

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**WORKSHOP SUMMARY**

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**Meeting Date:** April 25, 2023

**Department:** Housing & Economic Development

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**I. EXECUTIVE BRIEF**

**Title:** Housing for All Plan - Presentation by the Housing Leadership Council

**Summary:** The Housing Leadership Council in conjunction with the Housing Steering Committee took the lead in developing the "Housing for All" Plan, which includes four areas of opportunity: Funding & Financing, Planning & Regulatory Reform, Neighborhood Revitalization & Community Development, and Racial Equity.

This plan is being presented to the Board of County Commissioners (Board) and subsequently to other municipal elected officials throughout the County for comments and feedback. Countywide (HJF)

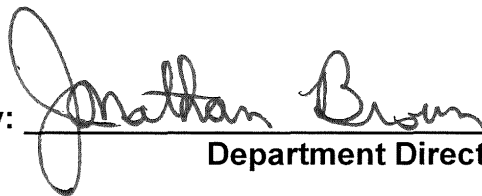
**Background and Policy Issues:** N/A

**Attachment:**

- 1) "Housing for All" Plan

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**Recommended By:**



Department Director

4/11/2023

Date

**Approved By:**



Assistant County Administrator

4/24/2023

Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

| Fiscal Years             | 2023 | 2024 | 2025 | 2026 | 2027 |
|--------------------------|------|------|------|------|------|
| Capital Expenditures     |      |      |      |      |      |
| Operating Costs          |      |      |      |      |      |
| External Revenues        |      |      |      |      |      |
| Program Income           |      |      |      |      |      |
| In-Kind Match (County)   |      |      |      |      |      |
| <b>NET FISCAL IMPACT</b> |      |      |      |      |      |

|   |  |  |  |  |  |
|---|--|--|--|--|--|
| # ADDITIONAL FTE POSITIONS (Cumulative) |  |  |  |  |  |
|---|--|--|--|--|--|

Is Item Included In Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Does this Item include the use of Federal funds? Yes \_\_\_\_\_ No \_\_\_\_\_


Budget Account No.:

Fund \_\_\_\_\_ Dept. \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_ Program Code/Period \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

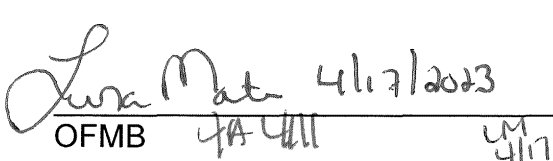
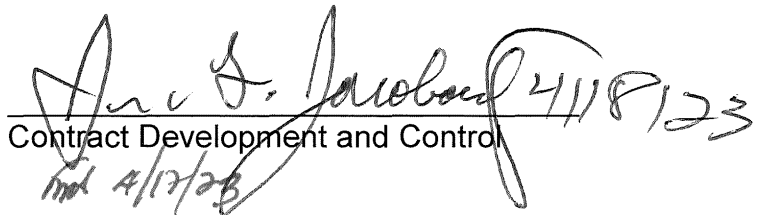
No fiscal impact.

**C. Departmental Fiscal Review:**

  
 \_\_\_\_\_  
 Valerie Alleyne, Division Director II  
 Finance and Administrative Services, DHED

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development and Control Comments:**

 4/17/2023  
 OFMB JA 4/11 UM 4/17  
 4/18/23  
 Contract Development and Control  
 mod 4/17/23

**B. Legal Sufficiency:**

  
 Assistant County Attorney 4/24/23

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

# HOUSING FOR ALL PALM BEACH COUNTY'S HOUSING ACTION PLAN

PRESENTATION TO THE BOARD OF COUNTY  
COMMISSIONERS OF PALM BEACH COUNTY

APRIL 25, 2023



Where it all started



# PALM BEACH COUNTY HOUSING STEERING COMMITTEE

## Regional Subcommittee Reports

- [North Region Subcommittee Report](#)
- [Central Region Subcommittee Report](#)
- [Western Region Subcommittee Report](#)
- [South Region Subcommittee Report](#)

# PALM BEACH COUNTY HOUSING STEERING COMMITTEE

Regional  
Subcommittee Reports  
consolidated into a  
summary set of 12  
Recommendations

Many of these  
recommendations  
have been  
incorporated into the  
Housing Plan

The Lead  
Recommendation was  
to establish a  
dedicated local  
funding source through  
the issuance by the  
County of a General  
Obligation Bond

# Palm Beach County Affordable Housing Needs Assessment



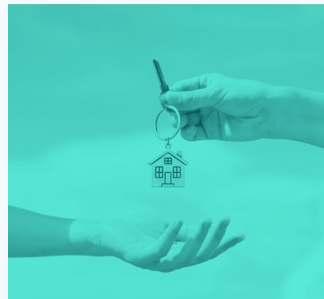
# Housing for All Plan

- This **PLAN** is a blueprint for how to achieve a significant increase in the production of workforce and affordable housing.
- Our **VISION** is sustainable access to financially feasible and diverse housing options available for the broad range of incomes represented in our workforce and community.
- Our **GOAL** is to produce, rehabilitate and/or preserve 20,000 units of workforce and affordable housing by 2032





# The Plan: Focus Areas



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1. Funding & Financing

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2. Planning & Regulatory Reform

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3. Neighborhood Revitalization

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4. Racial Equity

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# Funding & Financing

A \$200 million Housing Bond issue was approved by the voters of Palm Beach County in November 2022.

The \$200 million will be rolled out in a series of bond tranches that can leverage other funding sources to produce affordable and workforce housing over the next 10 years.

This will increase the supply of units and all units produced with bond funding will have affordability restrictions on them.

It is projected that at least 50% of the bond proceeds will be used for the production of rental housing and 25% for homeownership, with the rest determined by funding demand.

# Funding & Financing

Bond Proceeds would be combined with funding from other sources such as:

- Florida Housing Finance Corporation (FHFC)
- Community Redevelopment Agencies (CRAs)
- Palm Beach County Housing Finance Authority (HFA)
- Palm Beach County Workforce Housing Trust Fund
- Local Government Contributions
- SHIP, HOME and NSP II

Other Financial Support:

- Impact Fee Credits/Waivers
- Building Permit Fees/Waivers
- Real Estate Tax Abatements
- Reduced Real Estate Tax Assessments

The goal is to increase the amount of private financing (both debt and equity) for workforce and housing to more effectively leverage public funds and develop more financial structuring options

# Planning & Regulatory Reform



Allow more density in a wider variety of locations including commercial corridors



Expand the developable footprint by adding residential units to redevelopment of commercial properties



Expedite land use and development approvals and permitting process

# Neighborhood Revitalization



Revitalize disinvested communities through housing rehab, new infill home construction & community redevelopment



Implement funding strategies to encourage homeownership and prevent displacement



Increase nonprofit developer capacity and partner with lenders to increase financing availability in target neighborhoods

# Racial Equity



Employ racial equity lens to assess financing obstacles to housing affordability



Provide legal support to heirs' property rights



Address inequities in assessed valuations in historically disenfranchised areas

# Implementation

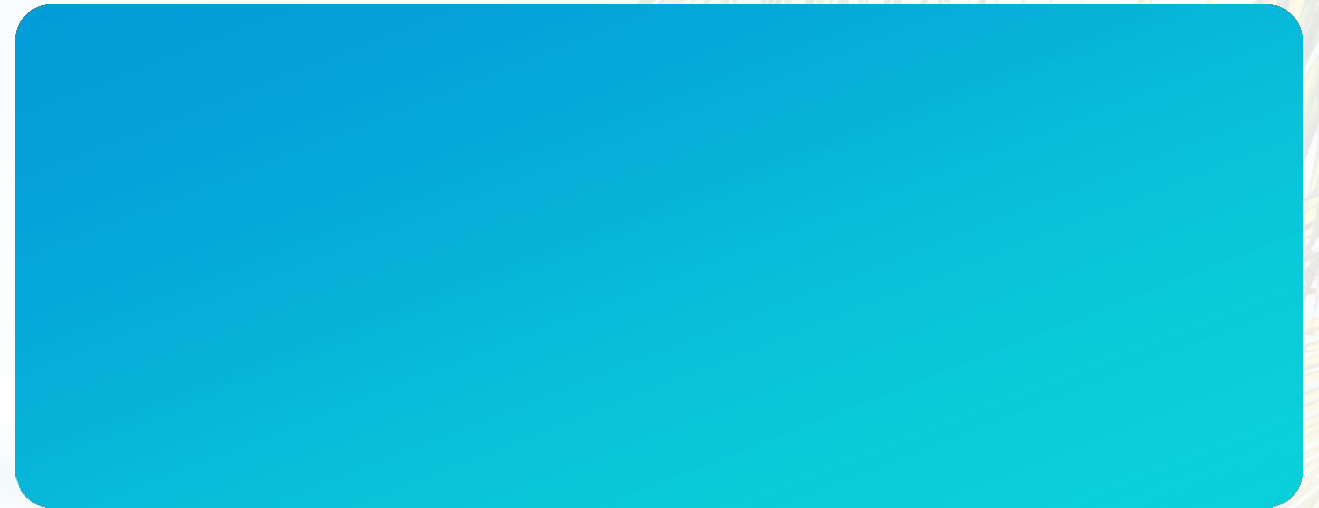
- County approval of Housing Plan
  - Includes where County/municipalities already implementing parts of plan
  - Reservation for future discussion of action items on which staff is not in agreement with Housing Steering Committee recommendations
- Education of and coordination with municipalities on implementation of Housing Plan elements
- Allocation of Housing Bond proceeds through Requests for Proposals (RFPs) under the framework of approved Bond Allocation Criteria
- Compliance – recorded deed restriction, annual reports and monitoring, financial penalties for noncompliance as County is a second mortgage holder
- County should designate a single Deputy/Assistant Manager to oversee the implementation of the Housing Plan across the various County departments
- Housing Leadership Council to assess effectiveness of Housing Bond program, provide citizen oversight and assist County in implementation of Housing Plan – HLC not funded by County



# Summary



Goal: Creation of 20,000 Workforce and Affordable Housing Units in the Next 10 Years.



Housing is critical to Palm Beach County's economic resilience and the health and well-being of its residents.



# For More Information

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# Thank You

Questions & Discussion

