

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA ACCEPTING RECOMMENDATIONS OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE FOR THE CITY'S LOCAL HOUSING ASSISTANCE PLAN FOR FISCAL YEARS 2018/19, 2019/20, AND 2020/21; AMENDING THE CITY'S HOUSING ASSISTANCE INCENTIVES PROGRAM; AUTHORIZING IMPLEMENTATION OF THE RECOMMENDATIONS; AUTHORIZING TRANSMITTAL OF THE PLAN TO FLORIDA HOUSING FINANCE CORPORATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

Amending

WHEREAS, the City of West Palm Beach receives an annual allocation of entitlement funds from the State of Florida under the State Housing Initiatives Partnership Program (SHIP) for the creation and/or preservation of affordable housing; and

WHEREAS, eight members were appointed to an Affordable Housing Advisory Committee (AHAC) to prepare recommendations, incentives and initiatives to encourage and facilitate affordable housing within the City of West Palm Beach; and

WHEREAS, as per Florida Statutes, the City is required to submit the report to the local governing body and thereafter evaluate the implementation of each approved incentive; and

WHEREAS, on November 13, 2017, the Affordable Housing Advisory Committee presented its Housing Incentives Strategy Report with recommendations to the City Commission; and

WHEREAS, the City Commission desires to accept and approve the recommendations of the Housing Incentives Strategy Report, authorize implementation of the recommendations; amends the City's Housing Assistance Incentives Program, and authorize transmittal to Florida Housing Finance Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA that:

SECTION 1: The City Commission of the City of West Palm Beach hereby accept and approves the recommendations of the Housing Incentives Strategy Report, authorize implementation of the recommendations and authorize transmittal of the report to Florida Housing Finance Corporation. A copy of the report is attached hereto as **Exhibit "A"**.

SECTION 2: The Mayor is hereby authorized to execute all documents necessary to transmit the AHIP and to implement its provisions, including, but not limited to, the Committee's recommendations.

SECTION 3: Upon execution of this Resolution, the City Clerk shall retain the original as a public record and shall forward a certified copy to the Director of the Housing and Community Development Department for further handling.

RESOLUTION NO. 75-18

SECTION 4: The Director of the Department of Housing and Community Development Department is authorized to transmit the report and a certified copy of this resolution to the Florida Housing Finance Agency.

SECTION 5: This Resolution shall take effect upon passage in accordance with law.

PASSED AND ADOPTED THIS 26TH DAY OF MARCH, 2018.



ATTEST:

X *Hazeline F. Carson*

CITY CLERK
Signed by: Hazeline F Carson

**CITY OF WEST PALM BEACH BY
ITS CITY COMMISSION:**

X *Geraldine Muoio*

PRESIDING OFFICER
Signed by: Geraldine Muoio

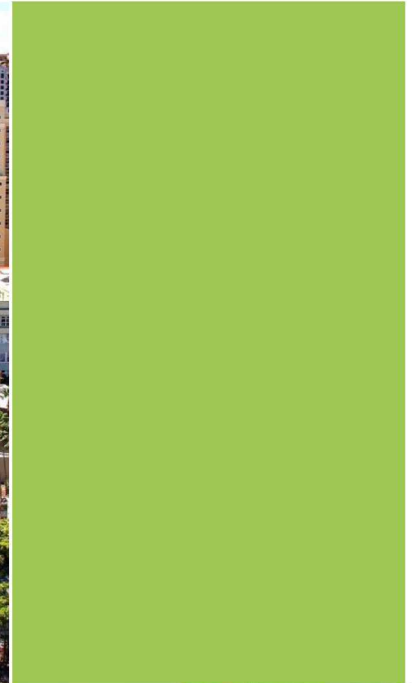
**APPROVED AS TO FORM AND
LEGALITY:**

3/22/2018

X *Kimberly L. Rothenburg*

CITY ATTORNEY
Signed by: Kimberly L Rothenburg

Affordable Housing Advisory Committee



2017 Housing Incentives Strategy Report

This report was prepared by the City of West Palm Beach Department of Housing and Community Development in close coordination with the Florida Housing Coalition. For additional information, please contact Armando Fana, Director of Housing and Community Development, at 561-822-1250 or at AFana@wpb.org.



2017 Affordable Housing Advisory Committee Members



Chester Bishop
SuRealty Title



Suzanne Cabrera (Co-Chair)
Housing Leadership Council



Toby Hartnett
Hartnett Construction



Lisa Maxwell
WPB Housing Authority



Marilyn Munoz
Homeless Coalition PBC



Deborah Raing
Planning Board Member



Nick Rojo
Affiliated Companies



Jack Weir (Chair)
Eastwind Development LLC

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INTRODUCTION/ BACKGROUND INFORMATION

The declining supply of housing opportunities primarily for lower and moderate income households continues to be crisis affecting thousands of communities nationwide. The City of West Palm Beach is not exempt from this housing epidemic. Due to current market trends, many City residents are forced to pay a significant percentage of their income for housing which often leads them into crowded shared apartments, sub-standard housing units, or to obtain housing in distant suburbs located far from their jobs. The availability of decent housing that is affordable for residents and within close proximity to work centers is a priority of the City as stated in its 2015-2020 Strategic and Comprehensive Plans.



In order to support the production of affordable housing, the City is committed to strengthening partnerships and initiatives amongst all levels of government and the private sector. Furthermore, through its Department of Housing and Community Development (HCD), the City receives annual allocations of State Housing Initiatives Partnership (SHIP) Program funds from the State of Florida for the creation and/or preservation of affordable housing. In accordance with Florida Statute 420.9076, municipalities that are recipients of SHIP funds are statutorily required to assemble an Affordable Housing Advisory Committee for the purposes of completing a Housing Incentive Strategies Report that recommends affordable/ workforce housing regulatory incentives. The Housing Incentive Strategies Report recommends specific actions or initiatives to encourage or facilitate removing regulatory barriers that limit or increase the costs of development and the preservation of affordable and/or workforce housing units in the City.

The recommendations outlined in the report may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. The City is required, at minimum, to submit the report to the local governing body and triennially thereafter evaluate the implementation of each approved incentive. Should the City Commission decide to approve any of the proposed incentives, applicable plan, ordinances and/or governing resolutions may need to be amended in order to incorporate these changes.

The City of West Palm Beach Department of Housing and Community Development is the lead agency responsible for the development of this Housing Incentives Strategy Report. Interested parties should contact the Department for additional information.

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AFFORDABLE HOUSING ADVISORY COMMITTEE MEMBERS & PUBLIC HEARING

The City's Department of Housing and Community Development continues to encourage and seek the participation of residents, community stakeholders, and public employees in order to enrich the planning process and to achieve a common vision for housing development matters. The Department actively sought after exemplary local leaders and professionals to serve on the Affordable Housing Advisory Committee board in accordance with Section 420.9076(2) of the Florida Statute.

Member	Agency	Housing Related Field
Toby Harnett	Harnett Building Group	A citizen actively engaged in the residential home building industry in connection with affordable housing.
Suzanne Cabrera	Housing Leadership Council of PBC	A citizen actively engaged as an advocate for low-income persons in connection with affordable housing.
Marilyn Munoz	Homeless Coalition of PBC	A citizen actively engaged as an advocate for low-income persons in connection with affordable housing.
Jack Weir	Eastwind Development LLC	A citizen actively engaged as a for-profit provider of affordable housing.
Nicholas Rojo	Affiliated Companies	A citizen actively engaged as a for-profit provider of affordable housing.
Lisa Maxwell	Housing Authority of West Palm Beach	A citizen actively engaged as a nonprofit provider of affordable housing.
Chester Bishop	SuRealty Title	A citizen actively engaged as a real estate professional in connection with affordable housing.
Deborah G. R. Raing	Planning Board Member	A citizen who actively serves on the local planning agency pursuant to Florida Statute 163.3174.

The Affordable Housing Advisory Committee convened in series of meetings over a period of three months beginning in July 2017 and ending in November 2017. A schedule of the meetings and the agenda is attached as **Exhibit A**. The meetings took place at City Hall, City of West Palm Beach, located at 401 Clematis Street, West Palm Beach FL 33401.

With the support of internal City staff, including representatives from Development Services, Engineering Services, and Public Utilities, the committee discussed the eleven required affordable housing issues ranging from expedited permitting to development of affordable housing near major transportation corridors and included affordable land use components in future land use amendments. The Affordable Housing Advisory Committee also discussed the housing element of the City's Comprehensive Plan and how it furthers affordable housing issues.

The Public Meeting held before the Affordable Housing Advisory Committee was convened on November 13, 2017 at 9:30 AM at City Hall. The Report was presented to the City of West Palm Beach City Commission at a Mayor/Commission Work Session held on that same date. Copy of required advertisement is attached as **Exhibit B**.

There were no Public comments received.

COMMITTEE INCENTIVE REVIEW AND RECOMMENDATIONS

The recommendations outlined below were derived from multiple discussions held between City staff and the Affordable Housing Advisory Committee. Approved recommendations by the City Commission are used to amend the Housing Assistance Incentives Program (Resolution No. 83-16), the Local Housing Assistance Plan, applicable elements of the Comprehensive Plan, and other ordinances and/or resolutions.

<i>Incentive 1</i>	Required Statutory Incentive	Current Process
	The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.	Under the current process, all building permit applications for affordable housing/ workforce housing projects are processed under the “Expedited Plan Review”. The expedited permitting fees are waived for affordable housing projects. This incentive is eligible for affordable and/or workforce housing projects city-wide.

Proposed Recommendation

The Affordable Housing Advisory Committee recommends for the City to continue implementing the current incentive. In addition, the committee further recommends the following action(s):

- The City shall develop written policies and procedures for the expedited permitting process. Along with the developed policy, responsible parties shall conduct ongoing training to City staff on their roles and responsibilities pertaining to this process.
- The City shall appoint an ombudsman (either through Development Services or Housing and Community Development) to assist developers with expediting permitting disciplines and throughout the trajectory of the affordable/workforce development project.
- The City shall develop a process for educating new developers about the incentives available for affordable and/or workforce housing. Housing and Community Development staff should be included in the pre-application meetings with the developers for all known affordable and/or workforce housing projects.
- The City, more specifically the Department of Housing and Community Development, Development Services, and Engineering services should collaborate to ensure that the expedited permitting review specifically for affordable and/or workforce housing projects are accurately addressed in the proposed permitting, inspection, and licensing software system.

City Staff Comments

Based on the recommendations of the Affordable Housing Advisory Committee, the City’s Development Services Department staff agrees to follow the recommendations as proposed for this incentive. The Department has hired consulting firm, Plante Moran, to assist with documenting processes and drafting a Request for Proposals (RFP) for new land development software which includes building permitting. The RFP will cover the need for an effective means of flagging affordable and workforce housing projects as expedited projects separate from general paid expedited projects. Housing and Community Development staff has been invited to participate in the software development process.

Incentive 2	Required Statutory Incentive	Current Process
	The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.	Impact fees associated with development are charged by the County. Engineering construction administration fee is reduced by 25% from 2.5% of site costs to 1.875% of site costs. This incentive is eligible for affordable and/or workforce housing projects city-wide.

Proposed Recommendation

The Affordable Housing Advisory Committee recommends for the City to continue implementing the current incentive. In addition, the committee further recommends the following action(s):

- Reduce the Engineering Services “Site Development Improvement Review” fee by 25% from 3% of site costs or \$1,000 minimum to 2.25% or \$750 minimum. ***(Resolution and/or Ordinance Required)***

City Staff Comments

Based on the recommendations of the Affordable Housing Advisory Committee, City staff concurs with the recommendations as proposed for this incentive.

Incentive 3	Required Statutory Incentive	Current Process
	The allowance of flexibility in densities for affordable housing.	The City allows for increased Floor Area Ratio (FAR) within the Downtown Master Plan for projects that include affordable, attainable and workforce housing.

Proposed Recommendation

The Affordable Housing Advisory Committee recommends for the City to continue implementing the current incentive. The Affordable Housing Advisory Committee further recommends for this incentive to be eligible for projects located city-wide.

City Staff Comments

Based on the recommendations of the Affordable Housing Advisory Committee, City staff recommends continuing its review of existing zoning ordinances in order to determine areas where increased density incentives would be beneficial for the development of affordable and/or workforce housing.

Incentive 4	Required Statutory Incentive	Current Process
	The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.	The City currently waives capacity charges for water and wastewater for affordable and/or workforce housing projects in accordance with resolution 83-16. This incentive is eligible for affordable and/or workforce housing projects city-wide.

Proposed Recommendation

The Affordable Housing Advisory Committee recommends for the City to continue implementing the current incentive.

City Staff Comments

The Public Utilities Department has retained a consultant to perform a capacity fee study and the current incentive criteria will be reviewed based on the outcome of the study with recommendations on continuation or expansion of the incentive being issued once study is completed. Staff recommends maintaining current incentive until results derived from the study are concluded.

Incentive 5	Required Statutory Incentive	Current Process
	The allowance of affordable accessory residential units in residential zoning districts.	The City currently allows for accessory residential units in SF-14 Districts and Live/ Work segments of Mixed Use Categories.

Proposed Recommendation

The Affordable Housing Advisory Committee recommends for the City to continue implementing the current incentive.

City Staff Comments

The City concurs with the recommendation(s) of the Affordable Housing Advisory Committee.

Incentive 6	Required Statutory Incentive	Current Process
	The reduction of parking and setback requirements for affordable housing.	The City currently has a reduction of 10% on required parking area for affordable and/or workforce housing city-wide as per Ordinance 4716-17.

Proposed Recommendation

The Affordable Housing Advisory Committee recommends for the City to continue implementing the current incentive. In addition, the committee further recommends the following action(s):

- City Commission shall approve ordinance regarding a 50% reduction for elderly/ disabled projects (will be recommended at the 11/21/17 Planning Board meeting). ***(Resolution and/or Ordinance Required)***

City Staff Comments

The City concurs with the recommendation(s) of the Affordable Housing Advisory Committee.

Incentive 7	Required Statutory Incentive	Current Process
	The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.	The City currently allows for flexible lot configurations, including zero-lot-line configurations for affordable housing in the Downtown Master Plan Area in accordance with Section 94-134.

Proposed Recommendation

The Affordable Housing Advisory Committee recommends for the City to implementing the current incentive. The Affordable Housing Advisory Committee further recommends for this incentive to be eligible for both Affordable and Workforce Housing projects located in the Downtown Master Plan area. ***(Resolution and/or Ordinance Required)***

City Staff Comments

The City concurs with the recommendation(s) of the Affordable Housing Advisory Committee.

Incentive 8	Required Statutory Incentive	Current Process
	The modification of street requirements for affordable housing.	The City currently reduces engineering fees associated with roadway closure/obstruction, sidewalk closure/obstruction and roadway sidewalk closure or delay by 25% for affordable, attainable, or workforce housing projects City-wide.

Proposed Recommendation

The Affordable Housing Advisory Committee recommends for the City to continue implementing the current incentive. In addition, the committee further recommends the following action (s):

- The City should amend current ordinance(s) to include language that allows for Engineering Services to

have periodic reviews (every 12 months) of the products and standards required by the City. Engineering Services should have the authority to make changes based on new products on the market that may be more cost effective or provide improved technology. ***(Resolution and/or Ordinance Required)***

City Staff Comments

The City concurs with the recommendation(s) of the Affordable Housing Advisory Committee.

Incentive 9	Required Statutory Incentive	Current Process
	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 City currently designates a staff person within the Department of Housing and Community Development that is notified of all agenda items and determines if it has an impact on the cost of housing. The staff person then provides a comment to the City Commission on the potential increase in housing cost.

Proposed Recommendation

The Affordable Housing Advisory Committee recommends for the City to continue implementing the current incentive. In addition, the committee further recommends the following action (s):

- The City should ensure that the Department of Housing and Community Development is included in the Planning Plats Review Committee meeting and the Downtown Action Committee meeting; and
- The City should amend the development application to add a check box that would indicate that the project includes affordable and/or workforce housing.

City Staff Comments

The City concurs with the recommendation(s) of the Affordable Housing Advisory Committee.

Incentive 10	Required Statutory Incentive	Current Process
	The preparation of a printed or electronic inventory of locally owned public lands suitable for affordable housing.	<p>The City currently takes steps to comply with the requirements of Florida Statute 166.0451 which requires that every three years a municipality in Florida must prepare an electronic inventory list of all the real property it owns “appropriate” for use as affordable housing.</p> <p>In the past two years, on multiple occasions, the City has provided an Affordable Housing inventory list for approval by the City Commission for sale and/or donation. The properties sold have/ are expected to generate \$ 2.5 million in Housing Trust Fund dollars and over a dozen units of affordable housing development through donations to non-profit housing developers.</p>

Proposed Recommendation

The Affordable Housing Advisory Committee recommends for the City to continue implementing the current incentive and procedures. The committee further recommends the following actions:

- The City should develop written policies and procedures for how it would determine if publically owned land is deemed or considered “suitable for affordable housing”.
- The City should develop an ordinance mandating that any land acquired or donated to the City should be routed to the Department of Housing and Community Development in order to determine if the land is suitable for affordable housing. ***(Resolution/Ordinance Required)***
- The City should provide resources for a Land Management Division within the Department of Housing and Community Development and provide appropriate funding for such. ***(Resolution/Ordinance Required)***

The Affordable Housing Advisory Committee further recommends for this incentive to apply for both Affordable and Workforce Housing projects located city-wide.

City Staff Comments

The City concurs with the recommendation(s) of the Affordable Housing Advisory Committee.

Incentive 11	Required Statutory Incentive	Current Process
	The support of development near transportation hubs and major employment centers and mixed-use developments.	The City’s Comprehensive Plan Land Use Element encourages affordable housing near transit hubs/stations.

Proposed Recommendation

The Affordable Housing Advisory Committee recommends for the City to continue implementing the current incentive. The Affordable Housing Advisory Committee further recommends for this incentive to be eligible for both Affordable and Workforce Housing projects located city-wide. ***(Resolution and/or Ordinance Required)***

City Staff Comments

The City concurs with the recommendation(s) of the Affordable Housing Advisory Committee.

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OTHER RECOMMENDATIONS

In addition to required incentives the Affordable Housing Advisory Committee is also recommending the following initiatives to encourage affordable/ workforce housing through the City:

The Affordable Housing Advisory Committee recommends for the City to amend applicable elements of its Comprehensive Plan, the Housing Assistance Incentives Program, the Local Housing Assistance Plan, and all other plans in order to redefine the following definitions:

- Affordable Housing- Housing that is affordable for households at or below 80% of the Area Median Income as defined by the U.S. Department of Housing and Urban Development (HUD) income limits per household size and that meets maximum housing payments established by HUD, Florida Housing Finance or local ordinance. Housing payments generally do not exceed 35% of household's gross monthly income.

- Workforce Housing -Housing that is affordable for households with incomes between 80% and 140% of the Area Median Income. Area median income eligibility for workforce housing programs and incentives will be based on a percentage of the median income as published by the U.S. Department of Housing and Urban Development, Fannie Mae, or the State of Florida.

The Affordable Housing Advisory Committee recommends that affordable/ workforce housing incentives would apply when there is a minimum of 10% or 10 units that meet the affordable and/or workforce definitions. The incentives would be applied on a pro rata basis starting with a 10% reduction in fee waivers when there are 10% or 10 units that meet the affordability definition. Thereafter, the fees are pro-rated so that 20 affordable/ workforce units or 20% of units would result in a 20% fee reduction, 30 affordable/ workforce units or 30% of units would result in a 30% fee reduction, etc. Once 50 or 50% of units or more are workforce units are provided, the fee reduction is fully waived by 100%.

The Affordable Housing Advisory Committee recommends for the City to make all incentives available for affordable and/or workforce housing projects.

The Affordable Housing Advisory Committee recommends for the City to enforce long-term affordability for those that receive expedited permitting and affordable housing waivers. If project has an affordability period, a deed restriction can be recorded for the affordability period required by the funding source. If there is no affordability restriction, restrictions shall be in accordance with a City developed criteria based on the number of affordable units required based on savings created by incentives.

The Affordable Housing Advisory Committee recommends for the City to consider updating the Art in Public Places Ordinance allowing for a pro rata reduction of the fee's for affordable and/or workforce housing projects.

City Staff Comments

City staff concurs with the other recommendations with the exception of extending waiver incentives to projects in excess of 10% of total units or 10 units for workforce housing projects (80-140% AMI) city-wide. Staff recommends that incentives only be available city-wide for workforce projects where 51% or more of the units are set aside for the workforce income levels as there are many areas of the City where workforce housing costs would be the same or greater than market rate. Housing and Community Development

should do a housing market analysis and work with the existing Palm Beach County Housing Summit Regional Sub-Committee to determine equitable incentives for workforce housing within the City limits. The results with recommendations should be reported to the City Commission for possible adoption by the 3rd quarter of 2018.

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EXHIBIT A- MEETING AGENDA

Meeting Date	Agenda	Meeting Minutes
July 20, 2017	<ol style="list-style-type: none"> 1. Introduction of staff and Committee Members/ Appointment 2. Appointment of Chair and Vice-Chair 3. Introduction of Duties and Responsibilities of Board 4. Review of current incentives 5. Review timeline 6. Adjourn 	Meeting minutes are available upon request.
July 27, 2017	<ol style="list-style-type: none"> 1. Approve minutes 2. Review the following incentives: <ol style="list-style-type: none"> a) Expedited Permitting b) Modification of impact fee requirements c) The support of development near transportation hubs 3. Adjourn 	Meeting minutes are available upon request.
August 10, 2017	<ol style="list-style-type: none"> 1. Approve minutes 2. Review the following incentives: <ol style="list-style-type: none"> a) The allowance of affordable accessory residential units b) Local Government Review Process c) The allowance of flexible lot configurations 3. Adjourn 	Meeting minutes are available upon request.
August 24, 2017	<ol style="list-style-type: none"> 1. Approve minutes 2. Review the following incentives: <ol style="list-style-type: none"> a) The allowance of flexibility in densities b) The reduction of parking and setback requirements c) Modification of Street Requirements 3. Adjourn 	Meeting minutes are available upon request.
October 12, 2017	<ol style="list-style-type: none"> 1. Approve minutes 2. Review the following incentives: <ol style="list-style-type: none"> a) Printed inventory of locally owned lands b) The reservation of infrastructure capacity c) Other Recommendations of the committee 3. Adjourn 	Meeting minutes are available upon request.
October 26 th , 2017	<p>Final Meeting to discuss final incentive recommendations</p> <p>Provide feedback to Department Directors.</p>	Meeting minutes are available upon request.
November 13, 2017	<p>Advertised public Hearing</p> <ol style="list-style-type: none"> 1. Approve minutes 2. Review incentive plan Recommendations 3. Receive Public Comments 	Meeting minutes are available upon request.

	<p>4. Vote to accept incentive plan recommendations of the affordable housing advisory committee for submission to the Mayor and City Council</p> <p>5. Adjourn</p> <p>Present to City Commission at Mayor Commission Work Session</p>	
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EXHIBIT B- PROOF OF REQUIRED ADVERTISEMENT

Notice of Public Meeting Affordable Housing Advisory Committee

The City of West Palm Beach is required by Florida Statute 420.9076 to establish an Affordable Housing Advisory Committee (AHAC) in order to complete a Housing Incentive Strategies Report. The report recommends specific actions or initiatives to encourage or facilitate removing regulatory barriers that limit or increase the costs of development and the preservation of affordable and/or workforce housing units in the City.

The recommendations outlined in the report may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. The City is required, at minimum, to submit the report to the local governing body and triennially thereafter evaluate the implementation of each approved incentive. Should the City Commission decide to approve any of the proposed incentives, applicable plan, ordinances and/or governing resolutions may need to be amended in order to incorporate these changes.

It is expected for the AHAC Committee to approve the recommendations at a public meeting held on:

Date: Monday, November 13, 2017
Time: 9:30 AM
Location: City of West Palm Beach –
City Hall, 401 Clematis Street
WPB, FL 33401
Floor: 1st Floor
Room: Flagler Gallery

City staff will shortly thereafter present the recommendations provided by the AHAC members to the Mayor, City Commission, and other civic leaders at a Mayor/Commission Work Session beginning at 10:00 AM.

Interested parties are encouraged to attend and participate. A copy of the committee recommendations will be available at the Department Housing and Community Development (HCD), 401 Clematis Street, 3rd Floor, West Palm Beach, FL 33401, between the hours of 8:00 a.m. and 5:00 pm – Monday thru Friday or by calling Jennifer Ferriol, HCD Program Manager at (561) 822-1250 or e-mail at jferriol@wpb.org. If you need special accommodations please call 561-822-1250.

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11-9/ 2017

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