



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

PRESENTS

**THE
2023
STATE OF
WORKFORCE AND
AFFORDABLE HOUSING
REPORT**

Introduction

Palm Beach County has an affordable and workforce housing crisis. The Housing Leadership Council of Palm Beach County is a coalition of Community Leaders working to sustain the economic viability of the County by supporting housing opportunities for all residents through education, advocacy, and facilitating partnerships. Over the past few years, Palm Beach County has witnessed diverse trends in the progression of workforce and affordable housing units throughout its municipalities.

Housing prices and rents continue to escalate at a pace that far outstrips the increase in workforce income and hinders our businesses' ability to retain and attract workers. The [Housing for All: Palm Beach County's Housing Action PLAN](#) is a blueprint for how to achieve a significant increase in workforce and affordable housing. Our GOAL is to produce, rehabilitate and preserve 20,000 units of workforce and affordable housing by 2032. Our areas of Focus include:

- Funding and Financing
- Planning and Regulatory Reform
- Neighborhood Revitalization & Community Development and Racial Equity

Affordable housing is not merely a laudable social goal; housing costs represent the single largest share of total household expenses for most American families. The remainder of household income drives spending patterns for local goods and services. As housing costs eat up more household income, consumer spending at local businesses suffers and the general quality of life for our Palm Beach County residents suffers.

This report seeks to present a comprehensive snapshot of the present state of affordable and workforce housing developments, drawing from data acquired from various sources, including the most populous municipalities, Community Redevelopment Agencies (CRAs), Housing Authorities, and other governmental and nonprofit development bodies.

Municipalities

Cities are listed in geographical order from North to South then West.

Town of Jupiter:

No data has been received from any housing-related agency regarding projects in the Town of Jupiter for 2023.

City of Palm Beach Gardens:

As of 2023, Palm Beach Gardens has made significant strides in advancing workforce housing initiatives. Data collected from the City of Palm Beach Gardens Planning and Zoning Department indicates the following:

0 completed,
40 under-construction (workforce), and
0 pre-development projects.

These figures underscore the city's proactive approach to addressing the housing needs of its workforce, with several projects underway to enhance housing accessibility and affordability.

Under Construction:

- 40 - The Marc - The Richman Group (workforce)

City of Riviera Beach

Riviera Beach has shown significant progress in addressing housing needs, with data gathered from the Riviera Beach Community Redevelopment Agency (RBCRA) and Palm Beach County (PBC) Housing & Economic Development indicating:

82 completed,
130 under-construction, and
44 pre-development projects.

This data underscores the municipality's proactive efforts in providing housing solutions, with a substantial number of completed units and ongoing construction projects aimed at meeting the diverse housing needs of its residents. A comprehensive list of each project and the number of units contributed for the City of Riviera Beach are listed below:

Completed:

- 1 - Allsite Construction LLC
- 1 - Riviera Beach CDC
- 79 - Heron Estates Family by HTG Heron Estates Family LLC (2003 W. 17th Court, Riviera Beach)
- 1 - Habitat Housing Solutions Single Family Homes by Habitat Housing Solutions (641 SW Ave. D, Riviera Beach)

Under Construction:

- 5 - BLP Homes by BLP Homes, LLC (Scattered Sites, Riviera Beach, FL)
- 10 - Riviera Hankinhomes Land Trust by Riviera Hankinhomes Land Trust (Scattered Sites, Riviera Beach, FL)
- 4 - Riviera Hankinhomes2 Land Trust by Riviera Hankinhomes Land Trust (Scattered Sites, Riviera Beach, FL)
- 1 - W. 30th Riviera Land Trust by The 30th Riviera Land Trust (W. 30th Street, Riviera Beach, FL)
- 110 - Berkley Landing by Berkley Landing LLC, a collaboration with Pinnacle and Wendover Housing Partners (3100 & 3124 Broadway Ave. Riviera Beach, FL) (affordable)

Pre-Development:

- 40 - Riviera Beach CDC
- 4 - West Blue Heron Commons Phase I by Riviera Beach Housing Authority (415 W. Blue Heron Blvd., Riviera Beach)

City of West Palm Beach

West Palm Beach demonstrates a robust commitment to affordable and workforce housing, with data gathered from City of West Palm Beach Housing & Community Development Department, West Palm Beach Housing Authority, the Palm Beach County Housing & Economic Development and PBC Housing Authority indicating:

302 completed (137 Affordable and 165 workforce),
223 under-construction (133 Affordable and 90 workforce), and
289 pre-development units

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

Completed:

- 94 - Flagler Station by HTG Banyan, LLC (affordable)
- 1 - Community Partners Single-Family by Community Partners (affordable)
- 206 - The Grand by Affiliated Development
 - 165 Workforce
 - 41 affordable
- 1 - One home and secured a CO - Merry Place Estates -Single family home built by WPBHA as the General Contractor (affordable)

Under Construction:

- 54 - 575 Rosemary/The Laurel by Related Companies (Workforce)
- 34 - Merry Place Townhomes by West Palm Beach Housing Authority (Workforce)
- 2 - Merry Place Single Family Homes by West Palm Beach Housing Authority (Workforce)
- 2 - Community Partners-Single Family by Community Partners (Affordable)
- 2 - Neighborhood Renaissance-Single-Family by Neighborhood Renaissance (Affordable)
- 3 - Habitat for Humanity (Single-Family) by Habitat for Humanity (Affordable)

- 2 - Major Drive by LandTrust Holdings, LLC (2126 Major Drive, West Palm Beach, FL) (Affordable)
- 18 - Prosperity Village Cottage Homes a partnership with Palm Beach County BCC (for homeless individuals) (Affordable)
- 106 - Autumn Ridge a partnership with Landmark Development (for the elderly) (Affordable)

Pre-Development:

- 80 - The Spruce by Affiliated Development (Affordable/Workforce)
- 90 - 8111 S. Dixie by Flagler Realty and Woodfield Development (Affordable/Workforce)
- 43 - Coleman Park Renaissance by CP Renaissance, LLC (Affordable)
- 13 - 512 Clematis Street by NL 512 LLC (Workforce)
- 63 - MerryPlace Gardens in Pleasant City, which has been approved for 63 units, however funding sources have not yet been determined. (Affordable)

Village of Royal Palm Beach:

Royal Palm Beach did not have any completed, under-construction, or pre-development affordable or workforce housing units to report for Calendar Year 2023 (CY2023).

Village of Wellington:

The Village of Wellington did not have any completed, under-construction, or pre-development affordable or workforce housing units to report for Calendar Year 2023 (CY2023).

Village of Palm Springs:

Palm Springs did not have any completed, under-construction, or pre-development affordable or workforce housing units to report for Calendar Year 2023 (CY2023).

City of Greenacres:

Greenacres did not have any completed, under-construction, or pre-development affordable or workforce housing units to report for Calendar Year 2023 (CY2023).

However, the city is actively working on updating its codes based on recent amendments to the comprehensive plan. These updates aim to include higher densities and heights, reflecting the city's commitment to enhancing its housing inventory. Discussions with developers also indicate the city's strong support for adding workforce and affordable housing options, highlighting a proactive approach to addressing housing needs within the municipality.

City of Lake Worth Beach:

The City of Lake Worth Beach, as reported by the Lake Worth Beach Community Redevelopment Agency (LWBCRA) and Palm Beach County (PBC) Housing & Economic Development, demonstrates active efforts in affordable and workforce housing development. The data reveals a total of:

47 completed (2 affordable and 45 workforce),
14 under-construction (affordable), and
379 pre-development units (69 affordable and 310 workforce).

This underscores the municipality's dedication to addressing housing needs across different income brackets, as reflected in its ongoing and completed housing projects. A comprehensive list of each project and the number of units contributed for the City of Lake Worth Beach are listed below:

Completed:

- 1 - Single Family Homes by Community Land Trust at 127 S F St (Affordable)
- 1 - Single Family Homes by Habitat at 322 N E St (Affordable)
- 45 - The Bohemian at 1017 Lake Ave (Workforce)

Under Construction:

- 3 - North "E" Street Cottage Homes by Habitat at 302 N C St (Affordable)
- 6 - Community Partners at 121 N B St (Affordable)
- 3 - Community Land Trust at 309-313 N E St (Affordable)
- 2 - Contin Architecture - NSP2 at 15 N E St (Affordable)

Pre-Development:

- 9 - Habitat at various locations (Affordable)
- 8 - Community Land Trust at various locations (Affordable)
- 17 - Inhabit - Village Flats (Affordable)
- 18 - In Planning at various locations (Affordable)
- 24 - 1212 Tenth Ave North - Lake Worth Apartments (Workforce)
- 91 - OAG Investment - Lake Worth Station (Workforce)
- 3 - Project & Property at 9 S Ocean Breeze (Affordable)
- 195 - Richman Lake Worth Apartments LLC - Residence of Lake Worth (Workforce)
- 14 - ME-ST Veterans Project by ME-ST, LLC (4825 Maine Street, Lake Worth, FL) (Affordable)

City of Boynton Beach:

According to data provided by the Boynton Beach Community Redevelopment Agency (BBCRA), West Palm Beach Housing Authority, and Palm Beach County (PBC) Housing & Economic Development, Boynton Beach has made significant strides in affordable and workforce housing development. The reported data indicates:

0 completed

124 under construction (affordable)

431 pre-development units (240 affordable and 191 workforce)

This demonstrates Boynton Beach's proactive approach to addressing housing needs for both low-income and middle-income residents, with tangible progress evident in ongoing and planned housing projects with a focus on for-sale units in addition to rental units.

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

Under Construction:

- 124 - Heart of Boynton Village Apartments & Shops by Centennial Management Corporation (Affordable)

Pre-Development:

- 41 - Cottage District Affordable Workforce Infill Housing Project (For-sale workforce housing units) consisting of:
 - Detached single family: 19 units
 - Townhomes: 22 units
- 150 - The Pierce in 115 N. Federal Highway Infill Mixed-Use Redevelopment Project (workforce)
- 240 - Boynton Bay Apartments by Boynton Bay Preservation LLC Affiliate Of The Related Group Partnership with Smith & Henzy for the acquisition and rehab of 240 units for individuals 55+ to make them affordable by assigning project-based vouchers to 199 of the units (affordable)

City of Delray Beach:

The City of Delray Beach, as reported by the Delray Beach Housing Authority, PBC Housing & Economic Development, and Berkadia, and confirmed by the City of Delray Development Services Divisions: Planning & Zoning, and Current Planning Division, has submitted the following data on the number of allocated workforce housing units:

60 completed (affordable),
64 under-construction (workforce), and
48 pre-development units (14 affordable)(34 workforce).

This indicates Delray Beach's commitment to addressing the housing needs of its residents, particularly in the affordable housing sector, with completed projects and additional units in the pipeline. A comprehensive list of each project and the number of units contributed for the City of Delray Beach are listed below:

Completed:

- 60 - The Island Cove Apartments
 - Development Partnership with the Delray Beach Housing Authority, Smith & Henzy Group (Developer), Delray Beach CRA, and the Delray Housing Group
 - Located at 900 SW 12th Avenue Delray Beach, Florida 33444
 - Occupied since November 1, 2023
 - Affordable Rental Project

Under Construction:

- 22 - BREZ at Atlantic Crossing located 656 NE 1st Street, Delray Beach FL 33483 (workforce)
- 42 -The Parks at Delray I located 2400 Palm D, Delray Beach FL 33447 (workforce)

Pre-Development:

- 14 - Atlantic Grove II by Atlantic Grove Partners, LLC
 - Located north of W. Atlantic on NW 4th Ave., Delray Beach
 - Affordable housing units in pre-development stage
- 34 - Parks at Delray Phase 2 (workforce)

City of Boca Raton:

Boca Raton did not have any completed, under-construction, or pre-development affordable or workforce housing units to report for Calendar Year 2023 (CY2023).

However, there are plans for Commercial-Industrial Multi-Family Development (CIMD) projects, which include affordable housing units. Data from City Development Services/Planning/Building/Code Enforcement and Boca Raton Housing Authority indicate that pursuant to Ordinance 5684 adopted by the City Council on February 13, 2024, to allow CIMD within the city, eight CIMD projects have been submitted for staff review. These projects comprise a total of 2,576 housing units, of which approximately 250 units, or 10%, will be designated as affordable housing units. It's important to note that these projects have not been approved by the City nor are they currently under construction.

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

The Glades Community, encompassing Belle Glade, Pahokee, and South Bay, has shown progress in addressing housing needs, as reported by Palm Beach County (PBC) Housing & Economic Development. The data reveals:

- 2 completed (affordable),
- 4 under-construction (affordable), and
- 60 pre-development units (affordable).

This demonstrates a concerted effort within the Glades Community to provide affordable housing options for its residents, with ongoing and future projects aimed at meeting the demand for affordable housing in the region.

Completed:

- 2 - Habitat Housing Solutions (HHS) Single Family Homes
 - Located at 135 SW 10 Ave, South Bay
 - Located at 540 SW 8th St., Belle Glade (Affordable)

Under Construction:

- 2 - Habitat (HHS) - Scattered Sites by Habitat Housing Solutions / Habitat for Humanity of PBC
 - Located in Pahokee, Belle Glade, and South Bay (Affordable)

- 2 - Habitat - Scattered Sites by Habitat Housing Solutions / Habitat for Humanity of PBC
 - Located at 205 Barfield Hwy & 290 Cypress Ave., Pahokee, FL (Affordable)

Pre-Development:

- 60 - Everglades Townhomes by Oikos Development Corporation
 - Located at 200 S. Barfield Hwy., Pahokee (Affordable)

The data from the Pahokee Development Corporation indicates that there are plans for future workforce and affordable housing developments, but currently, there are no approved or under-construction projects from the Pahokee Housing Authority.

Unincorporated Palm Beach County:

As of the period evaluated, the unincorporated areas of Palm Beach County (PBC) outside of the county's 39 municipalities have shown activity mainly in the completed and pre-development stage. This information stems from reports by the Zoning Division (Palm Beach County Planning Division), NonProfit Organization: Palm Beach County Community Land Trust and Community Partners of South Florida.

Pre - Development:

- 20 - Davis Commons
 - Townhomes - single family units approved by the Board of County Commission.
 - affordable townhome homeownership development in unincorporated Palm Beach County
 - Partnership with the Community Partners of South Florida and Palm Beach County Community Land Trust.
- 33 - Brentwood of Wellington - Multi-family (Workforce)
- 177 - Fount MUPD - Multi-family (Workforce)
- 16 - Towns at Tidewater - Townhouse (Workforce)
- 46 - Villages of Windsor - Multi-family (Workforce)

Completed

- 70 - Wellington Vista - Multi-family (Workforce)
- 12 - Altis Lake - Multi-family (Workforce)
- 288 - Resia Pine Ridge - Multi-family (Workforce)
- 7 - Windsong Estates - Townhouse (Workforce)

Nonprofit Developers

Community Land Trust of Palm Beach County and the Treasure Coast:

The CLT has been actively involved in addressing the affordable housing crisis in the region. As of the reporting period, the CLT has completed 1 affordable housing unit, with 4 units currently under construction and an additional 20 units in the pre-development stage.

Habitat for Humanity of Greater Palm Beach County:

Habitat for Humanity has been a key player in promoting homeownership and affordable housing opportunities in the region. Over the reporting period, Habitat has successfully completed 11 affordable housing units and has 8 units currently under construction. Notably, Habitat continues to run a Homeownership Program aiming to empower families with the opportunity to own their homes. Furthermore, the organization has established collaborations with various local entities, including the Lake Worth Beach CRA, City of West Palm Beach, Palm Beach County, City of Belle Glade, and the Delray Beach CRA, to further its mission of providing affordable housing solutions within Palm Beach County.

Community Partners of South Florida:

In 2023, Community Partners of South Florida (CPSFL) remained dedicated to their core mission of enhancing housing accessibility within our community.

Completed Projects:

CPSFL successfully completed two affordable housing units during the year. These units were both single-family homes.

Under-Construction Projects:

During the reporting period, CPSFL did not have any housing units under construction.

Pre-Development Progress:

A total of 20 single-family units (done in partnership with the Palm Beach County Community Land Trust), known as Davis Commons, received approval from the Board of County Commission during this period.

Adopt A Family of the Palm Beaches:

In 2023, Adopt A Family of the Palm Beaches had no new construction projects underway or planned. They remain focused on their existing programs to serve families and communities.

Neighborhood Renaissance:

Neighborhood Renaissance, committed to revitalizing communities, presents its progress report for the year 2023.

Under-Construction Projects:

Throughout the reporting period, As per the data shared by the West Palm Beach Housing & Community Development. Neighborhood Renaissance remained actively engaged in advancing community development initiatives. Notably, they are currently overseeing the construction of two Single-Family homes projects. These endeavors, meticulously planned and executed, signify their dedication to providing quality housing options within their target communities.

No other data was received from other nonprofit development organizations.

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

City of Palm Beach Gardens

- City of Palm Beach Gardens Planning and Zoning Department

City of Riviera Beach

- Riviera Beach Community Redevelopment Agency

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 Manager's Office

City of Greenacres

- City Manager's Office

City of Lake Worth Beach

- Lake Worth Beach Community Redevelopment Agency

City of Boynton Beach

- Boynton Beach Community Redevelopment Agency
- West Palm Beach Housing Authority

City of Delray Beach

- Delray Beach Housing Authority
- City of Delray Development Services Divisions: Planning & Zoning, and Current Planning Division

City of Boca Raton

- City Development Services /Planning/Building/Code Enforcement
- Boca Raton Housing Authority

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

- Pahokee Development Corporation (Pahokee Housing Authority)

NonProfit Organizations

- Community Land Trust of Palm Beach County and the Treasure Coast
 - Habitat for Humanity of Greater Palm Beach County
 - Community Partners of South Florida
 - Adopt A Family of the Palm Beach

For Profit Organizations

- Berkadia
 - Pinnacle Housing
- Eastwind Development, LLC