



**Workforce Housing Program (WHP)
2023 For Sale Prices and Incomes
Effective July 1, 2023**

WHP prices are set annually, based on the provisions of Article 5.G.1.A.3.c of the Unified Land Development Code reflected below, and the following:

2023 PBC Median Family Income: \$98,300 (per HUD)

WHP Sales Prices (homes cannot be sold at a higher price)

WHP Income Category			2023 (WHP) Sales Prices
Low	60 -80% of MFI	\$58,980 - \$78,640	\$206,430
Moderate 1	>80 -100% of MFI	>\$78,640 - \$98,300	\$265,410
Moderate 2	>100 -120% of MFI	>\$98,300 - \$117,960	\$324,390
Middle	>120 -140% of MFI	>\$117,960 - \$137,620	\$383,370*

**Middle Income category does not apply to WHP units in projects approved under WHP Code adopted 8/22/2019.*

For information on WHP pricing, contact Michael Howe, Planning Division, at mhowe@pbcgov.org or 561-233-5361

Brief WHP Analysis (05/29/24)

Ranch House Road (PCNs: 00-43-44-05-06-020-0010 & 0020)

Acres: 2.34, FLU: MR-5

Max density request (assume apartments), Full Incentive Option with WHP Density Bonus & TDRs included

Density Bonus Determination:

Part 1: Point system based on proposed approach to meeting WHP obligation													
Proposed method to meet WHP obligation	WHP Objectives & Points										POINTS EARNED	POTENTIAL DENSITY BONUS	
	Delivers units?	Onsite?	WHP Unit type?			WHP Rental/ For-sale?		WHP Concentration in Census tract: 38.00 43.9% concentration					
	(1) to (6)	(10)	MF (1)	TH (3)	SF (10)	R (1)	FS (10)	>39% (0)	<39% (6)				
	6	10	1			1		0		18	80%		
Part 2: Compatibility and Other Site Considerations: TBD, pending staff review													
Staff Recommendation for Density Bonus: TBD													

TDR Units, if applicable:

TDR Density: should Transfer of Development Rights be used, the following would apply: Ranch House & Homewood Area #27	
TDR Eligibility: 4 TDRs/acre	TDR Units permitted: 2.34 x 4 = 9.36 or 9 TDRs (Rounding applied)
<i>TDR units shall proportionally reflect the unit mix of the non TDR units. The applicant may elect to purchase some or all of the non-WHP TDRs at TDR WHP prices; if purchased at WHP prices, those units must be restricted as WHP units in all applicable categories.</i>	

WHP Obligation:

Density Component:	Required Percentage		Calculations	
	Rental WHP	For Sale WHP (Full Incentive Only)	Possible Units	WHP Obligation
Standard Density:	5%	4.375%	2.34 x 4 = 9.36	9.36 x 5% = 0.47
Maximum Density:	16%	14%	2.34 x 1 = 2.34	2.34 x 16% = 0.37
Total Units (Rounding Applied):			9.36 + 2.34 = 11.70 or 12.00	
Density Bonus: 80%	34%	29.75%	12.00 x 80% = 9.60	9.60 x 34% = 3.26
Multiplier for For-Sale projects providing WHP as off-site rentals: 1.5x obligation (Not applicable to TDRs)				
Discount for on-site, For Sale WHP units: 20% for SF, 10% for TH (Full Incentive Only)				
TDRs, if any: 9	34%		9.00	9.00 x 34% = 3.06
TOTALS			30.60 or 37 units	7.16 or 7 WHP