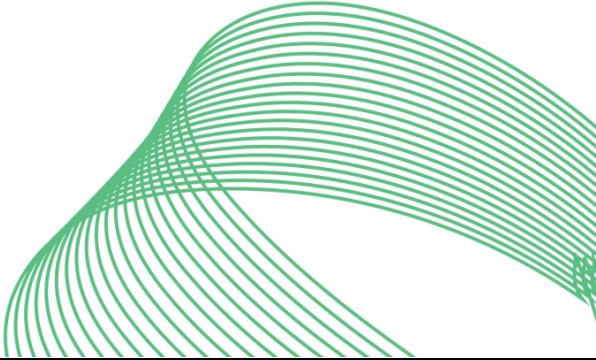




**THE
HOUSING LEADERSHIP COUNCIL
OF PALM BEACH COUNTY**

Presents

**THE
2025
STATE OF
WORKFORCE AND AFFORDABLE HOUSING
REPORT**



Dear Housing Hero,

Thank you for your interest in this collaborative and collective effort to meet the ever-increasing housing needs of residents in Palm Beach County. I would also like to extend my gratitude to Palm Beach County, each municipality and their respective departments, every community redevelopment agency, housing authority, nonprofit organization, private developer and individual who contributed the pertinent information necessary to complete this comprehensive annual report.

Each year, we spend several months gathering and tabulating data to create this State of Workforce and Affordable Housing Report, which we share with the public and all those who have a vested interest in improving housing opportunities here in Palm Beach County. This body of work is the result of numerous individuals from every sector coming together to make it possible.

This is the the 3rd publication of this Workforce and Affordable Housing Narrative Report and prior years are available to follow the successive and significant progress we have made here in Palm Beach County:

[2023 State of Workforce and Affordable Housing Report](#)

[2024 State of Workforce and Affordable Housing Report](#)

We remain committed to creating a place where everyone can live, work, and play in our diverse communities here in Palm Beach County. Thank you for your continued support.

Sincerely,



Christina L. Romelus, MS

Consultant, Housing Leadership Council of Palm Beach County

Introduction

Palm Beach County continues to face a significant shortage of affordable and workforce housing. The Housing Leadership Council of Palm Beach County brings together community leaders dedicated to strengthening the county's economic stability by expanding housing opportunities through education, advocacy, and strategic partnerships. Recent years have seen notable shifts in how workforce and affordable housing is developed across municipalities.

Housing prices and rents continue to outpace wage growth, creating challenges for employers trying to attract and retain workers. [Housing for All: Palm Beach County's Housing Action Plan](#) outlines a path to address this gap, with a goal of producing, rehabilitating, and preserving **20,000 housing units** by 2032. The plan focuses on four priority areas:

- **Funding and Financing**
- **Planning and Regulatory Reform**
- **Neighborhood Revitalization and Community Development**
- **Expanding access to housing opportunities**

Affordable housing is both a community priority and an economic necessity. As housing costs consume a growing share of household income, families have less to spend locally—affecting businesses and overall quality of life across the county.

This report provides an overview of workforce and affordable housing activity, based on project statuses recorded between **January 1 and December 31, 2025**. It draws on data collected from municipalities, Community Redevelopment Agencies (CRAs), Housing Authorities, and nonprofit partners. The report also highlights the investments made by the Palm Beach County Board of County Commissioners, through the Department of Housing and Economic Development (PBC HED), in support of housing initiatives across the county.

Municipalities

Municipalities are listed in alphabetical order with the top 15 municipalities by population listed first.

City of Boca Raton

The City of Boca Raton continues to advance its affordable and workforce housing pipeline through coordinated planning and development efforts. Data provided by the City's Development Services Department, Boca Raton Housing Authority (BRHA), and the Planning and Zoning Department, and Palm Beach County Housing & Economic Development (PBC HED) reflects the following progress:

0 completed,
95 under construction (51 affordable and 44 workforce), and
200 pre-development units (98 affordable and 102 workforce)

Under Construction:

95 - Residences at Martin Manor (Phase 1)

- Address: 1350 N Dixie Highway
- Developer: Atlantic Pacific
- Developer: DM Redevelopment Ltd. (Boca Raton Housing Authority and Atlantic Pacific)
- PBC HED Funding: \$392,754 (*Impact Fee*)
- Affordable Units: 95 (<60% AMI: 51 | 60%–80% AMI: 44)
- For Rent

Pre-Development:

105 – Residences at Martin Manor II

- Address: Glades Rd & N. Dixie Highway
- Developer: DM Redevelopment Ltd II (Boca Raton Housing Authority and Atlantic Pacific)
- PBC HED Funding: \$5,379,754 (*Housing Bond Loan Program & Impact Fee*)
- Affordable Units: 105 (<60% AMI: 35 | 60%–80% AMI:70)
- For Rent
- Site Plan Approval: November 18, 2025

51 – Boca Village at Boca Raton Tri-Rail Station

- Address: 680 W. Yamato Road
- Developers: Boca Village LLC., on SFRTA land
- Affordable Units: 34 (< 60% AMI)
- Workforce Units: 17 (60%–140% AMI)
- For Rent

44 – Mutual of America Residential

- Address: 1150 NW Broken Sound Parkway
- Developers: 1150 Broken Sound LLC
- Affordable Units: 29 (< 60% AMI)
- Workforce Units: 15 (60%–140% AMI)
- For Rent

City of Boynton Beach

The City of Boynton Beach is advancing affordable and workforce housing through multiple development projects and funding initiatives. Information from the City’s Development Department, the Boynton Beach CRA (BBCRA), and Palm Beach County Housing & Economic Development (PBC HED) reflects ongoing progress.

The data shows:

- 0 completed units
- 175 workforce units under construction
- 89 workforce units in pre-development

In addition, the City currently has five housing projects, with an estimated 380-401 units, under review.

A comprehensive list of each project and the number of units contributed within the City of Boynton Beach is provided below.

Under Construction:

119 - The Dune (Live Local)

- Address: 2703 S Federal Highway
- Developers: Affiliated Development
- Workforce Units: 119 (101%–120% AMI)
- For Rent

41 - The Pulte Cottage District

- Addresses: Generally located between NE 5th Avenue and NE 4th Avenue, and between Seacrest Boulevard and NE 1st Street
- Developer: Pulte Group/Home Company, LLC
- Workforce Units: 41
 - 60%–80% AMI: 22 - Townhomes
 - 81%–100% AMI: 19 - Single Family Homes
- For Sale

15 - The Dune Residences (Live Local)

- Address: 2607 S Federal Highway
- Developers: Affiliated Development
- Workforce Units: 15 (101%–120% AMI)
- For Rent

Pre-Development:

89 – Seacrest Sound Apartments

- Address: 1390 N Seacrest Boulevard
- Developer: Seacrest Apts Property Owner, LLC
- Workforce Units: 89 (101-≤120% AMI)
- For Rent
- Site Plan Approval Issued: October 22, 2025

City of Delray Beach

Based on the data shared by the City’s Development Services Department, Delray Beach Housing Authority and Habitat for Humanity of Greater Palm Beach County indicates that there is activity within the housing pipeline, reflecting continued progress in workforce housing efforts.

13 completed (Workforce),
82 under-construction (Workforce), and
157 pre-development units (Workforce).

Completed:

13 – Sofa District Lofts

- Address: 151 SE 3rd Avenue
- Developer: Kristina Gerard | Regional Mgr. | SofA One & SofA Two | 151 SE 3rd Ave | Delray Beach, Florida 33483 561.582.5812 | Wood Residential 954-650-8296 kristina.g@woodresidential.com
- Workforce Unit: 13
- For Sale

Under Construction:

60 – Parks at Delray

- Address: 1690–2350 S. Congress Ave; All of Heron Club Drive; and All of Hammock Way; All of Grove Trail; and All of Park View Blvd
- Developer: Owner & Applicant: Lago Delray North Condo Assoc., Inc
Agent: Tom Magaletta
- Permits: 02/13/24 – 1846 Hammock Way; 02/14 /24 – 1910, 1974, 1961 1835 Hammock Way and 1816 Heron Club Drive; 08/09/24 – 1724 Heron Club Drive; 08/22/24 – 1763 Hammock Way; 09/24 /24 – 1700, 1758, 1932 Heron Club Drive and 1782 Hammock Way
- Workforce Unit: 60
- For Sale

22 – BrEz Atlantic Crossing

- Address: 656 NE 1st Street
- Developer: Property Mgr. Cyril DeFazio 269 SE 5th Avenue 561-207-7333
cdefazio@druckerandfalk.com
- Permits: 9/23/2024
- Workforce Units: 22
- For Sale

Pre-Development:

156 – Alton Delray

- Address: 2101 S Congress Avenue
- Developer: Ailish Villalobos, Urban Design Studio
- Workforce Units: 156 (101%–120% AMI)
- For Rent
- Site Plan Approval Issued: December 8, 2025

1 – Infill Housing

- Address: 260 NW 9th Avenue
- Developer: Habitat for Humanity GPBC
- Workforce Unit: 1 (101%–120% AMI)
- For Sale
- Site Plan Approval Issued: July 26, 2025

The Delray Beach Community Redevelopment Agency (CRA) continues to actively support affordable and workforce housing through land acquisition and early-stage planning efforts. While several projects have not yet received site plan approval in 2025, they represent approximately 35 future housing units in the pipeline, reflecting continued momentum toward expanding housing opportunities in the city.

Glades Community (City of Belle Glade, Pahokee, South Bay)

The Glades communities continue efforts to expand affordable housing in Belle Glade, Pahokee, and South Bay. Data from Palm Beach County Housing & Economic Development (PBC HED), the City of Pahokee Building, Planning & Zoning Department, and Habitat for Humanity of Greater Palm Beach County reflects ongoing activity. However, both the Pahokee Development Corporation (Housing Authority) and the City of South Bay report no active, under-construction, or planned housing projects within their jurisdictions.

Current pipeline:

2 completed (1 affordable and 1 workforce),
79 under-construction (workforce), and
54 pre-development units (workforce).

Completed:

1 - Infill Housing

- Address: 205 S Barfield Street, Pahokee
- Developer: Habitat for Humanity GPBC
- Workforce Unit: 1 (60%–80% AMI)
- For Sale

1 - Infill Housing

- Address: 121 nw 10th Ave, South Bay
- Developer: Habitat for Humanity GPBC
- Affordable Unit: 1 (< 60% AMI)
- For Sale

Under Construction:

18 – Harper Court Housing LLC – Belle Glade

- Address: 308 North Main Street, Belle Glade, FL 33430
- Developers: New Urban Development & Urban Farmers Inc.
- PBC HED Funding: \$1,611,797 (*Community Development Block Grant – Coronavirus*)
- Workforce Units: 18 (60%–80% AMI)
- For Rent

60 – Everglades Townhomes – Pahokee

- Address: 200 S. Barfield Hwy., Pahokee
- Developer: Oikos Development Corporation
- PBC HED Funding: \$1,357,000 (*American Rescue Plan Act and Housing Initiatives Program*)
- Workforce Units: 60 (60%–80% AMI)
- For Rent

1 – Infill Housing

- Address: 145 NW 10th Ave, South Bay
- Developer: Habitat for Humanity GPBC
- Workforce Unit: 1 (60%–80% AMI)
- For Sale

Pre-Development:

54 – One North Lake

- Address: 100 N. Lake Ave, Pahokee
- Developer: One North Lake LLC
- PBC HED Funding: \$4,650,000 (*Housing Initiatives Program*)
- Workforce Units: 54 (101%–120% AMI)
- For Rent
- Site Plan Amendments Approval: April 8, 2025

City of Greenacres

According to the City's Development and Neighborhood Services Department, no developments in 2025 have been designated specifically for workforce or affordable housing.

Town of Jupiter

According to the Town of Jupiter's Planning and Zoning Department, the three workforce housing single-family homes constructed in Limestone Creek were sold and occupied in 2025.

3 - Cornerstone

- Address: 6839, 6851, 6863 Australian Street
- Developer: Seach Construction
- Workforce Units: 3
 - 60%–80% AMI (6839)
 - 81%–100% AMI (6863)
 - 101%–120% AMI (6851)

City of Lake Worth Beach

The City of Lake Worth Beach is actively advancing affordable and workforce housing initiatives, based on data from the City's Community Sustainability and Planning & Zoning Department, the Lake Worth Beach CRA (LWBCRA), Palm Beach County Housing & Economic Development (PBCHEd), and partners including the Community Land Trust of Palm Beach County and the Treasure Coast, Community Partners of South Florida, and Habitat for Humanity of Greater Palm Beach County.

Current pipeline:

10 units completed (Workforce)

510 units under construction (91 affordable and 419 workforce)

395 units in pre-development (85 affordable and 310 workforce)

These figures highlight the City's continued commitment to expanding housing options across income levels. A detailed project-by-project breakdown is provided below.

Completed:

4 - Single-Family Residential

- Address: 109 S D St., 306 N C St., 406 S C St., 408 S C St.
- Developer: Habitat for Humanity GPBC
- Workforce Units: 4 (60%–80% AMI)
- For Sale
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

3 - Single-Family Residential

- Address: 309, 311, 313 North E Street
- Developer: Community Land Trust of PBC and Treasure Coast
- Workforce Units: 3 (60%–80% AMI)
- For Sale
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

3 - Multi-Family Residential

- Address: 9 South Ocean Breeze
- Developer: Project & Property
- Workforce Units: 3 (60%–80% AMI)
- For Rent
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

Under Construction:

191 – Residence of Lake Worth

- Address: 2431 2nd Avenue North
- Developer: Richman Lake Worth Apartments LLC
- PBC HED Funding: \$13,601,954 (*Housing Bond Loan Program & Impact Fee*)
- Workforce Units: 191
 - 60%–80% AMI: 30
 - 81%–100% AMI: 51
 - 101%–120% AMI: 55
 - 121%–140% AMI: 55
- For Rent

182 – Madison Terrace (previously 176)

- 821 S Dixie Highway
- Developers: Madison Terrace LLC
- PBC HED Funding: \$233,244 (*Impact Fee*)
- Affordable Units: 91 (< 60% AMI)
- Workforce Units: 91 (60%–80% AMI)
- For Rent
- Addt'l Info: Planned Development Amendment (Ordinance 2025-12) approved on 10/21/2025 to add 6 additional units

91 – Lake Worth Station

- Address: 10th Ave N and N "G" Street
- Developer: Bridge Holdings
- PBC HED Funding: \$1,175,455 (*Housing Bond Loan Program and Impact Fee*)
- Workforce Units: 91 (81%–100% AMI: 13 | 121%–140% AMI: 78)
- For Rent

14 – Village Flats

- Address: 1310 & 1401 Lucerne Avenue
- Workforce Units: 14 (101%–120% AMI)
- For Rent
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

11 – Village Flats I

- Address: 1207–1215 Lucerne Avenue
- Developer: Inhabit
- Workforce Units: 11 (101%–120% AMI)
- For Rent
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

8 – Lake Worth Beach CRA Single-Family Infill

- Address: 1306 1st Ave, 610 North E St, 417 South D St, 625 North D St.
- Developers: Community Land Trust of the Palm Beach County & the Treasure Coast, Inc.
- PBC HED Funding: \$2,803,855 (*Housing Bond Loan Program, HOME Community Housing Development Organizations, & Impact Fee*)
- Workforce Units: 8 (101%–120% AMI)
- For Sale
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

5 – 632-702 S Federal (Live local)

- Address: 632–702 South Federal Highway
- Developer: SE Lucerne Holdings LLC
- Workforce Units: 5 (81%–100% AMI: 2 | 121%–140% AMI: 3)
- For Rent

3 – Single-Family Residential

- Address: 223 S E St., 204 S E St., 16 S D St.
- Developers: Habitat for Humanity of Greater Palm Beach County
- Workforce Units: 4 (60%–80% AMI)
- For Sale
- Building Permit Issued: July 11th, 2025, August 4th, 2025
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

2 – 304 S F Street

- Address: 304 S F Street
- Developer: Community Land Trust of PBC and Treasure Coast
- Workforce Units: 2 (101%–120% AMI)
- For Sale
- Building Permit Issued: August 18, 2025
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project
- Developers: Community Land Trust of the Palm Beach County & the Treasure Coast, Inc.
- Workforce Units: 1 (60%–80% AMI)

2 – Mixed Use Residential

- Address: 15 North 'E' Street
- Developer: 15 N. E ST. LLC
- Workforce Units: 2 (101%–120% AMI)
- For Rent
- Certificate of Occupancy Issued: February 23, 2026
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

1 – Single-Family Residential

- Address: 314 S D Street
- Developer: Community Land Trust of PBC and Treasure Coast
- For Sale
- Building Permit Issued: August 18, 2025
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

Pre-Development:

149 – Arise – Lake Worth

- Address: 26 N. Buffalo Street
- Developer: Paxton Development Group
- PBC HED Funding: \$13,921,276 (*Housing Bond Loan Program*)
- Affordable Units: 38 (< 60% AMI: 38)
- Workforce Units 111 (60%–80% AMI)
- For Rent

90 – Pinnacle

- Addresses: 610, 615, 617, 621, 622, 625, 626, 629, 630, and 702 South H Street
- Developers: Pinnacle
- Affordable Units: 45 (< 60% AMI)
- Workforce Units: 45 (60%–80% AMI)
- For Rent

51 – Multi-Family Residential

- Addresses: Multiple Parcels at Lucerne and North 'D' Street
- Developers: Lake Worth Beach Community Redevelopment Agency (LWBCRA)
- Affordable Units: 2 (< 60% AMI)
- Workforce Units: 49
 - 60%–80% AMI: 20
 - 81%–100% AMI: 15
 - 101%–120% AMI: 14
- For Rent

30 – Multi-Family Residential

- Addresses: 30 South 'K' Street
- Developers: Lake Worth Beach Community Redevelopment Agency (LWBCRA)
- Workforce Units: 30
 - 60%–80% AMI: 10
 - 81%–100% AMI: 10
 - 101%–120% AMI: 10
- For Rent

28 – 219 North H Street (Live Local)

- Address: 219 North 'H' Street
- Developer: 219 N H LLC
- Workforce Units: 28 (81%–100% AMI: 11 | 101%–120% AMI: 17)
- For Rent

24 – Lake Worth Apartments

- Address: 1008 N E St., 1009 N F St., 1005 N F St., 1003 N F St.
- Developer: London Grey Builders & Developers
- Workforce Units: 24 (101%–120% AMI: 12 | 121%–140% AMI: 12)
- For Rent

8 - WMODA

- Addresses: Multiple Downtown Parcels
- Developers: Sunshine Lake Worth
- Workforce Units: 8 (101%–120% AMI)
- For Rent

7 - Single-Family Residential

- Addresses: 105 S F St., 125 N F St., 127 N F St., 915 N F St.
- Developers: Habitat for Humanity of Greater Palm Beach County
- Workforce Units: 7 (60%–80% AMI)
- For Sale
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

4 - Multi-Family Residential

- Addresses: 126 South 'J' Street
- Developers: Lake Worth Beach Community Redevelopment Agency (LWBCRA)
- Workforce Units: 4 (60%–80% AMI: 2 | 101%–120% AMI: 2)
- For Rent
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

3 - Multi-Family Residential

- Addresses: 302 North 'G' Street
- Developers: Community Land Trust of PBC and Treasure Coast
- Workforce Units: 3 (60%–80% AMI: 1 | 81%–100% AMI: 2)
- For Rent
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

1 - Single-Family Residential

- Address: 320 North 'D' Street
- Developer: Habitat for Humanity of Greater Palm Beach County
- Workforce Units: 1 (81%–100% AMI)
- For Sale
- Addt'l Info: Lake Worth Beach Community Redevelopment Agency (LWBCRA) Initiated Infill Housing Project

City of Palm Beach Gardens

The City of Palm Beach Gardens continues to support the development of workforce and affordable housing units through the City's Workforce Housing Program, which offers developer incentives to provide workforce and affordable units.

According to data from the City's Planning and Zoning Department:

0 units completed

52 units under construction (workforce)

0 units in pre-development

Under Construction:

30 - Arbor House (Phase 1)

- Address: 11035 RCA Center Drive
- Developer: Abacus
- Workforce Units: 30 (101%–120% AMI)
- For Rent
- Funding: City (City Fee Waivers)
- Addt'l Info: Developed under the City's Workforce Housing Program

22 - Gardens Vista Apartments

- Address: 12450 Central Boulevard
- Developer: Vista Residential Partners
- Workforce Units: 22 (101%–120% AMI)
- For Rent
- Funding: City (City Fee Waivers)
- Addt'l Info: Developed under the City's Workforce Housing Program

Village of Palm Springs

According to the Village of Palm Springs Planning, Zoning, and Building Department, no workforce housing projects have been processed or approved in 2025.

City of Riviera Beach

The City of Riviera Beach continues to advance affordable and workforce housing initiatives. Data from the City's Development Planning and Zoning Department, the Riviera Beach CRA (RBCRA), the Riviera Beach Housing Authority, and Palm Beach County Housing & Economic Development (PBCHEd) indicates the following:

0 completed,
197 under-construction (2 affordable and 195 workforce), and
45 pre-development projects (workforce)

Under Construction:

152 – Residences at Marina Village

- Address: 1124 Broadway Avenue
- Developer: Related Urban Development Group
- PBC HED Funding: \$4,719,882 (*Housing Initiatives Program*)
- Workforce Units: 152 (60%–80% AMI: 83 | 81%–100% AMI: 69)
- For Rent

28 – Villas of Solana

- Address: 3201 Avenue J.
- Developers: Riviera Beach CDC
- PBC HED Funding: \$ 1,603,387 (HOME Community Housing Development Organizations and Impact Fee)
- Workforce Units: 28 (60%–80% AMI: 10 | 81%–100% AMI: 18)
- For Rent

12 - Villa L'Onz Phase I

- Address: 130 W. 11th Street, 1116 Wright Street, XX Wright Street, 1101 Avenue E
- Developer: Riviera Beach CDC as RBCDC 11th Street, LLC
- Workforce Units: 12 (81% - 140% AMI)
- For Sale
- Funding: City, Private, CRA/TIF

4 - Blue Heron Commons

- Address: 385 W. Blue Heron Boulevard
- Developer: Riviera Beach Housing Authority (RBHA)
- PBC HED Funding: \$ 409,500 (*American Rescue Plan Act*)
- Affordable Units: 2 (< 60% AMI)
- Workforce Units: 2 (101%-120% AMI)
- For Rent

1 - Housing Now

- Address: 1372 W 29th Street
- Developer: Riviera Beach Housing Authority (RBHA)
- Workforce Units: 1 (121%-140% AMI)
- For Sale
- Funding: City , FCLF

Pre-Development

33 - Villa L'Onz Phase II-B

- Address: 1129 Ave. E, 1141 Ave. E, 101 W. 12th Street, XXX Ave. E
- Developer: Riviera Beach CDC as RBCDC 11th Street, LLC
- Workforce Units: 33 (81% - 140% AMI)
- For Sale
- Funding: City, Private, CRA/TIF

12 - Villa L'Onz Phase II-A

- Address: 1116 Wright Street, XX Wright Street, 1117 Avenue E, 1129 Avenue E
- Developer: Riviera Beach CDC as RBCDC 11th Street, LLC
- Workforce Units: 12 (81% - 140% AMI)
- For Sale
- Funding: City, Private, CRA/TIF

Village of Royal Palm Beach

According to the Village of Royal Palm Beach Planning and Zoning Department, there are no pending workforce or affordable housing projects planned.

Village of Wellington

According to data from the Village of Wellington Planning and Zoning Department, there are no affordable or workforce housing projects completed or under construction in 2025. However, Live Local Act housing proposals are currently under review.

City of West Palm Beach

West Palm Beach shows a strong commitment to expanding affordable and workforce housing. Data from the City of West Palm Beach Housing & Community Development Department, the West Palm Beach Housing Authority, Palm Beach County Housing & Economic Development Department, the PBC Housing Authority, Community Partners of South Florida, Neighborhood Renaissance, and Habitat for Humanity of Greater Palm Beach County indicates:

20 completed (2 Affordable and 18 workforce),
458 under-construction (195 Affordable and 263 workforce), and
429 pre-development units (74 Affordable and 355 workforce)

A comprehensive list of each project and the number of units contributed for the City of West Palm Beach are listed below:

Completed:

13 - Vine on Clematis

- Address: 512 Clematis Street
- Developer: 512 LLC
- Workforce Units: 13 (81%–100% AMI)
- For Rent

4 - MerryPlace Estates – Single-Family Homes

- Address: 438 20th St., 437 Hogans St., 491 Hogans St., 442 20th St.
- Developer: West Palm Beach Housing Authority (WPBHA)
- Workforce Units: 4 (81%–100% AMI)
- For Sale

2 - 1126 9th Street

- Address: 1126 9th Street
- Developer: R.A. Ransom & Associates, Inc.
- PBC HED Funding: \$8,569 (*Impact Fee*)
- Affordable Units: 2 (< 60% AMI)
- For Sale
- Completion Date: March 11, 2025

1 - 905 39th St

- Address: 905 39th Street
- Developer: Community Partners of South Florida
- Workforce Unit: 1 (121%–140% AMI)
- For Sale

Under Construction:

148 – Roseland Gardens

- Address: 3801 Georgia Avenue
- Developer: Roseland Gardens, LLLP (Smith & Henzy Affordable Group, Inc. & WPB Housing Authority)
- Funding Source:
 - PBC HED Funding: \$3,189,256 (ARPA and Impact Fee)
 - City: HOME, \$640,000
 - Other: First Mortgage Loan, Tax Credit Equity, National Housing Trust Fund, under RFA 2022-202, Low Income Housing Tax Credit Program (LIHTC) under RFA 2023- 115CN, Capital Funds, Seller's Note, Deferred Development Fee
- Affordable Units: 148 (< 60% AMI)
- For Rent
- Permit: Demolition

117 – The Spruce

- Address: 2501 Spruce Avenue
- Developers: Affiliated Development
- Funding Source:
 - City: HTF
 - County: Exchange Option
 - WPBCRA: TIF
- Workforce Units: 117
 - 60%–80% AMI: 18
 - 81%–100% AMI: 79
 - 101%–120% AMI: 10
 - 121%–140% AMI: 10
- For Rent
- Permit: Master

90 - The Sound

- Address: 8111 S. Dixie
- Developers: Flagler Realty
- City Funding: Developer Incentives
- Affordable Units: 23 (< 60% AMI)
- Workforce Units: 67 (60%–80% AMI: 23 | 81%–100% AMI: 44)
- For Rent
- Permit: Master

43 - Coleman Park Renaissance (Scattered Site)

- Address: 918 22nd Street
- Developers: Neighborhood Renaissance
- Funding:
 - PBC HED Funding: \$3,937,981 (HOME, HED ARPA, Impact Fee)
 - City - SHIP
 - Other - Construction Loan- Housing Finance Authority, Permanent Loan - M&T Realty Capital Corporation and Federal Home Loan Mortgage Corporation, Florida Housing Finance Corporation (SAIL), Extremely Low Income (ELI loan), A Viability Loan, and An unsecured loan from Neighborhood Renaissance, Inc.
- Affordable Units: 12 (< 60% AMI)
- Workforce Units: 31 (60%–80% AMI)
- For Rent
- Addt'l Info: (95% Substantially Completed as of Dec 2025)

48 - Legacy at 45th Street

- Address: 3430 45th Street
- Developers: The SPECTRA Organization Inc. / PBC Housing Authority
- PBC HED Funding: \$6,750,000 (*American Rescue Plan Act and Housing Initiatives Program*)
- Workforce Units: 48 (60%–80% AMI)
- For Rent

12 – Omega Apartments

- Address: 1330 Alpha Street
- Developers: Vita Nova, Inc.
- Funding Source:
 - PBC HED Funding: \$1,892,208 (*HOME Investment Partnerships Program – American Rescue Plan and Impact Fee*)
 - City: State Housing Initiatives Partnership
 - Other: HUD– CPF, Laszlo Fischer Foundation, Vita Nova
- Affordable Units: 12 (< 60% AMI)
- For Rent

Pre-Development:

200 – Wave at Potomac

- Address: 1589 S. Military Trail
- Developer: NDA Housing Group
- PBC HED Funding: \$10,000,000 (*Housing Bond Loan Program*)
- Affordable Units: 50 (< 60% AMI)
- Workforce Units: 150 (60%–80% AMI)
- For Rent

79 – Breakers

- Address: 2410 N. Australian
- Developer: VDG Land Co. LLC
- Affordable Units: 6 (< 60% AMI)
- Workforce Units: 73
 - 60%–80% AMI: 16
 - 81%–100% AMI: 28
 - 101%–120% AMI: 29
- For Rent
- Site Plan Approval Issued: September 15, 2025

61 – Mercer Park

- Address: 1301 Alpha Street
- Developer: Mercer WP Homes LLC
- Workforce Units: 61 (81%–100% AMI)
- For Rent
- Site Plan Approval Issued: November 12, 2025

60 – Forum Place

- Address: 1551 Forum Place
- Developer: Capstone Realty Group. Inc.
- Workforce Units: 60 (81%–100% AMI)
- For Rent

18 – 1400 Henrietta

- Address: 1400 Henrietta Avenue
- Developer: West Palm Beach Housing Authority (WPBHA)
- Funding Source:
 - PBC HED Funding: \$2,438,634 (*American Rescue Plan Act*)
 - City: HOME Investment Partnerships Program – American Rescue Plan
- Affordable Units: 18 (< 60% AMI)
- For Rent

6 – TBD

- Address: 610 Douglas Street
- Developer: Neighborhood Renaissance
- Funding Source: WPB CRA, Private Foundation, Construction Loan
- Workforce Units: 6 (60%–80% AMI: 3 | 81%–100% AMI: 3)
- For Sale
- Site Plan Approval Issued: December 25, 2025

5 – Infill Housing

- Address: 601 13th St., 611 13th St., 621 13th St., 708 14th St., 1480 Sapodilla
- Developer: Habitat for Humanity GPBC
- Workforce Units: 5 (60%–80% AMI)
- For Sale
- Site Plan Approval Issued: November 5th, 2025, October 27th, 2025, October 27th, 2025, April 9th, 2025, November 5th, 2025

Town of Glen Ridge

According to the Office of Town Manager, there are no affordable or workforce housing projects currently in progress or planned within the Town of Glen Ridge.

Town of Gulf Stream

According to the Office of the Town Clerk, the Town of Gulf Stream is fully developed and does not have any affordable housing projects within the Town.

Town of Haverhill

According to the Office of the Town Administrator they only have 1 project application right now, and it's in the pre-development stage.

0 completed,
0 under-construction, and
10 pre-development units (Workforce).

Pre-Development:

10 - Merrimack Towns

- Address: 5383 Wallis Rd, 54th Ave N & Hach Lane
- Developer: Meritage Homes
- Workforce Units: 10
- For Sale
- Original site plan was approved on August 28, 2025

Town of Highland Beach

According to the Town of Highland Beach Building Department, there are currently no affordable or workforce housing units in the Town—none existing, under construction, in permitting, planning, or under discussion for future development.

Town of Hypoluxo

According to the Office of the Mayor/Town Manager, the Town of Hypoluxo is fully built out with no vacant land and does not have any affordable housing units or projects.

Town of Juno Beach

According to the Town's Planning & Zoning Department, the Town of Juno Beach has no projects that meet Palm Beach County's definitions of affordable or workforce housing—none completed, under construction, or in pre-development..

Town of Jupiter Inlet Colony

According to the Office of the Town Manager, the Town currently has no affordable or workforce housing projects.

Town of Lake Clarke Shores

According to the Office of the Town Manager, the Town of Lake Clarke Shores has no affordable or workforce housing projects planned or underway for 2025.

Town of Lake Park

According to the Community Development Department, the Town of Lake Park has a significant inventory of older affordable and workforce housing units, but no new projects have been built, are under construction, or have been approved in 2025. Also noted that while a 279-unit rental apartment building is currently under construction, it is expected to be market-rate and not designated as affordable or workforce housing.

Town of Lantana

According to the Town's Development Services, Planning and Zoning Department, the Town of Lantana currently has no projects or units that fall under affordable or workforce housing.

Town of Loxahatchee Groves

According to the Community Standards Department, there are no affordable or workforce housing projects in the Town of Loxahatchee Groves.

Town of Manalapan

According to the Town's Building and Zoning Department, the Town—primarily single-family residential uses with a Publix shopping/office center and one hotel—has no affordable or workforce housing units at any stage, including completed, under construction, or in pre-development.

Village of North Palm Beach

According to the Community Development Department, the Village of North Palm Beach has one housing project currently in the pre-development stage:

25 - 200 Yacht Club

- Address: 200 Yacht Club
- Developer: Robbins NPB LLC
- Workforce Units: 25
- For Sale
- Site Plan Approval: Issued in 2025

Town of Ocean Ridge

According to the Office of the Town Manager, the Town of Ocean Ridge does not have any affordable or workforce housing units, whether completed, under construction, planned, or existing.

Town of Palm Beach

According to the Town of Palm Beach Planning, Zoning & Building Department, the Town has no current or upcoming affordable or workforce housing projects.

Town of Palm Beach Shores

According to the Town of Palm Beach Planning, Zoning & Building Department, there are no current or upcoming affordable or workforce housing projects.

Town of South Palm Beach

According to the Town of South Palm Beach Administrative Office, the Town is fully built out with no vacant lots, consisting of four single-family homes and the remainder as condominiums.

Village of Tequesta

According to the Village of Tequesta Community Development Department, there are no affordable or workforce housing units under construction or in the pipeline, and no Live Local Act projects have been proposed.

City of Westlake

According to the City of Westlake Planning Department, there are no active or upcoming affordable or workforce housing projects.

Unincorporated Palm Beach County

As of the period evaluated, unincorporated areas of Palm Beach County outside its 39 municipalities show housing activity primarily in the completed and pre-development stages. This information is based on data from Palm Beach County Housing & Economic Development (PBC HED), the West Palm Beach Housing Authority, and nonprofit partners including Community Partners of South Florida, the Community Land Trust of Palm Beach County and the Treasure Coast, and JMorton Planning/Landscape Architecture.

52 completed (1 Affordable & 51 Workforce),
219 under-construction (Workforce), and
468 pre-development units (101 Affordable & 367 Workforce).

Completed:

47 - Villages of Windsor - Mosaic Palms

- Address: 7376 Lyons Road, Lake Worth (Unincorporated PBC)
- Developer: Akel Homes
- Workforce Units: 47
 - 60%–80% AMI: 11
 - 81%–100% AMI: 12
 - 101%–120% AMI: 12
 - 121%–140% AMI: 12
- For Rent

4 - Ashwood Cove

- Address: North of Bowman Street, east of Haverhill Road, and Dillon Street
- Developer: Forester (USA) Real Estate Group Inc.
- Workforce Units: 4 (60%–80% AMI: 2 | 81%–100% AMI: 2)
- For Sale
- Addt'l Info: Total Units 53

1 - Infill Housing

- Address: 1103 PennGrove St., Lake Worth Beach
- Developer: Habitat for Humanity GPBC
- Affordable Unit: 1 (< 60% AMI)
- For Sale

Under Construction:

119 - Reserve at Atlantic (Illumina Delray)

- Address: Southeast Corner of Atlantic Ave & Half Mile Rd, Delray Beach (Unincorporated PBC)
- Developer: North American Development Group
- Workforce Units: 119
 - 60%–80% AMI: 39
 - 81%–100% AMI: 40
 - 101%–120% AMI: 40
- For Rent

45 - Logan Ranch

- Address: 11275 Acme Dairy Road, Boynton Beach (Unincorporated PBC)
- Developer: BBLiving
- Workforce Units: 45
 - 60%–80% AMI: 11
 - 81%–100% AMI: 11
 - 101%–120% AMI: 11
 - 121%–140% AMI: 12
- For Rent

20 - Davis Commons

- Address: Lake Worth
- Developer: Davis Commons, LLC (CLT of PBC Inc. and Community Partners Inc.) (Unincorporated PBC)
- Funding Source:
 - PBC HED Funding: \$4,250,000 (*State Housing Initiatives Partnership and Community Project Funding*)
 - Other: Federal Home Loan Bank
- Workforce Units: 20 (81%–100% AMI)

16 – Towns at Tidewater

- Address: 5597 Ranches Road, Lake Worth (Unincorporated PBC)
- Developer: Akel Homes
- Workforce Units: 16
 - 60%–80% AMI: 4
 - 81%–100% AMI: 4
 - 101%–120% AMI: 4
 - 121%–140% AMI: 4
- For Rent

14 – ME-ST Veterans Project

- Address: 4825 Maine Street, Lake Worth, FL (Unincorporated PBC)
- Developer: ME-ST, LLC
- PBC HED Funding: \$641,006 (*American Rescue Plan Act and Impact Fee*)
- Workforce Units: 14 (81%–100% AMI)
- For Rent
- Addt' Info: Completion Date: February 3, 2026

4 – Dillon Street Homes

- Address: 4874 Dillion Street, Lake Worth (Unincorporated PBC)
- Developer: Forestar
- Workforce Units: 4 (81%–100% AMI: 2 | 101%–120% AMI: 2)
- For Sale

1 – Infill Housing

- Address: 1133 Peak Rd, Lantana (Unincorporated PBC)
- Developer: Habitat for Humanity GPBC
- Workforce Unit
- For Sale
- Building Permit: May 29th, 2025

Pre-Development:

188 – Drexel Gardens

- Address: 1745 Drexel Road, WPB, FL 33417
- Developer: HTG & Palm Beach County Housing Authority
- Affordable Units: 63 (< 60% AMI)
- Workforce Units: 125 (60%–80% AMI)
- For Rent

104 - Peace Village

- Address: Summit & Haverhill Road, West Palm Beach
- Developer: Peace Village LTD.
- PBC HED Funding: \$5,507,131 (*Housing Bond Loan Program & Impact Fee*)
- Affordable Units: 16 (< 60% AMI)
- Workforce Units: 88 (60%–80% AMI)
- For Rent

81 - Westgate Village MUPD

- Address: Northwest corner of Belvedere Road & N. Congress Avenue
- Developer: Investment Corporation Of Palm Beach
- Workforce Units: 81 (60%–80% AMI: 40 | 81%–100% AMI: 41)
- For Rent
- Site Plan Approval Issued: September 25, 2025
- Addt' Info: Total Units 405

22 - Boca Raton Commerce Center

- Address: West side 210th Street South, approximately 580 feet west of Boca Rio Road, and south of Glades Road
- Developer: 8230 210 St S, LLC
- Workforce Units: 22
 - 60%–80% AMI: 5
 - 81%–100% AMI: 5
 - 101%–120% AMI: 6
 - 121%–140% AMI: 6
- For Rent
- Site Plan Approval Issued: September 25, 2025
- Addt'l Info: Total Units 89

22 - IDDeal Place

- Address: Intersection of Lantana Rd and Bentbrook Blvd (Unincorporated PBC)
- Developer: PFCF Bentbrook LLC
- PBC HED: \$27,900 (*Housing Initiatives Program*)
- Affordable Units: 22 (< 60% AMI)
- For Rent

17 – Celtic Multifamily

- Address: Northeast corner of the Melaleuca Lane and Davis Road
- Developer: Housing Partnership, Inc.
- Workforce Units: 17
 - 60%–80% AMI: 4
 - 81%–100% AMI: 4
 - 101%–120% AMI: 4
 - 121%–140% AMI: 5
- For Rent
- Site Plan Approval Issued: February 27, 2025
- Addt'l Info: Total Units 46

9 – Nash Trail

- Address: TBD (off-site, exchange builder)
- Developer: TBD
- Workforce Units: 9
 - 60%–80% AMI: 4
 - 81%–100% AMI: 5
- For Rent
- Site Plan Approval Issued: September 25, 2025
- Addt'l Info: Total Units 53

8 – Neighborlee Living Westgate

- Address: South side of Westgate Avenue, approx. 150 ft west of Tallahassee Drive
- Developer: Neighborlee Development LLC
- Workforce Units: 8 (60%–80% AMI: 4 | 81%–100% AMI: 4)
- For Rent
- Site Plan Approval Issued: September 25, 2025
- Addt'l Info: Total Units 38

7 – Gardens of Pine Ridge

- Address: North side of Pine Ridge Lane, approximately 300 feet east of N Haverhill Road
- Developer: Pineridge Gardens, LLC
- Workforce Units: 7
 - 60%–80% AMI: 1
 - 81%–100% AMI: 2
 - 101%–120% AMI: 2
 - 121%–140% AMI: 2
- For Rent
- Site Plan Approval Issued: August 28, 2025
- Addt'l Info: Total Units 36

5 – Rawlings Estates

- Address: TBD (off-site, exchange builder)
- Developer: TBD
- Workforce Units: 5 (60% - 140%)
- Site Plan Approval Issued: February 27, 2025
- Addt'l Info: Total Units 52

3 – Reserve at Eagles Landing

- Address: TBD (off-site, same developer)
- Developer: Lantana Farm Associates, Inc.
- Workforce Units: 3 (60% - 140%)
- Site Plan Approval Issued: February 27, 2025
- Addt'l Info: Total Units 26

2 – Constru American 4160

- Address: East Side of 42nd Avenue South, approximately 340 feet north of Selberg Lane
- Developer: Constru American, LLC
- Workforce Units: 2 (101%–120% AMI: 1 | 121%–140% AMI: 1)
- For Rent
- Site Plan Approval Issued: February 27, 2025
- Addt'l Info: Total Units 10

Nonprofit and Private Developers:

Community Partners of South Florida (CPSFL)

The Community Partners of South Florida (CPSFL) is actively engaged in affordable and workforce housing development across West Palm Beach and Lake Worth Beach. The following outlines their housing initiatives at various stages:

Completed:

1 - 905 39Th St

- Address: 905 39th St Ave 937 39th St, West Palm Beach 33407
- Developer: Community Partners of South Florida
- Workforce Unit (121%–140% AMI)
- For Sale

Under Construction:

20 - Davis Commons CLT

- Address: 4892 Davis Road, Lake Worth, 33463 (Unincorporated PBC)
- Developers: CPSFL and Community Land Trust of Palm Beach County
- Funding Source: Federal Home Loan Bank
- Workforce Units: 20 (121%–140% AMI)
- For Sale

Pre-Development:

6 - Serenity Place / Rehab

- Address: 121 N E Street, Lake Worth, 33461
- Developer: CPSFL
- Funding Source: Lake Worth – SHIP Loan
- Workforce Units: 6 (101%–120% AMI)
- For Rent

10 - Harmony Cove / Rehab

- Address: 1741 & 1747 4th Ave N., Lake Worth
- Developer: CPSFL
- Funding Source: Lake Worth – SHIP Loan
- Workforce Units: 10 (101%–120% AMI)
- For Rent

Community Land Trust of Palm Beach County and the Treasure Coast (CLT of PBCTC)

The Community Land Trust of Palm Beach County and the Treasure Coast (CLT of PBCTC) has been actively involved in the development of affordable and workforce housing through several projects across Lake Worth Beach (LWB). The following outlines the housing initiatives at various stages:

Under Construction:

8 - LWB CLT Villas

- Address: 610 N E St, Lake Worth Beach
 - 1306 1st Ave S, Lake Worth Beach
 - 625 N D St, Lake Worth Beach
 - 417 S D St, Lake Worth Beach
- Developer: CLT of PBCTC
- Funding Sources: PBC Housing Bond, PBC HOME CHDO, Impact Fee Assistance Program
- Workforce Units: 8 (60%–80% AMI)
- For Rent

20 - Davis Commons

- Address: 4491, 4485, 4479, 4473, 4467, 4461, 4455, 4449, 4443, 4437, 4431, 4432, 4438, 4444, 4450, 4456, 4462, 4468, 4474, 4480 Davis Commons Drive, Lake Worth, FL 33461 (Unincorporated PBC)
- Developer: Davis Commons LLC & CLT of PBCTC and CPSFL
- Funding Sources: PBCHFA Loan, PBC SHIP and CPF
- Workforce Units: 20 (101%–120% AMI)
- For Sale

Pre-Development:

13 - LWB CLT Villas (Phase II)

- Address: 304 S F St., 314 S D St., 302 N G St., Lake Worth Beach
- Developer: CLT of PBCTC
- Workforce Units: 13 (101%–120% AMI)
- For Rent
- Permit: Building Permit 8/18/25

JMorton Planning/Landscape Architecture

The JMorton Planning/Landscape Architecture has been actively involved in the development of affordable and workforce housing through several projects across the Palm Beach County. The following outlines the housing initiatives at various stages:

Completed:

47 - Villages of Windsor - Mosaic Palms

- Address: 7376 Lyons Road, Lake Worth (Unincorporated PBC)
- Developer: Akel Homes
- Workforce Units: 47
 - 60%–80% AMI: 11
 - 81%–100% AMI: 12
 - 101%–120% AMI: 12
 - 121%–140% AMI: 12
- For Rent

Under Construction:

119 - Reserve at Atlantic (Illumina Delray)

- Address: Southeast Corner of Atlantic Ave & Half Mile Rd, Delray Beach (Unincorporated PBC)
- Developer: North American Development Group
- Workforce Units: 119
 - 60%–80% AMI: 39
 - 81%–100% AMI: 40
 - 101%–120% AMI: 40
- For Rent

45 - Logan Ranch

- Address: 11275 Acme Dairy Road, Boynton Beach (Unincorporated PBC)
- Developer: BBLiving
- Workforce Units: 45
 - 60%–80% AMI: 11
 - 81%–100% AMI: 11
 - 101%–120% AMI: 11
 - 121%–140% AMI: 12
- For Rent

16 - Towns at Tidewater

- Address: 5597 Ranches Road, Lake Worth (Unincorporated PBC)
- Developer: Akel Homes
- Workforce Units: 16
 - 60%–80% AMI: 4
 - 81%–100% AMI: 4
 - 101%–120% AMI: 4
 - 121%–140% AMI: 4
- For Rent

4 - Dillon Street Homes

- Address: 4874 Dillion Street, Lake Worth (Unincorporated PBC)
- Developer: Forestar
- Workforce Units: 4
 - 81%–100% AMI: 2
 - 101%–120% AMI: 2
- For Sale

Pre-Development:

104 - Peace Village

- Address: 5088 Summit Blvd, West Palm Beach (Unincorporated PBC)
- Developer: Green Mills Group
- Workforce Units: 104 (60%–80% AMI)
- For Rent

Adopt A Family of the Palm Beaches

According to Adopt-A-Family, there are no current projects under construction or recently completed. The organization maintains an existing housing portfolio developed over the past 40 years, serving very low-income households and individuals experiencing homelessness. These units are fully occupied with waiting lists, and no new units are currently being marketed or reported as part of active development.

Delray Beach Community Land Trust

The Delray Beach Community Land Trust provided updates on upcoming housing projects in partnership with Hatcher Construction Inc. and RTG Construction.

Neighborhood Renaissance

The Neighborhood Renaissance organization is actively engaged in affordable housing development in West Palm Beach (WPB) through several projects at various stages. The following outlines their housing initiatives:

Under Construction:

43 – Coleman Park Renaissance

- Address: Scattered sites – along N. Tamarind Ave. WPB beginning at 2160 N. Tamarind AVE
- Developer: CP Renaissance, LLC (Neighborhood Renaissance is the managing member of Coleman Park Renaissance)
- Funding Source:
 - City: SHIP
 - County: ARPA and HOME
 - Other: 4% LHTC, Sail, ELI, Private Foundation Grants, General Partner Investment
- Affordable Units: 12 (< 60% AMI)
- Workforce Units: 31 (60%–80% AMI)
- For Rent
- Addt'l Info: 95% Substantially Completed as of Dec 2025

Pre-Development:

6 – TBD

- Address: 610 Douglas St., West Palm Beach
- Developer: Neighborhood Renaissance
- Funding Source:
 - WPB CRA
 - Private Foundation, Construction Loan
- Workforce Units: 6 (60%–80% AMI: 3 | 81%–100% AMI: 3)
- For Sale
- Site Plan Approval Issued: December 25, 2025

21 - TBD

- Address: 700 Tamarind Ave. WPB
- Developer: Neighborhood Renaissance
- Funding Source:
 - TBD (Preliminary discussions with WPB CRA staff)
 - Possibly Bond
 - Conventional Debt
- Workforce Units: 21 (60%–80% AMI)
- For Rent
- Permit: N/A - Acquisition & substantial rehab

Habitat for Humanity of Greater Palm Beach County

Habitat for Humanity of Greater Palm Beach County continues to play an active role in advancing affordable and workforce housing through multiple projects across Palm Beach County. The following outlines these initiatives at various stages:

Completed:

1 - Infill Housing

- Address: 406 S E Street, Lake Worth Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Building Permit: February 14th, 2025

1 - Infill Housing

- Address: 408 S E Street, Lake Worth Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Building Permit: February 11th, 2025

1 - Infill Housing

- Address: 109 S D Street, Lake Worth Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Building Permit: September 6th, 2024

1 - Infill Housing

- Address: 1103 PennGrove Street, Lake Worth Beach
- Developer: Habitat for Humanity GPBC
- Affordable Unit (< 60% AMI)
- For Sale
- Building Permit: April 7th, 2025

1 - Infill Housing

- Address: 121 nw 10th Ave, South Bay
- Developer: Habitat for Humanity GPBC
- Affordable Unit (< 60% AMI)
- For Sale
- Building Permit: April 5th, 2024

1 - Infill Housing

- Address: 205 S Barfield Street, Pahokee
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Building Permit: September 15th, 2021

Under Construction:

1 - Infill Housing

- Address: 204 S E, Lake Worth Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Building Permit: August 4th, 2025

1 - Infill Housing

- Address: 223 S E Lake Worth Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Building Permit: July 11th, 2025

1 - Infill Housing

- Address: 145 NW 10th Ave, South Bay
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Building Permit: December 3rd, 2025

1 - Infill Housing

- Address: 1133 Peak Rd, Lantana
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Building Permit: May 29th, 2025

Pre-Development:

1 - Infill Housing

- Address: 105 S F Street, Lake Worth Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Site Plan Approval Issued: November 11th, 2025

1 - Infill Housing

- Address: 125 N F, Lake Worth Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Site Plan Approval Issued: October 29th, 2025

1 - Infill Housing

- Address: 260 NW 9th Ave, Delray Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (101%–120% AMI)
- For Sale
- Site Plan Approval Issued: July 26th, 2025

1 - Infill Housing

- Address: 601 13th Street, West Palm Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Site Plan Approval Issued: November 5th, 2025

1 - Infill Housing

- Address: 621 13th Street, West Palm Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Site Plan Approval Issued: October 27th, 2025

1 - Infill Housing

- Address: 708 14th Street, West Palm Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Site Plan Approval Issued: October 27th, 2025

1 - Infill Housing

- Address: 1408 Sapodilla, West Palm Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Site Plan Approval Issued: April 9th, 2025

1 - Infill Housing

- Address: 61 13th Street, West Palm Beach
- Developer: Habitat for Humanity GPBC
- Workforce Unit (60%–80% AMI)
- For Sale
- Site Plan Approval Issued: November 5th, 2025

Note: The number of housing units listed under Non-profit and Private developers are included in each respective municipality's total.

We extend our sincere appreciation to the following organizations for their invaluable contributions to this report by providing essential data.

Contributing Organizations:

Palm Beach County Housing & Economic Development Department (PBC HED)

Town of Jupiter

- Town of Jupiter Planning and Zoning Department

City of Palm Beach Gardens

- City of Palm Beach Gardens Planning and Zoning Department

City of Riviera Beach

- Riviera Beach Community Redevelopment Agency
- Riviera Beach Housing Authority

City of West Palm Beach

- City of West Palm Beach Housing & Community Development Department
- West Palm Beach Housing Authority
- Palm Beach County Housing Authority

Village of Royal Palm Beach

- Village of Royal Palm Beach Planning and Zoning Department

Village of Wellington

- Village of Wellington Planning, Zoning & Strategic Division

Village of Palm Springs

- Village of Palm Springs Planning, Zoning and Building Department
- Palm Springs Community Redevelopment Agency

City of Greenacres

- Development and Neighborhood Services Department

City of Lake Worth Beach

- Department of Community Sustainability Planning & Preservation

- Lake Worth Beach Community Redevelopment Agency

City of Boynton Beach

- City of Boynton Beach Planning Development Department
- Boynton Beach Community Redevelopment Agency

City of Delray Beach

- Delray Beach Housing Authority

City of Boca Raton

- City Development Services Department
- Boca Raton Housing Authority

Glades Community (City of Belle Glade, Pahokee, South Bay)

- City of Pahokee Building, Planning & Zoning Department
- Pahokee Development Corporation (Pahokee Housing Authority)
- Office of the City Clerk, South Bay

Town of Glen Ridge

- Town Manager's Office

Town of Gulf Stream

- Town Clerk's Office

Town of Haverhill

- Town Administrator's Office

Town of Highland Beach

- Town of Highland Beach Building Department

Town of Hypoluxo

- Mayor's Office

Town of Juno Beach

- Town of Juno Beach Planning and Zoning Department

Town of Jupiter Inlet Colony

- Town Manager’s Office

Town of Lake Clarke Shores

- Town Manager’s Office
- Lake Clarke Shores Community Redevelopment Agency

Town of Lake Park

- Town of Lake Park Community Development Department

Town of Lantana

- Town of Lantana Development Services

Town of Loxahatchee Groves

- Town of Loxahatchee Groves Community Standards Department

Town of Manalapan

- Town of Manalapan Building and Zoning Department

Village of North Palm Beach

- Village of North Palm Beach Building and Zoning Department

Town of Ocean Ridge

- Town Manager’s Office

Town of Palm Beach

- Town of Palm Beach Planning, Zoning & Building Department

Town of Palm Beach Shores

- Town of Palm Beach Shores Planning and Zoning Building Department

Village of Tequesta

- Village of Tequesta Community Development Department

City of Westlake

- City of Westlake Planning and Zoning Department

NonProfit & Private Developers

- Abacus Construction Services LLC
- Adopt A Family of the Palm Beaches
- Affiliated Development
- Akel Homes
- Arcadis
- Atlantic Pacific Communities LLC
- BBLiving
- Boca Village LLC
- Breakers
- Bridge Holdings
- Capstone Realty Group, Inc.
- Centennial
- City View Associates, Ltd.
- Community Land Trust of Palm Beach County and the Treasure Coast
- Community Partners of South Florida
- Constru American LLC
- Davis Commons, LLC
- Delray Beach Community Land Trust
- DM Redevelopment Ltd
- DM Redevelopment Ltd II
- Flagler Realty
- Forestar (USA) Real Estate Group, Inc.
- GL Homes
- Habitat for Humanity of Greater Palm Beach County
- Home Company, LLC
- Housing Partnership, Inc.
- Housing Trust Group, LLC
- Inhabit
- Investment Corporation of Palm Beach
- JMorton Planning/Landscape Architecture
- Landmark
- Lantana Farm Associates, Inc.
- London Grey Builders & Developers
- Madison Terrace LLC
- Mercer WP Homes LLC
- Meritage Homes
- ME-ST LLC
- Minto
- NDA Housing Group
- Neighborhood Renaissance
- Neighborlee Development LLC
- New Urban Development
- North American Development Group
- Oikos Development Corporation
- One North Lake LLC
- Paxton Development Group
- Peace Village Ltd.
- PFCF Bentbrook, LLC
- Pineridge Gardens, LLC
- Pinnacle
- Pulte Group
- R.A. Ransom & Associates Inc
- Related Urban Development Group
- Richman Lake Worth Apartments LLC
- Riviera Beach Community Development Corporation
- Roseland Gardens LLP
- SE Lucerne Holdings LLC
- Seach Construction
- Seacrest Apts Property Owner LLC
- Smith & Henzy Affordable Group Inc
- Sunshine Lake Worth
- The Pointe at Boynton Beach, LP
- The Spectra Organization Inc
- Urban Farmers, Inc.
- Vista Residential Partners
- Vita Nova, Inc.
- VDG Land Co. LLC
- 1150 Broken Sound LLC
- 15 N E St., LLC
- 512 LLC
- 8230 210 St. S, LLC

