

AFFORDABLE HOUSING PROGRAM (AHP) GENERAL INFORMATION (2018)

THE AFFORDABLE HOUSING PROGRAM (AHP)

The Affordable Housing Program (AHP) was adopted by the Board of County Commissioners in October 2009. The AHP is a **voluntary** program and only applies to residential development in unincorporated Palm Beach County. A proposed project must have a minimum of ten (10) permitted units by right (not including bonus units) to be eligible for consideration.

The AHP may be used by an applicant seeking additional density for an affordable housing development. The applicant elects to provide at a minimum 65% of the total number of dwelling units targeted to households at incomes of 60% of Area Median Income (AMI) and below. In any proposal, a maximum of 20% of all units will target incomes of 30% and below AMI. AHP units shall not be subject to restrictions beyond income qualifications except those restrictions imposed by a governmental agency providing affordable housing financing. The 2018 Median Family Income for Palm Beach County is \$74,300 (per US Department of Housing & Urban Development).

When an AHP Pre-Application is Required:

A pre-application is required when the requested AHP density bonus is greater than 30%. An applicant requesting an AHP density bonus of 30% or less is not required to submit a pre-application. Each applicant is responsible for preparing his or her own AHP Pre-Application.

Who may submit an AHP Pre-Application:

Any property owner, or an authorized agent of the property owner, may submit an AHP pre-application to the Palm Beach County Planning Division.

Required AHP Pre-Application Conference:

The applicant must schedule an AHP pre-application conference with Planning Staff prior to submittal of the AHP pre-application form and prior to submitting an application for a Building Permit or a Zoning application. To schedule the pre-application conference please contact the Planning Division at 561 233-5361.

The AHP Pre-Application Form:

The AHP pre-application form is available online at:

<http://discover.pbcgov.org/pzb/planning/Projects-Programs/Housing-Programs.aspx>

Contact: Michael Howe, Senior Planner, at 561-233-5361 or mhowe@pbcgoc.com