



NATIONAL CALL TO ACTION REPORT

Submitted by:

Housing Leadership Council of Palm Beach
County

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Report from the Housing Leadership Council of Palm Beach County

The Florida Housing Finance Corporation has taken a very proactive approach in making sure regulatory barriers are addressed. Legislation was passed that requires all SHIP (state affordable housing funding) entitlement counties and cities form an AHAC (Affordable Housing Advisory Committee) and the specific make-up of these committees is also prescribed. These committees MUST review 11 specific issues relating to regulatory barriers and submit a report on their findings. If entitlement counties and cities don't comply, they will lose their SHIP funds. The eleven issues are as follows:

1. *The processing of approvals of development or permits, as defined in s.163.3164 (7) and (8), for affordable housing is expedited to a greater degree than other projects.*
2. *The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.*
3. *The allowance of flexibility in densities for affordable housing.*
4. *The reservation of infrastructure capacity for housing for very-low income person, low-income persons, and moderate-income persons.*
5. *The allowance of affordable accessory residential units in residential zoning districts.*
6. *The reduction of parking and setback requirements for affordable housing.*
7. *The allowance of flexible lot configurations, including zero lot lines configurations for affordable housing.*
8. *The modification of street requirements for affordable housing.*
9. *The establishment of a process by which local governments considers, before adoption, policies, procedures, ordinances, regulations and plan provisions that increase the cost of housing.*
10. *The preparation of a printed inventory of locally owned public lands suitable for affordable housing.*
11. *The support of development near transportation hubs and major employment centers and mixed use developments.*

The Housing Leadership Council of Palm Beach County (HLC) is participating in two of the local committees (Palm Beach County, West Palm Beach) and are monitoring the progress of the other 3 (Boca Raton, Delray Beach and Boynton Beach). All of these units of government must hold public hearings and have a final report submitted to their governing body by December 31, 2008. HLC has been actively supporting the reduction of barriers to affordable housing through our participation in these committees and hopes to have a report outlining what the various municipalities have done to address this issue in the beginning of 2009.

