

WHP Calculation Tree

This table provides a summary, for informational purposes only, of the applicable calculation factors and other provisions of the Palm Beach County Workforce Housing Program. For full details of the program, please refer to Article 5.G.1, Chapter G, of the Palm Beach County Unified Land Development Code.

Option:	Limited Incentive															
Disposition:	Donation of Land	In-Lieu	On-Site				Off-Site (Including Exchange Builder)				Purchase of Market Rate Units					
Parent Project Type:	N/A	N/A	For Sale		For Rent		For Sale		For Rent		For Sale			For Rent		
WHP Type:			For Sale	Rental	Rental	For Sale	For Sale	Rental	Rental	For Sale	Deeded	For Sale	Rental	Deeded	For Sale	Rental
Calculation:	Value equivalent to in-lieu per Limited Incentive calculation	In-lieu fees determined per Limited Incentive calculation, based on parent project unit type(s)	Limited Incentive Calculation	Limited Incentive Calculation	Limited Incentive Calculation	Limited Incentive Calculation	Limited Incentive Calculation	Limited Incentive Calculation, subject to a 1.5 multiplier on WHP obligation	Limited Incentive Calculation	Limited Incentive Calculation	Limited Incentive Calculation	Limited Incentive Calculation	Limited Incentive Calculation, subject to a 1.5 multiplier on WHP obligation	Limited Incentive Calculation	Limited Incentive Calculation	Limited Incentive Calculation

***Limited Incentive Notes:**

Maximum WHP Density Bonus: 50%.

Limited Incentive Calculations: 2.5% of Standard Density, 8% of Max (PUD) Density, 17% of WHP Density Bonus, and 34% of any TDRs used.

All WHP units will be allocated within the 2 lowest income categories (Low and Mod 1), including any required TDR WHP units; any additional TDRs electively purchased at WHP prices must be in the Low Category

Option:	Full Incentive															
Disposition:	Donation of Land	In-Lieu	On-Site				Off-Site (Including Exchange Builder)				Purchase of Market Rate Units					
Parent Project Type:	N/A	N/A	For Sale		For Rent		For Sale		For Rent		For Sale			For Rent		
WHP Type:			For Sale	Rental	Rental	For Sale	For Sale	Rental	Rental	For Sale	Deeded	For Sale	Rental	Deeded	For Sale	Rental
Calculation:	Value equivalent to in-lieu per Full Incentive calculation	In-lieu fees determined per Full Incentive calculation, based on parent project unit type(s)	Full Incentive calculation, subject to a 12.5% discount on WHP obligation		Full Incentive Calculation	Full Incentive Calculation	Full Incentive calculation, subject to a 12.5% discount on WHP obligation		Full Incentive calculation, subject to a 12.5% discount on WHP obligation	Full Incentive calculation, subject to a 1.5 multiplier on WHP obligation	Full Incentive Calculation	Full Incentive calculation, subject to a 12.5% discount on WHP obligation	Full Incentive calculation, subject to a 1.5 multiplier on WHP obligation	Full Incentive calculation, subject to a 12.5% discount on WHP obligation	Full Incentive calculation, subject to a 12.5% discount on WHP obligation	Full Incentive Calculation
			Single Family WHP	Townhome WHP	Multifamily WHP		Single Family WHP	Townhome WHP	Multifamily WHP							
			Additional 20% Discount	Additional 10% Discount	No Discount		Additional 20% Discount	Additional 10% Discount	No Discount							

***Full Incentive Notes:**

Maximum WHP Density Bonus: 100%; density bonuses greater than 50% are subject to enhanced review process.

Full Incentive Calculations: 5% of Standard Density, 16% of Max (PUD) Density, 34% of WHP Density Bonus, and 34% of any TDRs used.

WHP units will be allocated within 3 lowest (For Sale) or all 4 (Rental) income categories, including any required TDR WHP units; any additional TDRs electively purchased at WHP prices must be in the Low Category

Additional Requirements for All WHP Units: Exteriors compatible with market rate units, and WHP Models

Additional Requirements for For-Sale WHP Units: Minimum of 2 bedrooms, 25% at 3 bedrooms, and minimum of 100 sq ft each; specific appliances required