



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

**PRESENTS**

**THE  
2024  
STATE OF  
WORKFORCE AND  
AFFORDABLE HOUSING  
REPORT**

# Introduction

Palm Beach County is facing a critical affordable and workforce housing crisis. The Housing Leadership Council of Palm Beach County is a coalition of community leaders committed to sustaining the county's economic viability by supporting housing opportunities for all residents through education, advocacy and strategic partnerships. In recent years, the county has experienced shifting trends in the development of workforce and affordable housing across its municipalities.

Housing prices and rental rates continue to rise at a pace that far exceeds workforce income growth, making it increasingly difficult for businesses to attract and retain employees. [Housing for All: Palm Beach County's Housing Action Plan](#) serves as a blueprint for significantly expanding workforce and affordable housing. Our goal is to produce, rehabilitate, and preserve **20,000 units** by 2032, focusing on four key areas:

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

Affordable housing is not just a social imperative—it is an economic necessity. Housing costs represent the largest portion of household expenses for most families, directly influencing their spending power within the local economy. As housing costs rise, disposable income shrinks, impacting local businesses and the overall quality of life for Palm Beach County residents.

This report provides a comprehensive overview of the current state of workforce and affordable housing development, incorporating data from municipalities, Community Redevelopment Agencies (CRAs), Housing Authorities, and other governmental and nonprofit organizations. Additionally, it highlights the financial contributions of the Palm Beach County Board of County Commissioners, through the Department of Housing and Economic Development (PBCDHED), in supporting 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, as reported by the Development Services, Planning, Building, Code Enforcement Department and the Palm Beach County Housing & Economic Development (PBC HED), Boynton Beach has made significant strides in affordable and workforce housing development indicates:

0 completed,  
0 under construction, and  
390 pre-development units (343 affordable and 47 workforce)

### Pre-Development:

#### 105 – Residences at Martin Manor II

- Address: Glades Rd & N. Dixie Highway, Boca Raton
- Developer: DM Redevelopment II, Ltd.
- PBC HED Funding: \$392,754
- Affordable Units: 105 (≤50% AMI: 35 | 51–≤80% AMI: 70)
- For Rent

#### 45 – Boca Center Residential

- Address: 1800 North Military Trail, Boca Raton, FL
- Developers: MPF Vanderbilt Boca Property II LLC and North American (Florida) Acquisition, Corp.
- Affordable Units: 30
- Workforce Units: 15
- For Rent

### **95 – Martin Manor – Phase I**

- Address: 1350 North Dixie Highway, Boca Raton, FL
- Developers: Dixie Manor Redevelopment Ltd. (a partnership between Boca Raton Housing Authority and Atlantic Pacific Communities, LLC)
- Affordable Units: 95
- For Rent

### **51 – Boca Village at Boca Raton Tri-Rail Station**

- Address: 680 W. Yamato Road
- Developers: Boca Village LLC., on SFRTA land
- Affordable Units: 34
- Workforce Units: 17
- For Rent

### **44 – Mutual of America Residential**

- Address: 1150 NW Broken Sound Pkwy
- Developers: 1150 Broken Sound LLC
- Affordable Units: 29
- Workforce Units: 15
- For Rent

### **50 – Office Depot Residential**

- Address: 6600 N. Military Trail
- Developers: Related
- Affordable Units: 50
- For Rent

## **City of Boynton Beach**

The City of Boynton Beach is expanding affordable and workforce housing through various projects and funding initiatives. Data from the city's Planning & Development Department, Boynton Beach Community Redevelopment Agency (BBCRA), and Palm Beach County Housing & Economic Development (PBC HED), show significant progress in these efforts.

The data shows:

247 completed (affordable),

0 under construction, and

328 pre-development units (workforce)

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

**Completed:**

**123 – Ocean Breeze**

- Address: 700 N. Seacrest Blvd., Boynton Beach
- Developer: Ocean Breeze East Apartments, LLC
- PBC HED Funding: \$314,248
- Affordable Units: 123 (≤50% AMI: 13 | 51–≤80% AMI: 110)
- For Rent

**124 – Heart of Boynton Village Apartments & Shops**

- Addresses: 137 NE 10th Avenue, 117 NE 9th Avenue, 141 NE 9th Avenue
- Developer: Centennial Management Corporation
- PBC HED Funding: \$1,891,208
- Affordable Units: 124 (≤50% AMI: 25 | 51–≤80% AMI: 99)
- Permits Issued: Certificate of Occupancy (CO) May and July 2024
- Additional Info: Developed in partnership with Wells Landing Apartments, LLC
- For Rent

**Pre-Development:**

**15 – The Dunes Residences**

- Address: 2607 S Federal Highway
- Developer: Affiliated Development
- Workforce Units: 15 (81–≤120% AMI)
- For Rent

**183 – The Dune**

- Address: 2703 S Federal Highway
- Developer: Affiliated Development
- Workforce Units: 183
  - Tier 1 (60% to 80% of AMI): 13 units
  - Tier 2 (80% to 100% of AMI): 13 units
  - Tier 3 (100% to 140% of AMI) 157 units
- For Rent

### **89 – Seacrest Sound Apartments**

- Address: 1390 N Seacrest Boulevard
- Developer: Seacrest Apts Property Owner, LLC
- Workforce Units: 89 (81–≤120% AMI)
- For Rent

### **41 – Pulte Cottage District**

- Address: Generally located between NE 5th Avenue and NE 4th Avenue, and between Seacrest Boulevard and NE 1st Street
- Developer: Pulte Home Company LLC
- Workforce Units: 41 (51–≤80% AMI: 22 | 81–≤120% AMI: 19)
- For Sale

## **City of Delray Beach**

The City of Delray Beach, as reported by the Delray Beach Housing Authority, Palm Beach County Housing & Economic Development, 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:

141 completed (Workforce),  
60 under-construction (Workforce), and  
212 pre-development units (Workforce).

The City of Delray Beach is making strong progress in affordable and workforce housing, with projects completed, under construction, and in pre-development. These efforts aim to meet rising housing demand and support sustainable community growth.

### **Completed:**

### **73 – Aura Delray Beach**

- Address: 2089 W. Atlantic Ave.
- Developer: TRG Delray Beach Congress LLC, Bozzuto Management
- Workforce Units: 73
- Permits Issued & Address: 3/29/2024 , 2089 W. Atlantic Ave.
- For Rent

## **2 – 1177 Moderne Condo**

- Address: 1177 George Bush Blvd
- Developer: GB 1177 LLC
- Workforce Units: 2
- For Sale

## **2 – 238 & 240 NW 6TH AVE**

- Address: 238 & 240 NW 6TH AVE, DELRAY BEACH FL 33444
- Developers: Habitat for Humanity of Greater Palm Beach County, INC.
- Workforce Units: 2
- Permits Issued & Address: 05/07/2024, 238 & 240 NW 6TH Ave
- For Sale

## **11 – Atlantic Grove**

- Address: 11-31, 47 -67, & 71-83(odd) NW 4th Ave, 302-334(even) NW 1st St., All of Atlantic Grove Way, 30-90(even) NW 3rd Ave
- Developer: Habitat for Humanity of Greater Palm Beach County
- Workforce Units: 11
- Permits Issued & Address:
  - 06/03/24 – 54, 58, 66, 70 Atlantic Grove Way
  - 06/06/24 – 51, 55 NW 4th Ave
  - 06/18/24 – 47 NW 4th Ave
  - 06/21/24 – 50, 62, 74, and 78 Atlantic Grove Way
  - 06/24/24 – 59 NW 4th Ave
  - 06/28/24 – 63 NW 4th Ave
- For Sale

## **19 – BrEz Atlantic Crossing**

- Address: 269 SE 5th Ave
- Developers: Property Mgr. Cyril DeFazio 561-207-7333  
cdefazio@druckerandfalk.com
- Workforce Units: 19 (51-≤80% AMI: 8 | 81-≤120% AMI: 11)
- Permits Issued:: 9/23/2024
- For Rent

## **34 – Salvio Delray**

- Address: 1874 Heron Club Drive
- Developers: Connie Matos, GM 561-421-550
- Workforce Units: 34 (81-≤120% AMI)
- Permits Issued & Address: 06/04/2023

- The community began leasing shortly thereafter, with units available for rent as early as July 2024. Therefore, the construction was likely completed between late 2023 and mid-2024.
- For Rent

### **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: Lago Delray North Condo Assoc., Inc.
- Workforce Units: 60
- **Permits Issued & Address:**
  - 02/13 – 1846 Hammock Way;
  - 02/14 – 1910, 1974, 1961 1835 Hammock Way and 1816 Heron Club Drive;
  - 08/09 – 1724 Heron Club Drive;
  - 08/22 – 1763 Hammock Way;
  - 09/24 – 1700, 1758, 1932 Heron Club Drive and 1782 Hammock Way
- For Rent

### **Pre-Development:**

#### **54 – Alexan Delray**

- Address: 1155 S. Congress Ave
- Developer: Crow Holding (Maple Multi-Family Land SE, L.P.)
- Workforce Units: 54
- For Rent

#### **70 – Delray Swan**

- Address: 118 SE 2nd Street; 240, 258, 264, and 280 SE 2nd Avenue; and 215, 219, 223, 227, 231, 237, 243, 251, and 253 SE 1st Avenue
- Developer: Clifford Rosen of SM-CDR Assemblage Delray, LLC.
- Workforce Units: 70
- For Rent



**2 – Bliss on 4th**

- Address: 10 SW 4th Avenue
- Developers: Owner & Applicant: Bliss on 4th LLC
- Workforce Units: 2
- For Sale

**21 – The Strand**

- Address: 50 & 150 SE 3rd Avenue
- Developer: Fladel LLC
- Workforce Units: 21
- For Rent

**55 – The Linton**

- Address: 500, 510, 520 W. Linton Blvd
- Developer: Owner: NCC Rosebud Two LLC / Applicant: Menin Development
- Workforce Units: 55
- Note: Received Extension
- For Rent

**10 – Delray Beach Community Land Trust**

- Address: NW 5th Ave
- Developer: Evelyn Dobson
- Workforce Units: 10
- For Sale

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

The Glades Community continues to make significant strides in providing affordable housing opportunities for residents in Belle Glade, Pahokee, and South Bay. The following developments have been successfully completed, contributing to the overall housing accessibility in the region. As reported by the Palm Beach County Housing & Economic Development (PBC HED), the City of Pahokee Building, Planning & Zoning Department, the Planning & Community Redevelopment Department of the City of Belle Glade, the Belle Glade Housing Authority (BGHA), and the Pahokee Development Corporation (Pahokee Housing Authority).

The data reveals:  
46 completed (affordable),  
78 under-construction (affordable), and  
222 pre-development units (affordable).

### **Completed:**

#### **2 – Habitat Housing Solutions Homes**

- Address: 109 NW 6th St., Belle Glade & 275 Begonia Dr., Pahokee
- Developer: Habitat Housing Solutions
- PBC HED Funding: \$276,000
- Affordable Units: 2 (51-80% AMI)
- For Sale

#### **44 – Amaryllis Gardens**

- Address: 381 J Malone Dr., Pahokee
- Developer: Diverse Housing Services, Inc.
- Affordable Units: 45 (51-80% AMI)
- PBC HED Funding: \$1,262,000
- For Rent

### **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
- Affordable Units: 18 (51-≤80% AMI)
- For Rent

#### **60 – Everglades Townhomes – Pahokee**

- Address: 200 S. Barfield Hwy., Pahokee
- Developer: Oikos Development Corporation
- PBC HED Funding: \$1,357,00
- Affordable Units: 60 (Affordable: 51-≤80% AMI)
- For Rent

## **Pre-Development:**

### **168 – Calusa Pointe II**

- Address: SR 80 and CR 827, Belle Glade, FL
- Developer: SP Field LLC (Southport Development)
- Funding: PBC HED Funding: \$ 10,060,000
- Affordable Units: 168 (≤50% AMI: 42 | 51–≤80% AMI: 126)
- For Rent

### **54 – One North Lake**

- Address: 100 N. Lake Ave, Pahokee
- Developer: One North Lake LLC
- Funding: PBC HED Funding: \$4,650,000
- Affordable Units: 54 (51–≤80% AMI)
- For Rent

## **City of Greenacres**

According to the City Manager’s Office, the City of Greenacres doesn’t currently have any projects in the pre-development, under construction or completed stages.

## **Town of Jupiter**

The Town of Jupiter continues to advance its efforts in providing workforce housing opportunities through various projects at different stages of development. This report highlights completed, under-construction, and pre-development housing projects within the town, along with their impact on affordable and workforce housing availability.

Data collected from the Town of Jupiter Planning and Zoning Department in coordination with the Community Land Trust of Palm Beach County and the Treasure Coast indicates the following:

- 3 completed (3 workforce),
- 0 under-construction, and
- 0 pre-development projects.

## **Completed:**

### **3 – Town of Jupiter Workforce Housing Program**

- Address: 6863, 6851, 6839 Australian St, Jupiter, FL
- Workforce Units: 3 (≤50% AMI: 1 | 81–≤120% AMI: 2)
- For Sale

## **City of Lake Worth Beach**

The City of Lake Worth Beach, as reported by the City of Lake Worth Beach Department of Community Sustainability Planning & Preservation, Palm Beach County Housing & Economic Development, and the Community Land Trust of Palm Beach County and the Treasure Coast and Community Partners of South Florida, demonstrates active efforts in affordable and workforce housing development. The data reveals a total of:

37 completed (35 affordable and 2 workforce),  
100 under-construction (affordable), and  
108 pre-development units (98 affordable and 10 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:**

### **3 – North E Street Cottage Homes**

- Address: 309, 311 & 313 N. E St., Lake Worth Beach
- Developer: CLT of PBCTC
- PBC HED Funding: \$287,709
- Affordable Units: 3 (51–≤80% AMI)
- For Sale

**10 – 1741 & 1747 4th Ave. N**

- Address: 1741 & 1747 4th Ave. N, Lake Worth Beach
- Developer: Housing Partnership, Inc. dba Community Partners of SF
- PBC HED Funding: \$1,890,000
- Affordable Units: 10 (≤50% AMI: 8 | 51–≤80% AMI: 2)
- For Rent

**9 – 921 N M St.**

- Address: 921 N M St. Lake Worth Beach
- Developer: Gulfstream Goodwill Inc.
- PBC HED Funding: \$1,620,000
- Affordable Units: 7 (51–≤80% AMI)
- Workforce Units: 2 (81–≤120% AMI)
- For Rent

**3 – 302 N C Street**

- Developer: Habitat for Humanity
- Affordable Units: 3
- For Sale

**6 – 121 N B Street**

- Developer: Community Partners
- Affordable Units: 6
- For Sale

**3 – 9 S Ocean Breeze**

- Developer: Project & Property
- Affordable Units: 3
- For Sale

**3 – 126 S F St**

- Developer: Community Partners
- Affordable Units: 3
- For Sale

**Under Construction:****2 – 15 N E St**

- Address: 15 N E St, Lake Worth Beach
- Developers: Contin Architecture
- Affordable Units: 2
- For Sale

### **91 – Madison Terrace**

- Address: 821 S. Dixie Highway, Lake Worth Beach
- Developers: Madison Terrace, LLC
- PBC HED Funding: \$233,244
- Affordable Units: 91 ( $\leq 50\%$  AMI: 10 |  $51\text{--}\leq 80\%$  AMI: 81)
- For Rent

### **1 – 109 S D St**

- Address: 109 S D St, Lake Worth Beach
- Developers: Habitat for Humanity
- Affordable Unit: 1
- For Sale

### **1 – 16 S D St**

- Address: 16 S D St, Lake Worth Beach
- Developers: Habitat for Humanity
- Affordable Unit: 1
- For Sale

### **1 – Village Flats II (Lucerne Ave)**

- Address: 1401 Lucerne Avenue, Lake Worth Beach
- Developers: Habitat for Humanity
- Affordable Unit: 1
- For Sale

### **4 – Village Flats II (Lake Ave)**

- Address: 1310 Lake Ave, Lake Worth Beach
- Developers: Habitat for Humanity
- Affordable Units: 4
- For Sale

## **Pre-Development:**

### **8 – LWB CLT Villas (Phase 1)**

- Addresses: 1306 1st Ave, 610 North E St, 417 South D St, 625 North D St
- Developers: Community Land Trust of Palm Beach County & Treasure Coast, Inc.
- PBC HED Funding: \$2,803,855
- Affordable Units: 8 ( $51\text{--}\leq 80\%$  AMI)
- For Sale

**10 – LWB CLT Villas (Phase II)**

- Addresses: 304 S F St, 314 S D St
- Developers: CLT of PBCTC
- Workforce Units: 10 (81–≤120% AMI)
- For Sale

**85 – Madison Terrace Phase 2**

- Address: 821 S Dixie Highway
- Developer: Madison Terrace Project
- Affordable Units: 85 (≤50% AMI: 9 | 51–≤80% AMI: 76)
- For Rent

**5 – 632-702 S Federal (Live Local Project)**

- Address: 632-702 South Federal Highway
- Developer: SE Lucerne Holdings LLC
- For Sale

**City of Palm Beach Gardens**

The City of Palm Beach Gardens has successfully implemented several housing assistance programs aimed at increasing affordable homeownership opportunities.

Data collected from the Planning and Zoning Department of the Palm Beach Gardens and indicates the following:

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

**Completed:****40 – The Marc**

- Developer: The Richman Group
- Permit(s) Issued: BRMF-21-12-000332
- Workforce Units: 40 (81–≤120% AMI)
- For Rent

## **Pre-Development:**

### **36 – Bellamy**

- Developer: Greystar
- Workforce Units: 36 (81–≤120% AMI)
- Total Units: 363
- For Rent

### **22 – Gardens Vista Apartments**

- Address: 12450 Central Boulevard, Palm Beach Gardens, FL 33418
- Developer: Vista Residential Partners
- Workforce Units: 22 (81–≤120% AMI) (221 units overall 10% for WH)
- For Rent

### **62 – PGA Station Pod D**

- Developer: Abacus Capital Group
- Workforce Units: 62 (81–≤120% AMI)
- For Rent

## **Village of Palm Springs**

According to the Village of Palm Springs Planning, Zoning and Building Department, the Village Council has not approved, nor has the Village issued permits for, any housing units that are deed-restricted to affordable or workforce incomes. Additionally, the Village does not monitor the prices or rents of units to determine whether they fall within affordable or workforce ranges.

## **City of Riviera Beach**

The City of Riviera Beach continues to advance affordable and workforce housing initiatives. Data gathered from the Riviera Beach Community Redevelopment Agency (RBCRA), Riviera Beach Housing Authority, and Palm Beach County Department of Housing and Economic Development indicating:



113 completed (112 affordable & 1 workforce),  
0 under-construction , and  
324 pre-development projects (248 affordable & 76 workforce).

## **Completed:**

### **112 – Berkeley Landing**

- Address: 3100 & 3124 Broadway Ave, Riviera Beach
- Developers: Berkeley Landing LLC – Pinnacle and Wendover Housing Partners
- PBC HED Funding: \$1,456,775
- Affordable Units: 111 (≤50% AMI: 17 units; 51%–80% AMI: 94 units)
- Workforce Units: 1 (81%–120% AMI)
- For Rent

### **1 – Single Family**

- Address: 740 W. 3rd
- Developer(s): Blue Sky Builders
- Affordable Unit: 1
- For Sale

## **Pre-Development:**

### **152 – Residences at Marina Village**

- Address: 1124 Broadway Ave, Riviera Beach
- Developers: Residences at Marina Village, LLC and Residences at Marina Village Developer, LLC
- PBC HED Funding: \$4,719,882
- Affordable Units: 83 (51–≤80% AMI)
- Workforce Units: 69 (81%–120% AMI)
- For Rent

### **7 – Riviera Beach Renaissance Infill Pilot Project**

- Address: XXX W. 1st Street, 173 W. 13th Street, 47 W. 14th Street, 1201 Avenue F, XXX W. 17th Street, XXX W. 16th Street, 55 W. 14th Street
- Developer(s): RBCDC, CPSFL, HBR Group, as Renaissance Riviera Beach, LLC
- Workforce Units: 7 (81%–120% AMI)
- For Sale

### **157 – Marina Annex Apartments**

- Address: 251 W 11th Street
- Developer(s): Riviera Beach Housing Authority
- Affordable Units: 157 (51–≤80% AMI)
- For Rent

### **8 – MF Affordable Housing**

- Address: 109 W 14th Street
- Developer(s): Paradelo Burgess Design Studio
- Affordable Units: 8 (51–≤80% AMI)
- For Sale

## **Village of Royal Palm Beach**

According to the Village of Royal Palm Beach Planning and Zoning Department they do not have any new workforce housing units.

## **Village of Wellington**

According to the Village of Wellington Planning and Zoning Department, there is currently no affordable housing available, and workforce housing projects are either pending, approved, or under construction as of 2024.

At present, a pre-application has been submitted for the first proposed development, which is planned for a site just north of Southern Boulevard. The proposal includes 144 units on 4.86 acres, with a proposed density of 30 dwelling units per acre (du/acre). However, the maximum allowable density in Wellington is 22 du/acre, and the site will be required to include a mixed-use component. No formal applications have been submitted yet, and there is no indication as to when the applicant will be ready to submit a site plan.

The developer has also purchased an adjacent property and plans to replicate the project on that site. The total number of units has been reduced to 106 on each site, for a combined total of 212 units on approximately 10 acres.

## 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, PBC Housing Authority and Community Partners of South Florida, and Neighborhood Renaissance indicating:

- 56 completed (7 Affordable and 49 workforce),
- 263 under-construction (43 Affordable and 220 workforce), and
- 275 pre-development units (214 Affordable and 61 workforce)

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

### Completed:

#### 48 – The Laurel

- Address: 635 Hibiscus St., West Palm Beach, FL
- Developer: Related
- Workforce Units: 48 (81–≤120% AMI)
- Permit Issued: Extended TCO 7/2/2024
- For Rent

#### 1 – Habitat for Humanity – Single-Family Homes

- Address: 1125 22nd St., West Palm Beach, FL
- Developer: Habitat for Humanity
- Affordable Units: 1 (51–≤80% AMI)
- CO Issued: 1/31/2024
- For Sale

#### 1 – Habitat for Humanity – Single-Family Homes

- Address: 1112 17th St., West Palm Beach, FL
- Developer: Habitat for Humanity
- Affordable Units: 1 (≤50% AMI)
- CO Issued: 4/8/2024
- For Sale

### **1 – Habitat for Humanity – Single-Family Homes**

- Address: 735 19th St., West Palm Beach, FL
- Developer: Habitat for Humanity
- Affordable Units: 1 (51–≤80% AMI)
- CO Issued: 8/9/2024
- For Sale

### **1 – Neighborhood Renaissance Inc. – Single-Family Homes**

- Address: 1030 21st St., West Palm Beach, FL
- Developer: Neighborhood Renaissance
- Affordable Units: 1 (≤50% AMI)
- CO Issued: 10/1/2024
- For Sale

### **1 – Neighborhood Renaissance Inc. – Single-Family Homes**

- Address: 1124 22nd St., West Palm Beach, FL
- Developer: Neighborhood Renaissance
- Affordable Units: 1 (51–≤80% AMI)
- CO Issued: 11/14/2024
- For Sale

### **2 – MerryPlace Estates – Single-Family Homes**

- Address: 426 20th Street & 429 Hogan Street, West Palm Beach, FL 33407
- Developer: West Palm Beach Housing Authority
- Affordable Units: 2 (51–≤80% AMI)
- Permit Issued: Occupied
- For Sale

### **1 – Single-Family Scattered Site**

- Address: 905 39th Street, West Palm Beach, FL
- Developer: Community Partners of South Florida
- Workforce Unit: 1
- For Sale

### **Under Construction:**

### **117 – The Spruce**

- Address: 2501 Spruce Ave., West Palm Beach
- Developers: Affiliated Development
- Workforce Units: 117 (51–≤80% AMI: 18; 81–≤120% AMI: 89; 121–≤140% AMI: 10)
- For Rent

### **43 – Coleman Park Renaissance (Scattered Site)**

- Address: 918 22nd St., West Palm Beach
- Developers: Neighborhood Renaissance
- PBC HED Funding: \$3,245,175
- Affordable Units: 43 (≤50% AMI: 7; 51–≤80% AMI: 36)
- For Rent

### **13 – Vine on Clematis**

- Address: 512 Clematis St., West Palm Beach
- Developers: 512 LLC
- Workforce Units: 13 (81–≤120% AMI)
- For Rent

### **90 – 8111 S. Dixie**

- Address: 8111 S. Dixie, West Palm Beach
- Developers: Flagler Realty
- Workforce Units: 90 (51–≤80% AMI: 46; 81–≤120% AMI: 44)
- For Rent

### **Pre-Development:**

### **2 – 1126 9th Street**

- Address: 1126 9th St., West Palm Beach
- Developers: R.A. Ransom & Associates, Inc.
- PBC HED Funding: \$8,569
- Affordable Units: 2 (≤50% AMI: 2)
- For Sale

### **61 – Mercer Park**

- Address: 1216 Alpha St., West Palm Beach
- Developers: Mercer Park Homes II, LLC
- Workforce Units: 61 (81–≤120% AMI)
- For Rent

### **12 – Omega Apartments**

- Address: 1330 Alpha St., West Palm Beach
- Developers: Vita Nova, Inc.
- PBC HED Funding: \$1,595,372
- City Funding: \$285,734
- Affordable Units: 12 (51–≤80% AMI)
- For Rent

#### **148 – Roseland Gardens**

- Address: Lake Ave & NE intersection of Lake Avenue & Southern Blvd, WPB
- Developers: Roseland Gardens, LLLP (Smith & Henzy Affordable Group, Inc. & WPB Housing Authority)
- PBC HED Funding: \$3,189,256
- City Funding: \$640,000
- Affordable Units: 148 (≤50% AMI: 15, 51–≤80% AMI: 133)
- For Rent

#### **4 – MerryPlace Estates – Single Family Homes Phase III**

- Address: 442 & 438 20th St., 437 & 441 Hogan St., West Palm Beach
- Developer: West Palm Beach Housing Authority
- Estimated Start Date: 01/15/25
- Affordable Units: 4
- For Sale

#### **48 – Legacy at 45th Street**

- Address: 3430 45th St., West Palm Beach
- Developers: The SPECTRA Organization Inc. / PBC Housing Authority
- PBC HED Funding: \$5,500,000
- City Funding: \$1,650,000
- Affordable Units: 48 (≤50% AMI: 1 | 51–≤80% AMI: 47)
- For Rent

### **Town of Glen Ridge**

As per the Town Manager's report, there are currently no affordable housing or workforce housing projects within the Town of Glen Ridge. No developments have been initiated, funded, or planned under any housing assistance or redevelopment programs.

### **Town of Gulf Stream**

According to information provided by the Town of Gulf Stream Building Department, there are no existing affordable housing units within the town. Additionally, there are no current or future plans to develop or offer affordable housing initiatives.

## **Town of Haverhill**

According to 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 (Wallis Rd Annexation)**

- Address: 5383 Wallis Rd, 54th Ave N & Hach Ln, Haverhill, FL
- Developer: Meritage Homes
- Workforce Units: 10
- For Sale

## **Town of Highland Beach**

According to The Town of Highland Beach Building Department that the Town had no workforce or affordable housing units completed, under-construction or pre-development in 2024

## **Town of Hypoluxo**

The information from the Mayor of the Town of Hypoluxo states they do not have any workforce and affordable housing at any stage.

## **Town of Juno Beach**

The recent update of the housing data from the Town of Juno Beach Planning and Zoning Department indicates that there are currently no workforce or affordable housing units available in the Town of Juno Beach.

## **Town of Jupiter Inlet Colony**

According to the Office of the Town Manager, there are no workforce or affordable housing projects in the works or future. The town is 100% built-out with residential properties, consisting entirely of single-family homes.

## **Town of Lake Park**

Based on data provided by the Town of Lake Park Community Development Department, there are currently no affordable or workforce housing units to report during the specified period. Although the town has had projects reviewed, approved, and under construction, none of these developments meet the criteria for affordable or workforce housing.

## **Town of Lantana**

According to data from the Town of Lantana Development Services, there are currently no approved projects or projects in the approval or permit process that include additional workforce or affordable housing units.

## **Town of Loxahatchee Groves**

According to data from the Town of Loxahatchee Groves Planning and Zoning Department, the town is a rural community with only one residential zoning district: AR (Agricultural Residential). The zoning requires a minimum lot size of 5 acres with a single-family residential density of 1 unit per 5 acres. Property owners may also construct an accessory dwelling on the same property.



## **Town of Manalapan**

According to data from the Town of Manalapan Zoning Department, there are currently no affordable or workforce housing units within the municipality. There have been no approved projects, developments under construction, or planned initiatives related to affordable or workforce housing during the reporting period.

## **Town of Mangonia Park**

Based on the data provided by the Palm Beach County Housing and Economic Development (PBC HED), the Town of Mangonia Park currently has a Pre-Development Stage of 140 housing units.

### **140 – Waterview Apartments at Mangonia Park**

- Address: Corner of W. Tiffany and S. Tiffany Drive, Mangonia Park.
- Developers: Sun Foundation, Inc.
- PBC HED Funding: \$13,221,936.
- Affordable Units: 140 (≤50% AMI: 56; 51–≤80% AMI: 84)
- For Rent

## **Village of North Palm Beach**

According to the Village of North Palm Beach Community Development Department, they have housing projects that are in the pre-development stage.

### **Pre-Development:**

#### **25 – Yacht Club Project**

- Address: 200 Yacht Club, North Palm Beach, FL
- Developer: Robbins NPB LLC
- Workforce Units: 25
- For Rent

## **Town of Ocean Ridge**

According to the Office of the Town Manager, the Town of Ocean Ridge currently has no workforce or affordable housing units in any of the three stages: completed, under construction, and pre-development.

## **Town of Palm Beach**

According to the Town of Palm Beach Planning, Zoning & Building Department, there are currently no workforce housing units in any of the three stages: approved, under construction, or completed.

## **Town of Palm Beach Shores**

According to the Town of Palm Beach Shores Planning and Zoning Building Department, there were no workforce or affordable housing units in any stage—approved, under construction, or completed—throughout 2024.

## **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 Palm Beach County Housing & Economic Development (PBC HED), West Palm Beach Housing Authority, and NonProfit Organization: Community Partners of South Florida.

246 completed (114 Affordable & 132 Workforce),  
14 under-construction (Workforce), and  
402 pre-development units (68 Affordable & 334 Workforce).

## **Completed:**

### **106 – Autumn Ridge**

- Location: East side of Congress Ave, WBHCRA, unincorporated West Palm Beach
- Developer: Autumn Ridge Apartments, Ltd – Landmark Development Corporation
- PBC HED Funding: \$3,838,763
- Affordable Units: 96 ( $\leq 50\%$  AMI: 16 | 51– $\leq 80\%$  AMI: 80)
- Workforce Units: 10 (81– $\leq 120\%$  AMI)
- For Rent

### **32 – Autumn Ridge**

- Address: 1580 N Congress Ave, West Palm Beach, FL 33409
- Workforce Units: 32
- For Rent

### **30 – Saddlewood**

- Address: 4320 ARCTURUS LN, Lake Worth, FL 33467
- Workforce Units: 30
- For Sale

### **60 – Brandon Estates**

- Address: 1710 N Congress Ave, West Palm Beach, FL 33409
- Workforce Units: 60
- For Rent

### **18 – Prosperity Village Cottage Homes – Homeless Transitional**

- Address: 3551 S. Military Trail, & 4521 Clemens Street, West Palm Beach, FL
- Developer: West Palm Beach Housing Authority
- Affordable Units: 18 ( $\leq 50\%$  AMI)
- For Rent

## **Under Construction:**

### **14 – ME-ST Veterans Project**

- Address: 4825 Maine Street, Lake Worth Beach
- Developers: ME-ST, LLC
- PBC HED Funding: \$641,006
- Workforce Units: 14 (81– $\leq 120\%$  AMI)
- For Rent

## **Pre-Development:**

### **18 – River Trail Apartments LLLP**

- Address: 4631 Canal 10 Rd (PCN: 00424413520030020)
- Workforce Units: 18
- For Rent

### **23 – Southampton PUD**

- Address: 02143 N Haverhill Rd (PCN: 0424323440010000)
- Workforce Units: 23
- For Rent

### **49 – Spring Haven MUPD**

- Address: 900 62nd Dr N, West Palm Beach, FL 33413 (PCN: 00424327050050020)
- Workforce Units: 49
- For Rent

### **54 – Cresswind**

- Address: State Road 80 (PCN: 00404327000003010)
- Workforce Units: 54
- For Rent

### **79 – Logan Ranch**

- Address: 11275 Acme Dairy Rd, Boynton Beach, FL 33473 (PCN: 00424327050540070)
- Workforce Units: 79
- For Rent

### **1 – BrandX Pointe**

- Address: Congress (PCN: 00434505210010000)
- Workforce Units: 1
- For Sale

### **28 – Boca Raton Commerce Center**

- Address: 8230 210th St S, Boca Raton, FL 33433 (PCN: 00424720200000011)
- Workforce Units: 28
- For Rent

## **6 – Colony Estates at Boynton**

- Address: 4595 Coconut Ln, Boynton Beach, FL 33436 (PCN: 00424601000007060)
- Workforce Units: 6
- For Sale

## **46 – Westgate Terrace**

- Address: 2636 Westgate Ave, West Palm Beach
- Developer: Danza of Westgate LLC
- PBC HED Funding: \$3,147,739
- Workforce Units: 46 (51-≤80% AMI: 4 | 81-≤120% AMI: 42)
- For Rent

## **44 – Celtics Expansion**

- Address: 4682 Davis Road, Unincorporated Lake Worth
- Developer: Community Partners of South Florida (CPSFL)
- Affordable Units: 14
- Workforce Units: 30
- For Rent

## **54 – Village of Valor**

- Address: 3175 S. Congress Ave. Suite 310 Palm Springs, FL 33461
- Developer: Village of Valor LLC (Shelbourne Dev. & Faith-Hope-Love-Charity Inc.)
- PBC HED Funding: \$6,300,000
- Affordable Units: 54 (≤50% AMI: 12 | 51-≤80% AMI: 42)
- For Rent

## **92 – The Grove**

- Address: 5321 Main St., Lake Worth Beach
- Developers: Southport Development, Inc. SP Grove LLC
- PBC HED Funding: \$160,941
- Affordable Units: 92 (≤50% AMI)
- For Rent

## **Nonprofit and Private Developers:**

### **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) and Jupiter. The following outlines the housing initiatives at various stages:

#### **Completed:**

##### **3 – CLT Lake Worth Beach – Cottage Homes**

- Address: 309, 311, and 313 N E Street, Lake Worth Beach, FL 33460
- Total Units: 3 workforce (81–≤120% AMI)

##### **3 – Town of Jupiter Workforce – Housing Program**

- Address: 6863, 6851, and 6839 Australian Street, Jupiter, FL
- Developer: Cornerstone (Sold by CLT of PBCTC)
- Total Units: 3 workforce (≤50% AMI: 1 | 81–≤120% AMI: 2)

#### **Pre-Development:**

##### **8 – LWB CLT Villas**

- Addresses: 610 N E Street, 1306 1st Avenue S, 625 N D Street, 417 S D Street
- Developers: CLT of PBCTC
- Total Units: 8 affordable (51–≤80% AMI)

##### **10 – LWB CLT Villas (Phase II)**

- Addresses: 304 S F Street, 314 S D Street
- Developers: CLT of PBCTC
- Total Units: 10 workforce (81–≤120% AMI)

## **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 – Single-Family Scattered Site**

- Address: 905 39th Street, West Palm Beach
- Developer: Community Partners of South Florida
- Total Units: 1 workforce

### **Pre-Development:**

#### **44 – Celtics Expansion – Rental**

- Address: 4682 Davis Road, unincorporated Lake Worth
- Developer: Community Partners of South Florida (CPSFL)
- Total Units: 44 units (14 Affordable & 30 Workforce)

#### **20 – Davis Commons – For Sale**

- Address: 4493 Davis Road, Lake Worth Beach
- Developers: Community Land Trust of Palm Beach County and CPSFL
- Total Units: 20 affordable units

## 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:

### Completed:

#### 2 – Coleman Park Model Block – Phase 2

- Addresses: 1030 21st Street, WPB 33407 (1 Affordable:  $\leq 50\%$  AMI)  
1124 22nd Street, WPB 33407 (1 Affordable: 51– $\leq 80\%$  AMI)
- Developer: Neighborhood Renaissance

### Under Construction:

#### 43 – Coleman Park Renaissance

- Address: 933 21st Street, WPB
- Developer: Neighborhood Renaissance
- Total Units: 43 affordable ( $\leq 50\%$  AMI: 12; 51– $\leq 80\%$  AMI: 31)

*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 Manager's Office
- Village of Palm Springs Planning, Zoning and Building Department

#### **City of Greenacres**

- City Manager's Office

#### **City of Lake Worth Beach**

- Department of Community Sustainability Planning & Preservation

#### **City of Boynton Beach**

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

#### **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

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

- Pahokee Development Corporation (Pahokee Housing Authority)
- City of Pahokee Building, Planning & Zoning Department
- Belle Glade Housing Authority (BGHA)
- City of Belle Glade Planning & Community Redevelopment Department

#### **Town of Glen Ridge**

- Town Manager's Office

#### **Town of Gulf Stream**

- Town of Gulf Stream Building Department

#### **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 Park**

- Town of Lake Park Community Development Department

**Town of Lantana**

- Town of Lantana Development Services

**Town of Loxahatchee Groves**

- Town of Loxahatchee Groves Planning and Zoning Department

**Town of Manalapan**

- Town of Manalapan Zoning Department

**Village of North Palm Beach**

- Village of North Palm Beach Community Development 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

## NonProfit & Private Developers

- Adopt-A-Family
- Affiliated Development
- American Residential Communities
- Atlantic Pacific Communities LLC
- Autumn Ridge Apartments LTD
- Berkeley Landing LLC
- Bliss on 4th LLC
- Blue Sky Builders
- Boca Village LLC
- CareerSource Palm Beach County
- Centennial Management Corporation
- Community Land Trust of Palm Beach County and the Treasure Coast
- Community Partners of South Florida
- Contin Architecture
- Crisis Housing Solutions
- Crow Holding
- Danza of Westgate LLC
- Diverse Housing Services, Inc
- Dixie Manor Redevelopment LTD
- DM Redevelopment II LTD
- Drucker + Falk
- Faith-Hope-Love-Charity Inc
- Fladel LLC
- Flagler Realty
- Florida Housing Coalition
- GB 1177 LLC
- Greystar
- Gulfstream Goodwill Inc
- Habitat for Humanity of Greater Palm Beach County
- HBR Group, as Renaissance Riviera Beach, LLC
- Lago Delray North Condo Assoc, Inc
- Landmark Development Corporation
- Legal Aid Society of Palm Beach County
- Lord's Place
- Madison Terrace LLC
- ME-ST LLC
- Menin Development
- Mercer Park Homes II LLC
- Meritage Homes
- MPF Vanderbilt Boca Property II LLC
- Neighborhood Renaissance
- New South Residential
- New Urban Development
- North American Acquisition, Corp
- Ocean Breeze East Apartments LLC
- Oikos Development Corporation
- One North Lake LLC
- Palm Beach County Department of Housing and Economic Development
- Palm Beach County Housing Authority
- Paradelo Burgess Design Studio
- Pinnacle
- PRG Delray Beach Congress LLC
- Bozzuto Management
- Project & Property
- Pulte Group
- R.A. Ransom & Associates Inc
- Related
- Residences at Marina Village LLC
- Richman Lake Worth Apartments LLC
- Riviera Beach Community Development Corporation
- Robbins NPB LLC
- Roseland Gardens LLP
- Seacrest Apts Property Owner LLC
- SE Lucerne Holdings LLC
- Shelborne Development

- SM-CDR Assemblage Delray, LLC
- Smith & Henzy Affordable Group Inc
- Southport Development, Inc
- SP Field LLC
- SP Grove LLC
- Sun Foundation, Inc
- The Richman Group
- The Spectra Organization Inc
- Urban Farmers Inc
- Urban League of Palm Beach County
- Vista Residential Partners
- Vita Nova Inc
- Wendover Housing Partners
- 1150 Broken Sound LLC
- 512 LLC

Dear Reader,

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 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.

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,

A handwritten signature in blue ink, appearing to read 'Christina L. Romelus', with a stylized flourish at the end.

**Christina L. Romelus, MS**

Consultant, Housing Leadership Council of Palm Beach County