



Workforce Housing Program

Palm Beach County

Planning, Zoning & Building Department



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PBC Program Basics

- 2019 WHP Ordinance
- Required WHP units for projects with 10+ units in unincorporated U/S Tier
 - Opt for a density bonus in exchange for additional WHP units
 - Limited Incentive Option available for projects seeking to minimize WHP obligation
 - Full Incentive Option is available for projects seeking to maximize density
- Percentages range from 2.5% to 22+%
- Obligation met by providing the units on-site, off-site, or through an exchange builder, donating land, or paying an in lieu fee
- In Lieu Fee is set at \$75,000 for MF, \$100,000 for TH, and \$120,000 for SF





WHP 2021 Income Levels and Prices

- HH Income: 60 to 140% of Median Family Income (\$48,120 to \$112,280)
- Qualified: 99% teachers, 80% County workers, and others (health care and community service providers)



• \$963 to
\$3,475

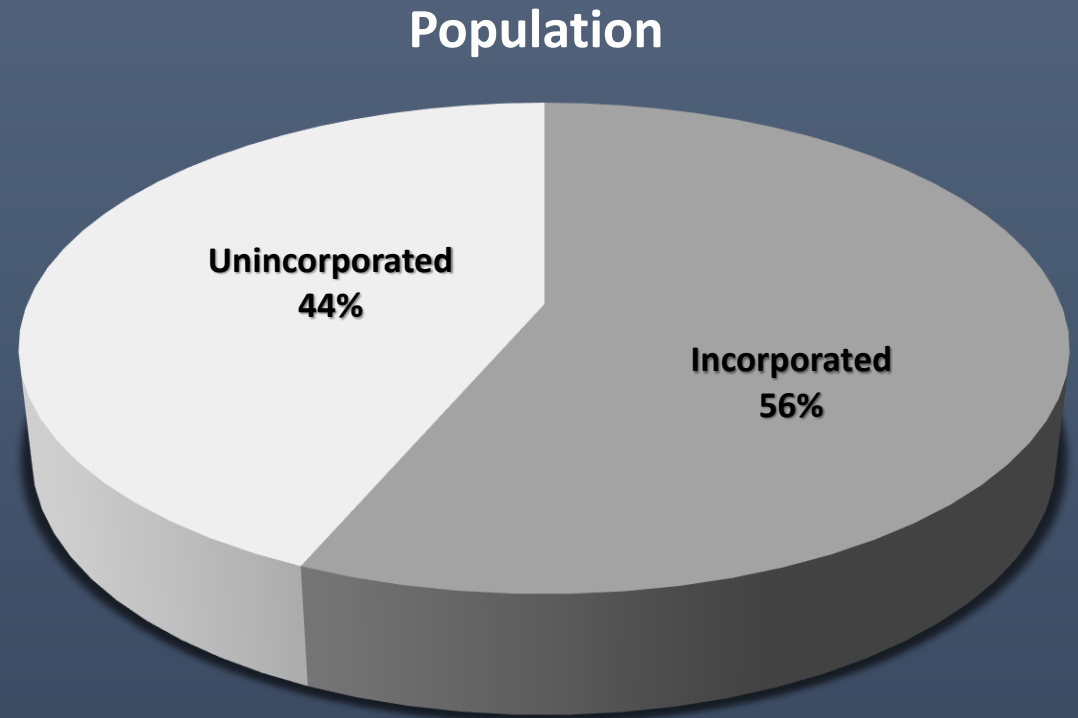
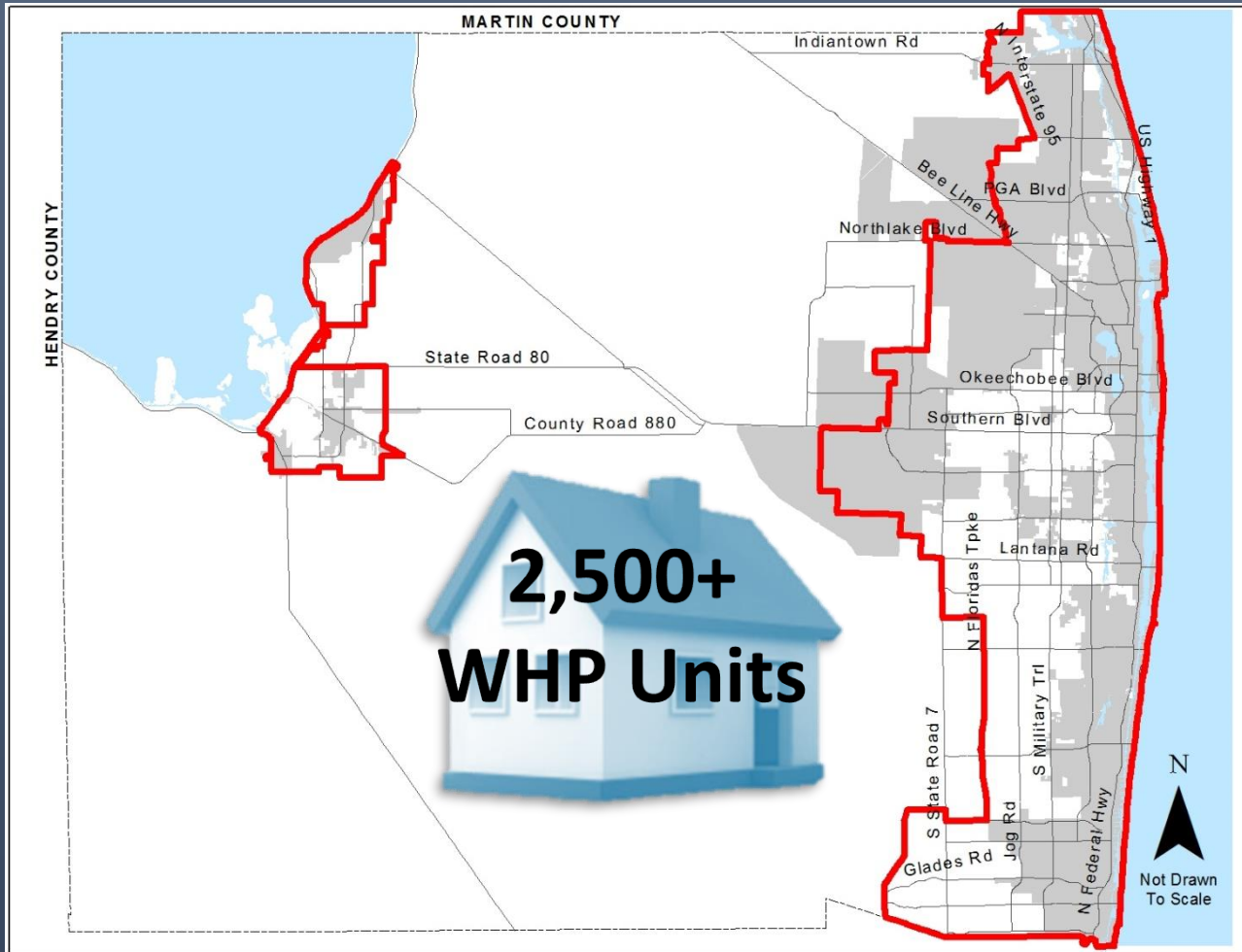


• \$168,420 to
\$264,660



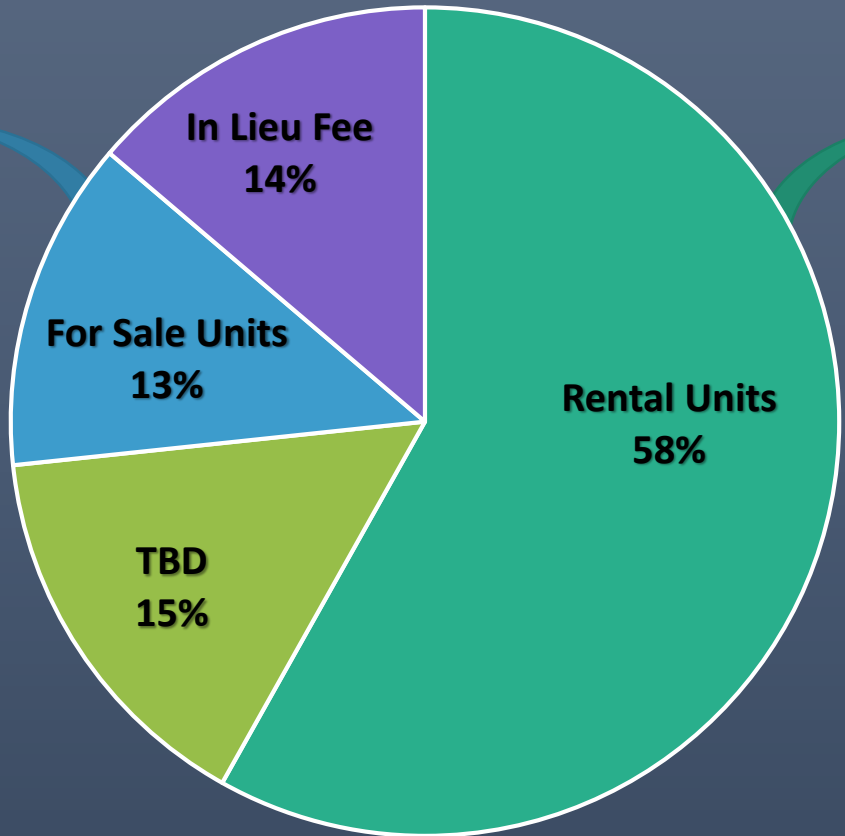


WHP Only Applies to Unincorporated PBC

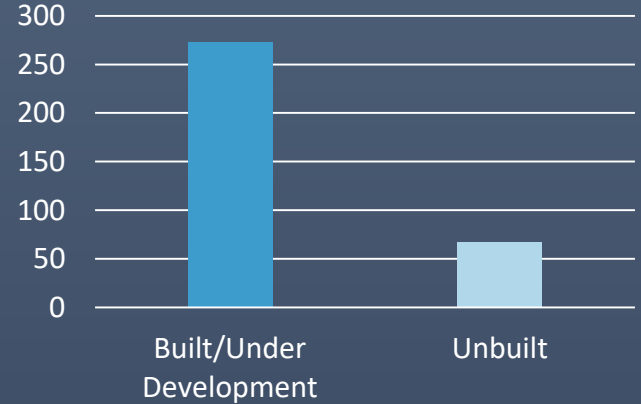




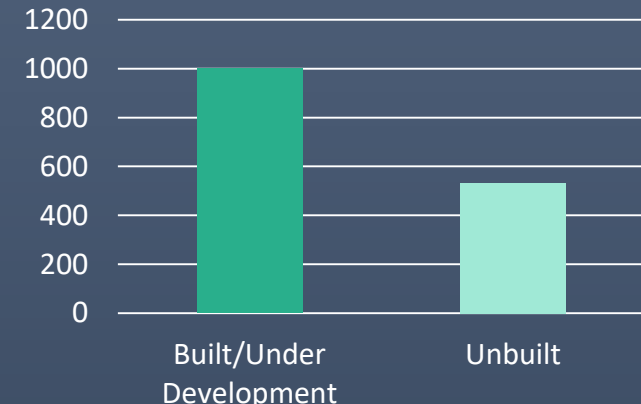
Unincorporated PBC WHP Units



For Sale Units



Rental Units





Identify WHP Obligation + Density Bonus (10+ Unit Project in U/S Tier)

< 50% Density Bonus: No Special Analysis

50-100% Density Bonus: point system, compatibility, BCC

Applicant Selects Options (Limited or Full) & Disposition (On-site, Off-site)

BCC or DRO Approval

Restrictive Covenant is recorded prior to 1st building permit

Developer meets WHP obligation

Main Options: On-site, Off-site, Exchange, In Lieu Fee





Questions

