

Palm Beach County 2107 Housing Summit
Attainable Housing
Guiding Principles & Actions

Goal

To increase housing that is affordable, attainable and appropriate to maintain a sustainable community.

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 programs 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.

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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.

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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.