



**Department of Planning,
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**Palm Beach County
Board of County
Commissioners**

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Marcy Woodward
Sara Baxter
Mack Bernard


County Administrator

Verdenia C. Baker

"An Equal Opportunity
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MEMORANDUM

TO: The Honorable Mayor Maria Sachs and the Board of County Commissioners

FROM: Whitney Carroll, Esq., AICP, Executive Director 
Planning, Zoning and Building Department

DATE: June 25, 2024

RE: **Recap of June 18, 2024 BCC Workforce Housing Workshop**

At the June 18, 2024 workshop, a number of possible changes to the Workforce Housing Program (WHP) were outlined for Board consideration and further evaluation. Attached is a summary of the Commissioners' comments received for each topic discussed. While not directly related to the WHP, the Board also directed that eligibility for the Impact Fee Affordable Housing Assistance Program (IFAHAP) be limited to housing affordable to $\leq 110\%$ of Area Median Income.

As indicated at the workshop, the next steps in the process will include convening a meeting of industry representatives, to include the Gold Coast Builders Association, the Economic Council, market rate and non-profit homebuilders, real estate professionals, bankers, and property management companies. This meeting is anticipated to be scheduled in August, followed by discussion with the Board for direction. As noted at the workshop, any proposed changes would then be subject to economic feasibility analysis, to ensure that proposed changes do not cause the profitability of residential developments to fall below acceptable levels. Subsequently, for any changes directed by the Board, the necessary Comprehensive Plan and ULDC changes would be drafted for Board consideration and action.

Finally, attached is a map requested during the workshop, depicting projects with workforce housing units, the number of units, and whether rental or for sale.

For additional information, please contact me at (561) 233-5008

Attachments:

Summary of Commissioner Comments
Workforce Housing Projects Map

cc: Verdenia Baker, County Administrator
Patrick W. Rutter, Deputy County Administrator
Darren Leiser, Esq., Assistant County Attorney
Cindy Hoskin, Deputy Executive Director, PZ&B
Thuy Shutt, AIA, FRA-RA, Planning Director, PZ&B
Jeffrey W. Gagnon, AICP, Deputy Planning Director, PZ&B
Maria Bello, Principal Planner

Workforce Housing Program Key Policy Issues – Board of County Commissioners’ Workshop Discussion – June 18, 2024

red text - no consensus

green text - consensus

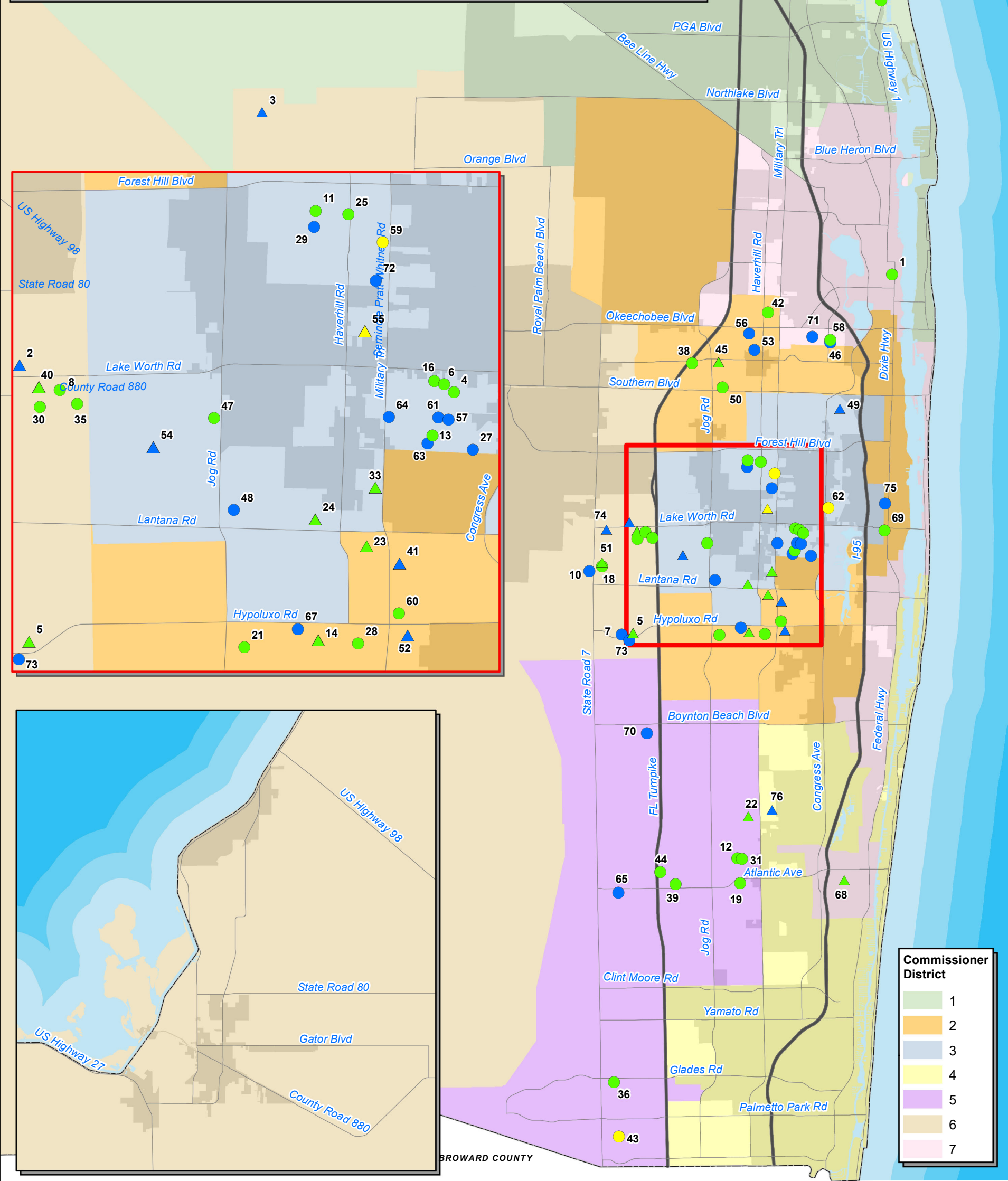
Topics		Possible Changes for Further Evaluation	Barnett	Baxter	Bernard	Marino	Weiss	Woodward	Sachs (absent 6/18/24)
Applicability	Tier Applicability	<ul style="list-style-type: none"> Extend program to Exurban, Rural and AGR Tiers 		<ul style="list-style-type: none"> No 		<ul style="list-style-type: none"> No 		<ul style="list-style-type: none"> Yes 	
	Voluntary WHP for Projects < 10 units	<ul style="list-style-type: none"> Allow projects with <10 units to participate 		<ul style="list-style-type: none"> Allow 			<ul style="list-style-type: none"> Allow 	<ul style="list-style-type: none"> Allow 	
	Affordability Periods	<ul style="list-style-type: none"> Per recommendations of the Florida Housing Finance Corporation: <ul style="list-style-type: none"> Extend to 50 years for new rental projects Restrict in perpetuity on County-owned land 		<ul style="list-style-type: none"> Restrict in perpetuity 		<ul style="list-style-type: none"> No changes 	<ul style="list-style-type: none"> Rentals: 50+ 	<ul style="list-style-type: none"> Rentals: 50 	
			<ul style="list-style-type: none"> Extend to 30 years for for-sale units 	<ul style="list-style-type: none"> For-sale: not 30 yrs Shorten recurring term for for-sale 	<ul style="list-style-type: none"> For-sale: 15 	<ul style="list-style-type: none"> No changes 	<ul style="list-style-type: none"> For-sale: 15 		
		Annual Eligibility Determination	<ul style="list-style-type: none"> Require annual income verification/eligibility determination at lease renewal, to make available units when household income has exceeded income limits 				<ul style="list-style-type: none"> Require 	<ul style="list-style-type: none"> Require 	<ul style="list-style-type: none"> Require
Disposition Options	In-Lieu Fees	<ul style="list-style-type: none"> Eliminate In Lieu Fee option, OR Revise In Lieu Fee Structure to set fee based on differential between median market rate price and WH sales price, square footage or other measure 		<ul style="list-style-type: none"> Eliminate 		<ul style="list-style-type: none"> Eliminate 		<ul style="list-style-type: none"> Eliminate 	
	Limited Incentive Option	<ul style="list-style-type: none"> Eliminate Limited Incentive option, so all projects contribute same base percentage 							
	Exchange Options	<ul style="list-style-type: none"> Eliminate the uncommitted exchange sub-option 						<ul style="list-style-type: none"> Reduce 3 year window 	
	Default Disposition of WH Units	<ul style="list-style-type: none"> Set default disposition as “on site;” require BCC waiver to use other options 							
	On-site, For-Sale WHP Units	<ul style="list-style-type: none"> Require “Like for Like” , OR Provide further discount obligation for providing WH units as for-sale, on-site. Require WH units located on civic sites to be SF, For-sale 		<ul style="list-style-type: none"> Institute bedrooms for bedrooms 		<ul style="list-style-type: none"> Institute bedrooms for bedrooms 		<ul style="list-style-type: none"> Institute bedrooms for bedrooms 	
	Separate MF/TH/SF Pricing	<ul style="list-style-type: none"> Create new WH for-sale price schedule, to add a TH price and allow for lower prices for MF and higher for SF 			<ul style="list-style-type: none"> Explore 				
	WH Rent/For-sale Pricing Schedules	<ul style="list-style-type: none"> Identify different source, or use percentage of prices from current Include a lower bracket 40-60% Shift obligation distribution to require more units at lower end Eliminate “Middle” (highest) rent category; reinstitute as a for-sale category 					<ul style="list-style-type: none"> Include 40-60% 		
Dev Process/Regs	Reduced Development Costs and Obstacles	<ul style="list-style-type: none"> Use some In Lieu Fee proceeds to assist with development costs Reduce land/development costs <ul style="list-style-type: none"> Offer county-owned civic or other sites Provide Land Development Regulation relief Allow for other construction methods, provide ready plans 			<ul style="list-style-type: none"> Explore 		<ul style="list-style-type: none"> Explore 		
	Reduced Parking Requirements	<ul style="list-style-type: none"> Reduce Parking Requirements 		<ul style="list-style-type: none"> Explore 	<ul style="list-style-type: none"> Explore 	<ul style="list-style-type: none"> Explore 			
OTHER TOPICS				<ul style="list-style-type: none"> Prohibit Density Bonus where roads are deficient? 		<ul style="list-style-type: none"> TH are OK 	<ul style="list-style-type: none"> Post-TDR ESL funding plan? 		

P a l m B e a c h C o u n t y

W o r k f o r c e H o u s i n g D e v e l o p m e n t s

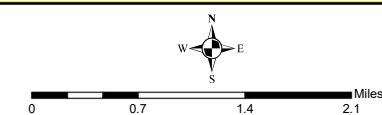
MARTIN COUNTY

Map ID	Name	Status	Workforce Units	Rent or Sale	Map ID	Name	Status	Workforce Units	Rent or Sale	Map ID	Name	Status	Workforce Units	Rent or Sale
1	Merryplace	Builtout	36 TH	Rent	29	Pine Bay	Unbuilt	26 MF	Rent	55	Wagner Homes Subdivision	Developing	4 TH	Sale
2	Hamlet Estates at Lake Worth	Unbuilt	9 SF	Sale	30	Gulfstream Preserve	Builtout	37 MF	Rent	56	Fount MUPD	Unbuilt	177 MF	Rent
3	Indian Trails PUD	Unbuilt	390 SF	Sale	31	10x Living at Delray	Builtout	63 MF	Rent	57	Covenant Villas	Unbuilt	1 MF	Rent
4	Green Lake Apartments	Builtout	2 MF	Rent	34	The Point at North Palm Beach	Builtout	63 MF	Rent	58	Autumn Ridge Apartments	Unbuilt	32 MF	Rent
5	Town Commons MUPD	Builtout	10 TH	Sale	35	Wellington Vista	Builtout	70 MF	Rent	59	La Hacienda	Developing	9 MF	Rent
6	Gulfstream Villas	Builtout	3 MF	Rent	36	Uptown Boca Raton	Builtout	114 MF	Rent	60	Elan Palm Reserve	Builtout	88 MF	Rent
7	Windsor Place	Unbuilt	30 MF	Rent	38	Palm Beach Preserve	Builtout	57 MF	Rent	61	Mathis Apartments	Unbuilt	3 MF	Rent
8	Elan Polo Gardens	Builtout	65 MF	Rent	39	Luma Delray	Builtout	25 MF	Rent	62	Summertime Apartments	Developing	9 MF	Rent
10	Brentwood of Wellington	Unbuilt	33 MF	Rent	40	Saddlewood	Builtout	2 TH, 28 MF	Sale	63	Mariana Palms	Unbuilt	2 TH	Rent
11	Vista Village Park Apartments	Builtout	14 MF	Rent	41	Trails Landing	Unbuilt	5 MF	Rent	64	Southport Grove	Unbuilt	14 MF	Rent
12	Blu Atlantic Apartments	Builtout	62 MF	Rent	42	Alora at Haverhill	Builtout	133 MF	Rent	65	Reserve at Atlantic	Unbuilt	119 MF	Rent
13	Aviara Lake Worth	Builtout	8 MF	Rent	43	Boca Vue	Developing	17 MF	Rent	67	Towns at Tidewater	Unbuilt	16 TH	Rent
14	Silverwood Estates	Builtout	32 SF	Sale	44	Atlantico/Sienna at Tuscany	Builtout	13 MF	Rent	68	Carver Square	Builtout	9 SF	Sale
16	Herbert Apartments	Builtout	11 MF	Rent	45	Catalina Townhomes	Builtout	4 TH	Sale	69	The Bohemian	Builtout	42 MF	Rent
18	Wellington Club	Builtout	154 MF	Rent	46	Brandon Estates	Builtout	60 MF	Rent	70	Logan Ranch	Unbuilt	79 MF	Rent
19	Oasis Apartments	Builtout	5 MF	Rent	47	Altis Blue Lake	Builtout	12 MF	Rent	71	Westgate Terrace	Unbuilt	9 MF	Rent
21	Elysium	Builtout	37 MF	Rent	48	Lee Square	Unbuilt	4 MF	Rent	72	River Trail	Unbuilt	18 MF	Rent
22	Cambria Parc	Builtout	34 TH	Sale	49	Rose of Sharon	Unbuilt	1 SF	Sale	73	Villages of Windsor	Unbuilt	47 MF	Rent
23	The Groves	Builtout	1 SF	Sale	50	Resia Pine Ridge	Builtout	288 MF	Rent	74	Hendrix Reserve	Unbuilt	9 TH	Sale
24	Colony Reserve	Builtout	11 TH	Sale	51	Windsong Estates	Builtout	7 TH	Sale	75	Lake Worth Station	Unbuilt	78 MF	Rent
25	Aviara Green	Builtout	12 MF	Rent	52	Icon Residential Community	Unbuilt	7 MF	Rent	76	Colony Estates at Boyton	Unbuilt	6 SF	Sale
27	Serafica	Unbuilt	11 MF	Rent	53	Palm Ridge Apartments	Unbuilt	6 MF	Rent					
28	Palazzo at Casa Brera	Builtout	142 MF	Rent	54	Forest Oaks Residential	Unbuilt	11 TH	Sale					



Date: 6/25/2024
 Contact: K Andrews PBC PZB
 Filename: U:\Zoning\Data-Analytics\Res\Projects\WHP
 Note: Map is not official, for presentation purposes only.

■ Approved - Unbuilt ○ For Rent
■ Developing △ For Sale
■ Builtout



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