

Affordable/Workforce Housing

Roundtable Discussion

March 26, 2024



WEST PALM BEACH

Review current City efforts related to WFH to be presented to the commission for discussion and codified once approved

Discuss particular provisions important to the developers to promote the production of WFH units

Next Steps and anticipated timing

State Policy

- **HB 1339/ City Reso. 306-22** in December of 2022 the City responded to changes in the state law with Interim provisions in Reso. 306-22 that were to be codified this summer, however; SB 102 –Live Local Act altered the course for staff.
- **Based on new State WFH policy, staff took forward Comp Plan amendments that were adopted March 4, 2024 to allow the City to continue with the WFH policy direction of Resolution 306-22.**

To date Reso. 306 resulted in 7 projects, 5 approved, 6th goes April to CC and the 7th under review. All total 439 new workforce units to the City.

- **Multifamily/Mixed-Use Residential Projects**

May be located in commercial, industrial, or mixed use as applicable:

- 40% of units are affordable under s. 420.004, Fla. Stat. for 30 years;
- At least 65% of the total square footage is used for residential purposes; and
- Proposed development meets all other land development regulations and is consistent with the comprehensive plan, except as to densities, floor area ratio, height, and land use.

- **Height/Density**

- Highest allowed under zoning and land use regs within one mile, unless adjacent to single family
- Density/FAR- Density is highest allowed under base ZLDR and FAR is 150% of base ZLDR

• No required Comp Plan or REZ

➤ Density

INCREASES IN DENSITY AND INTENSITY without a land use amendment or rezoning; FAR would not include WFH units in the calculation.

- Allows doubling of density in Multifamily (MF).
- Office Commercial (OC) Professional Office Residential (POR) up to 28 du/ac.,
- General Commercial (GC) up to 64 du/ac.,
- Industrial and Light Industrial (I,LI) up to 32, &
- Community Service (CS) up to 64 du/ac.

➤ Use

ALLOWS RESIDENTIAL USE IN NON RESIDENTIAL CATEGORIES without a land use amendment or rezoning. Residential would be permitted with some caveats in commercial, community service and some industrial categories.

Administrative

CRITERIA - Applies to projects where they request a bonus on base density

- **TIER ONE** all units are qualified within 120% of the AMI with a minimum of 25% of the units qualifying @100% of the AMI. **Waivers and variances are permitted.**

- **TIER TWO** Density Bonus request does not exceed 40 du/acre, **and** with a minimum of 25% of the total units **(or 50% of the bonus units which ever is greater)** qualified as follows:
 - 25% of the units @ 80% or below of AMI, and
 - 45% of the units @ 100% or below of AMI, and
 - 30% of the units @ 120% or below the AMI; **and**
 - **Waiver or variance requests, except for parking and/or landscape, do not exceed 50% relief of LDRs**

*Waivers and variances granted based on approved criteria

➤ **Special Site Plan Review** goes to PPRC then directly to City Commission then Final Site Plan

TIER THREE Applies when projects offers a **minimum of 25% of the total units, 50% of the bonus units are qualified as WFH:**

- A minimum of 25% shall be at 80% or below of the AMI; and
- A minimum of 45% shall be at 100% or below of the AMI; and
- The remaining 30% shall be at or below 120% of the AMI.
- The property has or will be “up zoned” within 36 months
- Waiver and Variances for LDRs, other than parking & landscape exceed 25% based on approved matrix.

• Locations

➤ Permitted

- Multifamily Low (MF-14) Density Residential
- Multifamily Medium (MF-20) Density Residential
- Multifamily High (MF-32) Density Residential.
- Office Commercial (OC)
- Neighborhood Commercial (NC)
- General Commercial (GC)
- Professional Office Residential (POR)
- Industrial Light (IL) with direct access onto 45th Street.
- Industrial (L) with direct access onto Military Trail, 45th Street, 36th Street, Georgia Avenue north of Southern Boulevard or within the Jefferson Terminal District
- Northwood Mixed Use District (NMUD)

• Locations

➤ Permitted

- Existing Planned Developments (bonus based on their underlying residential zoning district)
- Community Service or Community Service Planned Development that establish:
 - 100 percent workforce housing, or
 - needs of students, the elderly or another special needs population, or
 - create housing specific to their own workforce; and
 - bonus based on underlying zoning or the zoning of adjacent properties.

• Locations

➤ Not Permitted

- Any Single-Family Zoning District.
- Any Historic District
- Broadway Mixed Use District (proposed to be addressed in the district itself)
- Currie Mixed Use District (currently addressed in the district itself)
- Downtown Master Plan (currently addressed within DMP)

• **General Standards –all qualified WFH units shall**

- Be dispersed throughout the residential portion of a development and the units must share a common entrance with other non-qualified units unless there are private entries to units as a part of the overall design.
- Reflect the proposed unit mix and size of non-qualified units;
- Be finished completely, including elements such as , but not limited to, appliances (refrigerators, range , built-in microwave, dishwasher, washer, dryer) finished floors, doors, light fixtures, and any other elements considered standard for market-rate units in the same building.
- Be maintained for a minimum of thirty (30) years ,during which units shall be offered for rent solely to be inhabited as the primary residence by a qualified household with incomes as required by the development approval but which may not exceed 120% of the AMI

• Waivers and Variances

- Degree of Relief varies with level of review Tier One, Two or Three
 - Height, Density and FAR pursuant to Live Local and WFH standards for LDRs
 - Parking and Landscape greater relief permitted based on development proposal

Parking

Requirements for parking may be reduced by providing alternative transportation options. Such considerations may include projects :

- A quarter mile of a transit stop with an accessible, pedestrian friendly route with sidewalks, crosswalks which may provide some seating with shade, cover from elements when waiting for service; or
- Alternatively provides accessibility to a transportation hub which offers at least two forms of transit (including rail, bus, shuttle; or bike facilities within a half mile of the development.)
- With off-site parking within 600 feet of the project, transit vouchers and shared vehicle or bike stations, and secure bike storage.

WFH Overlay Provisions Waivers and Variances

➤ Landscape

Requirements may be reduced with an alternative landscape plan that provides for plantings afford greater resident and pedestrian enjoyment. Such consideration may include:

- Placement **and** larger plant material,
- reduction of heat island effect,
- sustainable water usage **through** irrigation choices, **bio-retention**, **low impact development techniques**,
- structural soils,
- **increased** open space, **and**
- **use of** pervious hardscape **materials**.

COMMENTS and Redrafting to present for direction to

Commissioners –in MAY/JUNE Worksession

FINALIZE Language

- Planning Board Action
- Commission Action –two readings