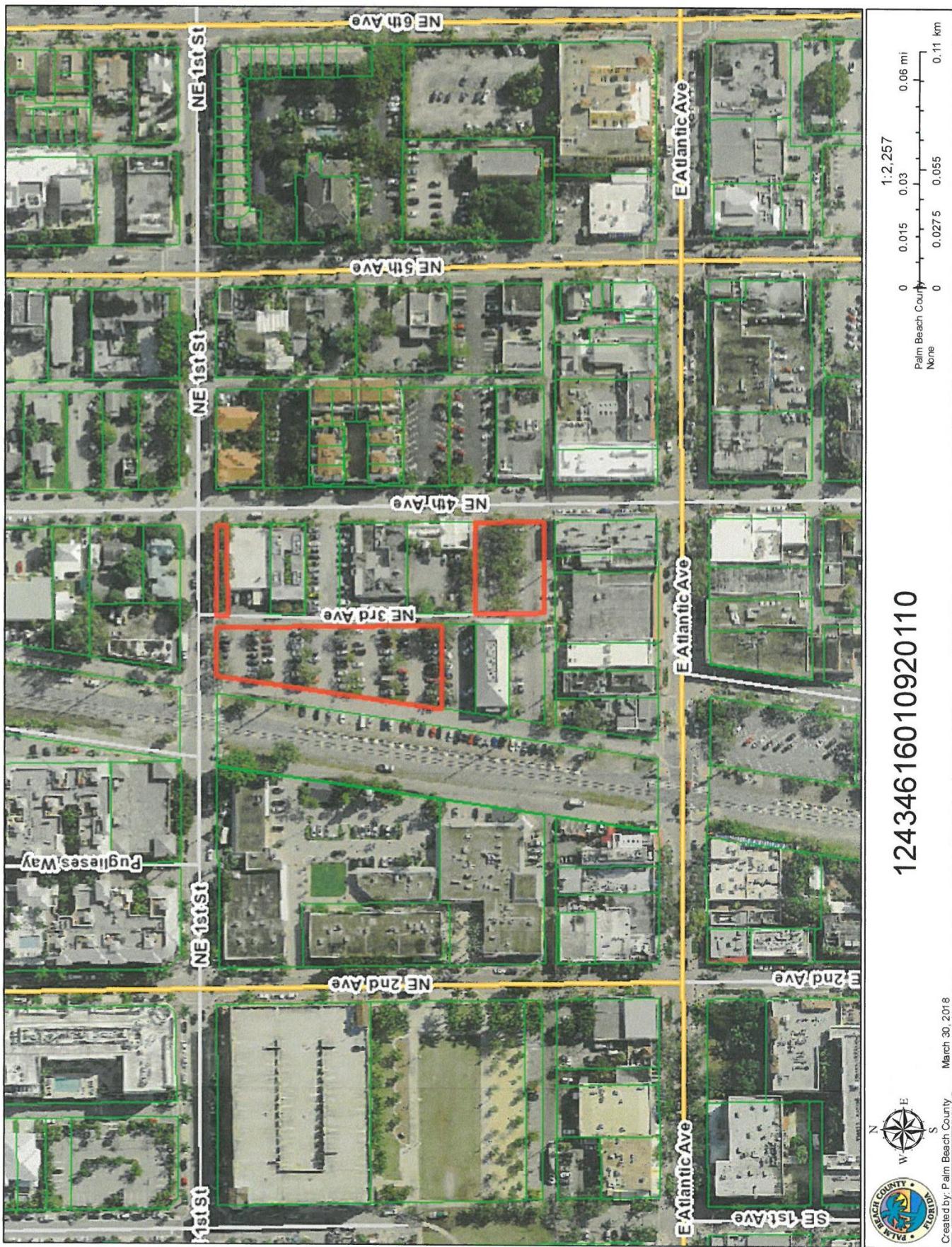
Location:	Congress Avenue – Palm Beach County Campus, Delray Beach
Current Owner:	Palm Beach County (Currently TriRail Station parking lot)
Size:	2.05 acres
Pros:	<p>Current zoning – MROC – allows up to 80' in height with no variances needed</p> <p>Adjacent to Tri-Rail Station</p> <p>On Palm Tran bus route</p> <p>City Trolley to Downtown Delray Beach and beach area</p> <p>Shopping & restaurants nearby (Linton Blvd. and Atlantic Blvd.)</p>
Idea:	<p>Utilize "Air Rights" over the parking lot for multi-family housing – For Sale and/or For Rent</p> <p>Offer "Air Rights" to Developers on a long-term (30 year+) lease or outright sale</p> <p>Utilize/Develop this site into TOD attainable/affordable housing</p> <p>Mixed use possible with convenience-type businesses on partial grade level area (café, dry cleaners, etc., mini-market for commuters)</p>

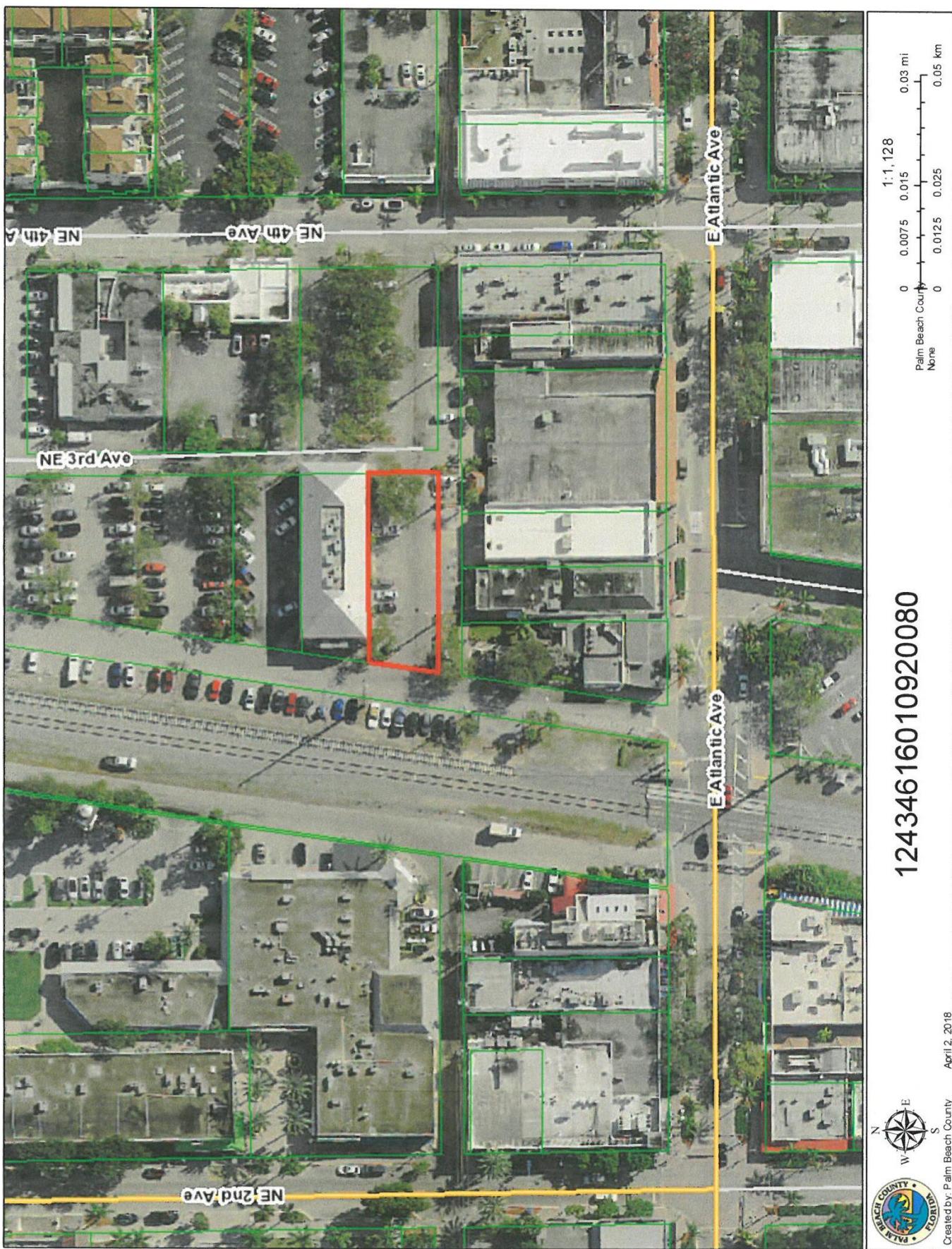


 DOROTHY JACKS CFA, AAS Palm Beach County Property Appraiser	Homestead Exemption E-file   			
<p>Location Address S CONGRESS AVE Municipality DELRAY BEACH Parcel Control Number 12-43-46-19-00-000-1022 Subdivision Official Records Book 04305 Page 0361 Sale Date JUL-1984 Legal Description 19-46-43, TH PT OF N 200 FT OF NE 1/4 OF NE 1/4 LYG W OF SAL RY & E OF SW 20TH AVE IN OR847P913 (LESS WLY 362.50 FT)</p>				
Owners PALM BEACH COUNTY	Mailing address PREM DIVISION C/O 2633 VISTA PKWY WEST PALM BEACH FL 33411 5613			
Sales Date JUL-1984	Price \$100	OR Book/Page 04305 / 00361	Sale Type WARRANTY DEED	Owner PALM BEACH COUNTY
Exemption Applicant/Owner PALM BEACH COUNTY		Year 2018	Detail FULL: COUNTY GOVERNMENT	
Number of Units 0 *Total Square Feet 0		Acres 2.0523		
Use Code 8600 - CITY INC NONMUNI		Zoning	MROC - Mixed Res' Office & Commercial (12- DELRAY BEACH)	
Tax Year Improvement Value Land Value Total Market Value	2017 \$11,638 \$735,762 \$747,400	2016 \$12,113 \$700,896 \$713,009	2015 \$12,423 \$668,176 \$680,599	
All values are as of January 1st each year				
Tax Year Assessed Value Exemption Amount Taxable Value	2017 \$747,400 \$747,400 \$0	2016 \$713,009 \$713,009 \$0	2015 \$680,599 \$680,599 \$0	
Tax Year Ad Valorem Non Ad Valorem Total tax	2017 \$0 \$1,101 \$1,101	2016 \$0 \$1,101 \$1,101	2015 \$0 \$1,101 \$1,101	

City of Delray Beach: Proposed Attainable Housing Site: Property #3

Location:	40 NE 4 th Avenue et al, Delray Beach
Current Owner:	City of Delray Beach
Size:	1-2 acres total
Pros:	Adjacent to planned Tri-rail Coastal Link On bus route and proposed train station (TCRPC 2017 study) Near everything downtown City Trolley to main Tri-Rail station and beach area
Idea:	Current site of City parking lot Utilize "Air Rights" over the parking lot for TOD multi-family housing Utilize/Develop this site into attainable/affordable housing For Sale and/or For Rent Housing in an urban setting





 DOROTHY JACKS CFA, AAS Palm Beach County Property Appraiser	Homestead Exemption E-file ▶ 																
<p>Location Address 40 NE 4TH AVE Municipality DELRAY BEACH Parcel Control Number 12-43-46-16-01-092-0110 Subdivision DELRAY TOWN OF Official Records Book _____ Page _____ Sale Date _____ Legal Description TOWN OF DELRAY LTS 11 TO 16 INC, N 14.7 FT OF LT 17, LTS 19, 24 & 25 BLK 92</p>																	
<p>Owners DELRAY BEACH CITY OF</p>	<p>Mailing address 100 NW 1ST AVE DELRAY BEACH FL 33444 2612</p>																
No Sales Information Available.																	
Exemption Applicant/Owner DELRAY BEACH CITY OF	Year 2018	Detail FULL: MUNICIPAL GOVERNMENT															
Number of Units 0 *Total Square Feet 0 Use Code 8900 - MUNICIPAL		Acres 0.9542 Zoning CBD - Central Business (12-DELRAY BEACH)															
<table border="0"> <tr> <th style="text-align: left;">Tax Year</th> <th style="text-align: center;">2017</th> <th style="text-align: center;">2016</th> <th style="text-align: center;">2015</th> </tr> <tr> <td>Improvement Value</td> <td style="text-align: right;">\$3,597</td> <td style="text-align: right;">\$3,822</td> <td style="text-align: right;">\$4,047</td> </tr> <tr> <td>Land Value</td> <td style="text-align: right;">\$3,815,667</td> <td style="text-align: right;">\$2,493,900</td> <td style="text-align: right;">\$2,078,250</td> </tr> <tr> <td>Total Market Value</td> <td style="text-align: right;">\$3,819,264</td> <td style="text-align: right;">\$2,497,722</td> <td style="text-align: right;">\$2,082,297</td> </tr> </table>	Tax Year	2017	2016	2015	Improvement Value	\$3,597	\$3,822	\$4,047	Land Value	\$3,815,667	\$2,493,900	\$2,078,250	Total Market Value	\$3,819,264	\$2,497,722	\$2,082,297	
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Total tax	\$0	\$0	\$0														

 DOROTHY JACKS CFA, AAS Palm Beach County Property Appraiser	 Homestead Exemption E-file ▶   																
<p>Location Address 11 NE 3RD AVE Municipality DELRAY BEACH Parcel Control Number 12-43-46-16-01-092-0080 Subdivision DELRAY TOWN OF Official Records Book 07384 Page 1331 Sale Date JUL-1992 Legal Description TOWN OF DELRAY LT 8 & S 6 IN OF LT 9 BLK 92</p>																	
<p>Owners DELRAY BEACH CITY OF</p>	<p>Mailing address 100 NW 1ST AVE DELRAY BEACH FL 33444 2612</p>																
<p>Sales Date JUL-1992 Price \$100 OR Book/Page 07384 / 01331 Sale Type WARRANTY DEED</p>																	
<p>Exemption Applicant/Owner DELRAY BEACH CITY OF</p>	<p>Year 2018 Detail FULL: MUNICIPAL GOVERNMENT</p>																
<p>Number of Units 0 *Total Square Feet 0 Acres 0.1465</p>																	
<p>Use Code 8900 - MUNICIPAL</p>	<p>Zoning CBD - Central Business (12-DELRAY BEACH)</p>																
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Tax Year	2017	2016	2015														
Assessed Value	\$343,195	\$311,995	\$283,632														
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Taxable Value	\$0	\$0	\$0														
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Tax Year	2017	2016	2015														
Ad Valorem	\$0	\$0	\$0														
Non Ad Valorem	\$0	\$0	\$0														
Total tax	\$0	\$0	\$0														

City of Delray Beach: Proposed Attainable Housing Site: Property #4

Location: 700 Block of West Atlantic Avenue – North Side Corridor, Delray Beach

Current Owner: Delray Beach CRA

Size: Entire Block from SW 8th Avenue to SW 9th Avenue

Pros:

- Land already assembled by CRA for future development
- Located across Atlantic Avenue from recently-built hotel (work center), near Atlantic High School and downtown employment centers
- On PalmTran bus routes
- City Trolley to E. Atlantic, Congress Ave., Tri-Rail station and beach area

Idea:

- Utilize/Develop this site into attainable/affordable housing
- Assist CRA with expediting development of housing for this important area
- Mixed development with multi-family along Atlantic Avenue, then single-family homes abutting neighborhood (to the north of the multi-family as buffer to existing neighborhood)
- For Sale and/or For Rent



 DOROTHY JACKS CFA, AAS Palm Beach County Property Appraiser	Homestead Exemption E-file ▶ 			
<p>Location Address 805 W ATLANTIC AVE</p> <p>Municipality DELRAY BEACH</p> <p>Parcel Control Number 12-43-46-17-22-001-0090</p> <p>Subdivision FENNOS J G SUB IN</p> <p>Official Records Book 20389 Page 878</p> <p>Sale Date MAY-2006</p> <p>Legal Description FENNOS J G SUB, LT 9 (LESS E 25 FT NW 8TH AVE R/W), LT 10 (LESS W 20 FT), LTS 11 THRU 14 (LESS W 20 FT, E 25 FT NW 8TH A</p>				
Owners DELRAY BEACH CRA	Mailing address 20 N SWINTON AVE DELRAY BEACH FL 33444 2632			
Sales Date MAY-2006 NOV-1997 JAN-1986 SEP-1981	Price \$1,353,520 \$275,000 \$100 \$210,000	OR Book/Page 20389 / 00878 10164 / 00333 04767 / 00015 03608 / 01302	Sale Type WARRANTY DEED WARRANTY DEED WARRANTY DEED WARRANTY DEED	Owner DELRAY BEACH COMMUNITY UNIQUE OIL NO 8 INC
Exemption Applicant/Owner DELRAY BEACH CRA		Year 2018	Detail FULL: CRA'S AND DDA'S	
Number of Units 0 *Total Square Feet 0 Use Code 8900 - MUNICIPAL		Acres 0.3003 Zoning CBD - Central Business (12-DELRAY BEACH)		
Tax Year Improvement Value Land Value Total Market Value	2017 \$0 \$159,564 \$159,564	2016 \$0 \$151,978 \$151,978	2015 \$0 \$144,785 \$144,785	
All values are as of January 1st each year				
Tax Year Assessed Value Exemption Amount Taxable Value	2017 \$159,564 \$159,564 \$0	2016 \$151,978 \$151,978 \$0	2015 \$144,785 \$144,785 \$0	
Tax Year Ad Valorem Non Ad Valorem Total tax	2017 \$0 \$18 \$18	2016 \$0 \$18 \$18	2015 \$0 \$18 \$18	

 DOROTHY JACKS CFA, AAS Palm Beach County Property Appraiser	Homestead Exemption E-file ▶ 																										
<p>Location Address W ATLANTIC AVE Municipality DELRAY BEACH Parcel Control Number 12-43-46-17-22-002-0100 Subdivision FENNOS J G SUB IN Official Records Book 10763 Page 1451 Sale Date NOV-1998 Legal Description FENNOS J G SUB LT 10 LYG E OF & ADJ TO NW 9TH AVE R/W & LTS 11 & 12 (LESS SLY 33.5 FT SR 806 R/W) BLK 2</p>																											
<p>Owners DELRAY BEACH CRA</p>	<p>Mailing address 20 N SWINTON AVE DELRAY BEACH FL 33444 2632</p>																										
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Sales Date	Price	OR Book/Page	Sale Type	Owner																							
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Exemption Applicant/Owner	Year	Detail																									
DELRAY BEACH CRA	2018	FULL: CRA'S AND DDA'S																									
Number of Units 0 *Total Square Feet 0 Acres 0.1996 Use Code 8900 - MUNICIPAL Zoning CBD - Central Business (12-DELRAY BEACH)																											
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Ad Valorem	\$0	\$0	\$0																								
Non Ad Valorem	\$12	\$12	\$12																								
Total tax	\$12	\$12	\$12																								

City of Delray Beach: Proposed Attainable Housing Site: Property #5

Location: Unused portion of 2501 Seacrest Blvd (Old Plumosa School), Delray Beach

Current Owner: School Board of Palm Beach County

Size: 7 +/- acres

Pros: School Board-owned property, currently not in use
On PalmTran bus route
Adjacent to school campus (Plumosa School of the Arts)
1.5 miles from Bethesda East Hospital

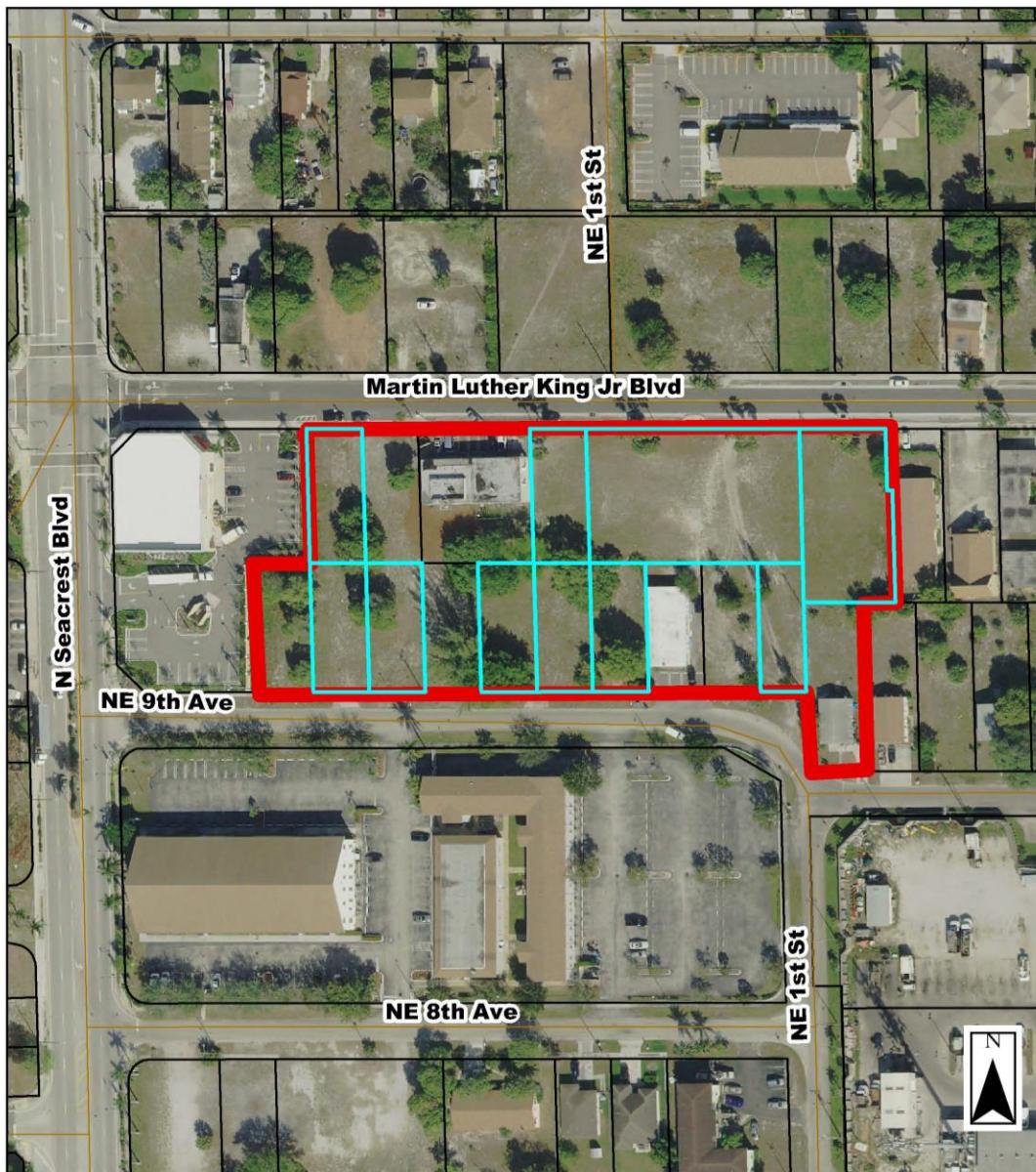
Idea: Utilize/Develop this site into attainable/affordable housing with teachers
and medical support staff possibly being the target market
Single family homes to match the surrounding area
Perfect for a For Sale neighborhood



 DOROTHY JACKS CFA, AAS Palm Beach County Property Appraiser	Homestead Exemption E-file ▶ 															
<p>Location Address 2501 SEACREST BLVD Municipality DELRAY BEACH Parcel Control Number 12-43-46-04-00-000-7350 Subdivision Official Records Book Page Sale Date Legal Description 4-46-43, SLY 1040 FT OF NLY 1727.41 FT OF SW 1/4 LYG BET SEACREST BLV & FEC R/WS K/A SEACREST HIGH SCHOOL (LESS S 341.26)</p>																
<p>Owners SCHOOL BOARD OF PALM BEACH COUNTY FL PLANNING & REAL ESTATE SERVICES</p>	<p>Mailing address 3300 FOREST HILL BLVD C-110 WEST PALM BEACH FL 33406 5813</p>															
No Sales Information Available.																
<p>Exemption Applicant/Owner SCHOOL BOARD OF PALM BEACH COUNTY FL</p>	<p>Year 2018</p>	<p>Detail FULL: PUBLIC SCHOOLS/COLLEGES</p>														
Number of Units 0 *Total Square Feet 131460 Use Code 8300 - PUB CTY SCHOOL Zoning CF - Community Facilities (12-DELRAY BEACH)	Acres 26.6631															
<table border="0"> <tr> <th style="text-align: left;">Tax Year</th> <th style="text-align: center;">2017</th> <th style="text-align: center;">2016</th> <th style="text-align: center;">2015</th> </tr> <tr> <td>Improvement Value</td> <td style="text-align: center;">\$12,782,397</td> <td style="text-align: center;">\$12,192,913</td> <td style="text-align: center;">\$11,237,431</td> </tr> <tr> <td>Land Value</td> <td style="text-align: center;">\$6,097,592</td> <td style="text-align: center;">\$5,807,230</td> <td style="text-align: center;">\$3,519,181</td> </tr> <tr> <td>Total Market Value</td> <td style="text-align: center;">\$18,879,989</td> <td style="text-align: center;">\$18,000,143</td> <td style="text-align: center;">\$14,756,612</td> </tr> </table>	Tax Year	2017	2016	2015	Improvement Value	\$12,782,397	\$12,192,913	\$11,237,431	Land Value	\$6,097,592	\$5,807,230	\$3,519,181	Total Market Value	\$18,879,989	\$18,000,143	\$14,756,612
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Tax Year	2017	2016	2015													
Ad Valorem	\$0	\$0	\$0													
Non Ad Valorem	\$0	\$0	\$0													
Total tax	\$0	\$0	\$0													

City of Boynton Beach: Property #1: Boynton Beach CRA Properties South

- a. Location: west of US-1, southeast block of Seacrest Blvd. and Martin Luther King Jr Blvd.
- b. Acres: 2.97 acres, consisting of 17 parcels
- c. Description: 3 of the 17 parcels are currently vacant, 6 of the 17 parcels are owned by Boynton Beach CRA
- d. Benefits: Close to bus routes along Seacrest Blvd. and US-1. Within walking distance of public schools and commercial along US-1. Close to employment and businesses.
- e. Idea: Utilize/develop this site into attainable/affordable housing. Assist CRA with expediting development of housing for this important area.

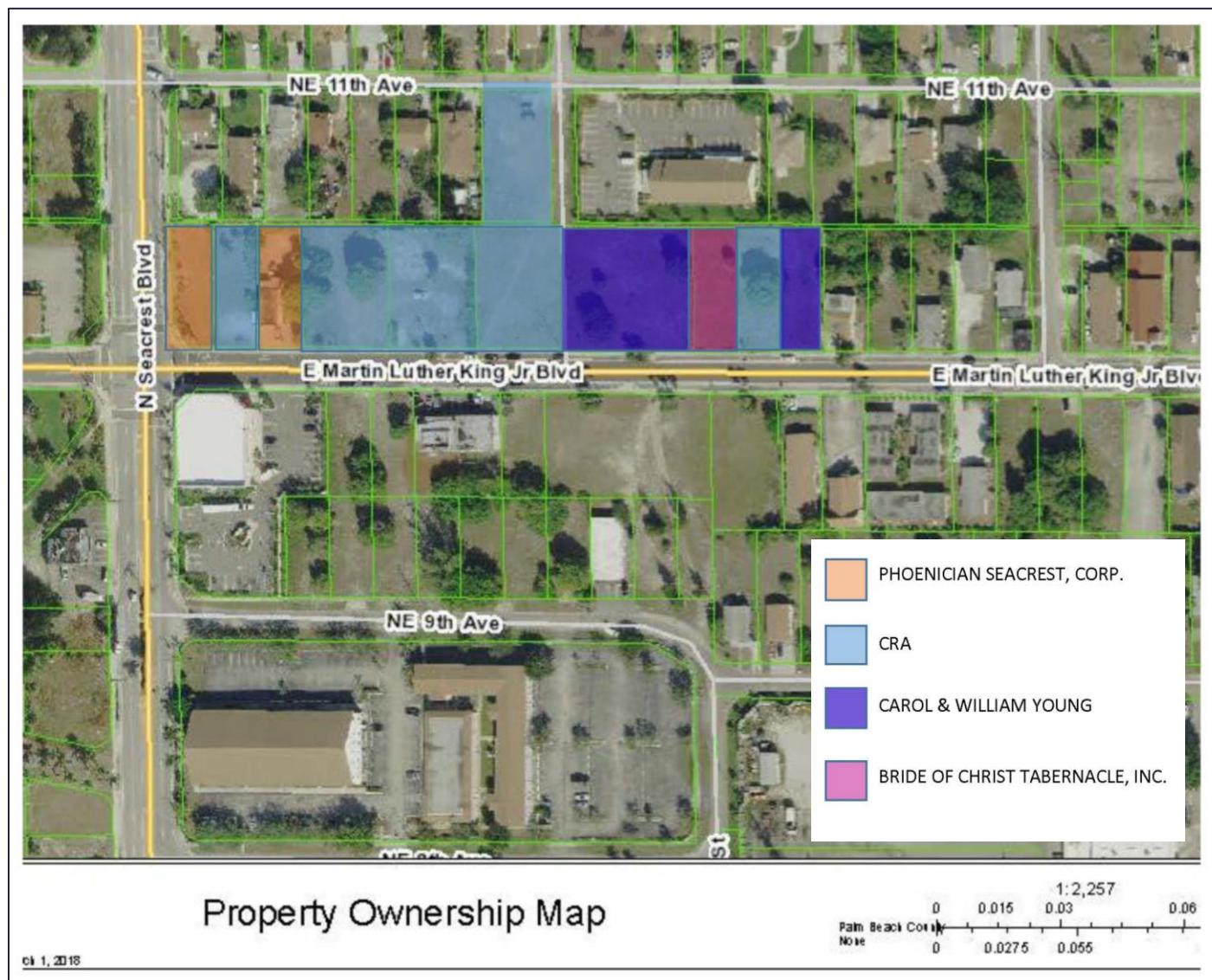
MLK SOUTH LOCATION MAP

CRA-OWNED PARCELS

0 30 60 120 180 240 Feet

City of Boynton Beach: Property #2: Boynton Beach CRA Properties North

- f. Location: west of US-1, northeast block of Seacrest Blvd. and Martin Luther King Jr Blvd.
- g. Acres: 2.63 acres, consisting of 11 parcels
- h. Description: 10 of the 11 parcels are currently vacant, 6 of the 11 parcels are owned by Boynton Beach CRA; A portion of the area will need future land use amendment and rezoning.
- i. Benefits: Close to bus routes along Seacrest Blvd. and US-1. Within walking distance of public schools and commercial along US-1. Close to employment and businesses.
- j. Idea: Utilize/develop this site into attainable/affordable housing. Assist CRA with expediting development of housing for this important area.



City of Boynton Beach: Property #3: Cottage District Properties

- k. Location: east side of Seacrest Blvd., 650 ft north of Boynton Beach Blvd.
- l. Acres: 5.02 acres, consisting of 22 parcels
- m. Description: 15 of the 22 parcels are currently vacant, 16 of the 22 parcels are owned by Boynton Beach CRA; A portion of the area will need future land use amendment and rezoning.
- n. Benefits: Close to bus routes along Seacrest Blvd. and Boynton Beach Blvd. Within walking distance of institutional and commercial along US-1. Close to employment and businesses.
- o. Idea: Utilize/develop this site into attainable/affordable housing. Assist CRA with expediting development of housing for this important area.

