



City of Boynton Beach Agenda Item Request Form

Meeting Date: 03/18/2025

Proposed Resolution No. R25-059- Adopting the 2024 Affordable Housing Advisory Committee Housing Incentives Report and providing an effective date.

Requested Action: Staff recommends approval of Proposed Resolution No. R25-059.

Explanation of Request:

Section 420.9076, Florida Statutes, requires each Florida jurisdiction receiving State Housing Initiatives Partnership (SHIP) funds to appoint an eight to eleven-member Affordable Housing Advisory Committee (AHAC). Each member represents a role in the affordable housing industry, as a citizen of the jurisdiction, and a locally elected official.

The AHAC is mandated by section 420.9076(4), Florida Statutes, to meet annually to review, consider, and recommend to the local governing body 11 Affordable Housing Incentives to remove barriers to affordable housing. The 11 incentives are in the following areas:

1. The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
2. All allowable fee waivers are provided for the development or construction of affordable housing.
3. The allowance of flexibility in densities for affordable housing.
4. The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.
5. Affordable accessory residential units.
6. The reduction of parking and setback requirements for affordable housing.
7. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
8. The modification of street requirements for affordable housing.
9. The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
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 SHIP Statute requires the City Commission to consider and discuss the AHAC's recommendations. However, the Statute does not mandate the adoption of the AHAC recommendations other than the two following Housing incentives already in effect in the City:

1. The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in 163.3177(6)(f)3.
2. The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of Housing.

The AHAC has reviewed, considered, and evaluated the 11 affordable housing Incentives. The AHAC has no new recommendations for the City Commission on this 2024 AHAC Housing Incentives Strategies Report. The AHAC met in person on February 3, 2025, and unanimously approved sending the report to the Florida Housing Finance Corporation, Florida Housing Coalition, and City Commission.

How will this affect city programs or services?

The 2024 AHAC Housing Incentives Report is a required component of the State's SHIP program, which will be a source of over \$622,748 this grant year.

Account Line Item and Description: N/A

Fiscal Impact:

Failure to adopt the 2024 Housing Incentives AHAC Report could affect the City's ability to receive SHIP funds.

Attachments:

[R25-059 Agenda_Item_2800-](#)

[2025_2024_Affordable_Housing_Advisory_Committee_Housing_Incentive_Report.docx](#)

[Exhibit A to Resolution - City of Boynton Beach - 2024 AHAC Report.pdf](#)