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ORDINANCE 2023-02 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 SECTION 23.2-39 “AFFORDABLE/WORKFORCE HOUSING PROGRAM,” PROVIDING FOR CLARIFICATION ON COMBINATION OF INCENTIVES, QUALIFICATIONS FOR AFFORDABILITY AND PARTICIPATION IN OTHER ENTITY PROGRAMS AND PROVIDING FOR ADDITIONAL AFFORDABILITY BUY DOWN PROVISIONS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

WHEREAS, as provided in Section 2(b), Article VIII of the Constitution of the State of Florida, and Section 166.021(1), Florida Statutes, the City of Lake Worth Beach (the “City”), enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, as provided in Section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state legislature may act, except when expressly prohibited by law; and

WHEREAS, the City wishes to amend Chapter 23, Article 2 “Administration,” to amend, Section 23.2-39 – Affordable/Workforce Housing Program to provide for additional buy down options for the affordable/workforce housing program within the City of Lake Worth Beach; and

WHEREAS, the City of Lake Worth Beach, Florida (the “City”), is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Planning and Zoning Board, in its capacity as the local planning agency, considered the proposed amendments at a duly advertised public hearing; and

WHEREAS, the Historic Resources Preservation Board, in its capacity as the local planning agency, considered the proposed amendments at a duly advertised public hearing; and

WHEREAS, the City Commission finds and declares that the adoption of this ordinance is appropriate, and in the best interest of the health, safety and welfare of the City, its residents and visitors.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

Section 1: The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are made a specific part of this ordinance as if set forth herein.

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Section 2: Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Section 23.2-39 “Affordable/Workforce Housing Program” is hereby amended to read as follows:

Sec. 23.2-39. – Affordable/Workforce Housing Program.

- a) *Intent.* The Affordable/Workforce Housing Program is intended to implement Objective 3.1.2 of the city comprehensive plan future land use element and provisions therein regarding affordable and workforce housing. The Affordable/Workforce Housing Program provides for a density bonus and a reduction in overall housing unit areas for developments that incorporate residential units with restrictive covenants that meet the requirements of the program.

- b) *Purpose.* The purpose of the Affordable/Workforce Housing Program is to encourage the inclusion of affordable and workforce housing units within both residential and mixed-use projects as well as planned developments of all types to provide for broader and more accessible housing options within the City. The Affordable/Workforce Housing Program offers the following as “Program Incentives”.
 - 1. Tier One: may apply to all development projects consistent with the provisions of this section
 - (a) Up to a fifteen percent (15%) increase in overall project density;
 - (b) Up to a fifteen percent (15%) reduction in the gross area requirements based on unit type;
 - (c) Up to a twenty five percent (25%) reduction in required parking, provided that each residential dwelling unit is provided at least one (1) parking space. This reduction may not be combined with other parking reduction provisions of these LDRs;
 - (d) Any additional density and/or other benefits provided under this tier shall require that those units benefiting from the provisions be restricted as affordable/workforce housing meeting the requirements of this section through a restrictive covenant.
 - (e) Additional financial incentives may be considered on a case by case basis by the applicable decision-making entity if the project provides more affordable/workforce units that the minimum required.
 - 2. Tier Two: applies to all projects utilizing other city incentive and/or bonus program(s)
 - (a) For all projects utilizing any other city incentive or bonus program(s), fifteen percent (15%) of the total number of dwelling units within the project must be restricted as affordable/workforce dwelling units meeting the requirements of this section through a restrictive covenant.
 - ~~(b) Any combination of Tier One incentives with other city incentive and/or bonus program(s) related to density, intensity and/or height shall require that all units benefiting from these increases and/or incentives~~

98 ~~be restricted as affordable/workforce dwelling units meeting the~~
99 ~~requirements of this section through a restrictive covenant.~~

100 3. Tier One and Tier Two Combination: applies to all projects that combine the Tier
101 One Incentives with other available city incentives

102 (a) For all projects combining a Tier One density incentive with other City incentive
103 and/or bonus program(s) related to density, all units benefitting from the
104 additional density incentive under Tier One shall be restricted as
105 affordable/workforce dwelling units meeting the requirements of this section
106 through a restrictive covenant in addition to the units required to be restricted
107 under (Tier Two) other city incentive and/or bonus program(s).

108
109 c) *Application and Review Process.*

110
111 1. *Application.* All development proposals seeking increased density of up to
112 fifteen percent (15%) and/or reductions in overall unit sizes of up to fifteen
113 percent (15%) shall submit an affordable/workforce housing program
114 application as provided by the department of community sustainability. The
115 application shall accompany the standard City of Lake Worth Beach Universal
116 Development Application for the development proposal. The
117 affordable/workforce housing program application shall include all of the
118 following:

119
120 (a) A project fact sheet with building specifications including the number of
121 additional units, unit types and unit sizes proposed.

122
123 (b) The affordability criteria for each unit proposed to be included in the project.

124
125 (c) Draft restrictive covenant should the City's version not be submitted.

126
127 (d) Any other additional information (d) ensure the timely and efficient evaluation
128 of the project by city staff to ensure that the requirements of the
129 Affordable/Workforce Housing Program are being met.

130
131 (e) Intent to meet the requirements of the Affordable/Workforce Housing
132 Program through participation in another entity's program, including
133 relevant program criteria and restrictive covenant.

134
135 2. *Review/decision.* The development review official shall review the application
136 along with the zoning approvals otherwise required of the development
137 proposal under these LDRs. Development applications that require further
138 review or approval by a decision-making board shall also include the
139 development review official's recommendation regarding the award of
140 additional density and/or unit size reduction under the Affordable/Workforce
141 Housing Program. Any decision on the award shall be made by the planning
142 and zoning board, the historic resources planning board, or the city commission
143 as applicable. A decision on an award may be appealed under the procedures
144 applicable to the development application with which it is associated. No waiver
145 or variance may be granted regarding the award. The award of bonus density,

146 height or intensity under the Affordable/Workforce Housing Program shall be
147 based on the following criteria:

- 148
- 149 (a) Is the award calculated correctly, consistent with the density and unit size
150 reduction(s) that are allowed under the Affordable/Workforce Housing
151 Program, including that the affordable/workforce housing unit type mix be
152 reflective of the overall unit type mix for the entire project;
- 153
- 154 (b) Do the proposed income restrictions meet the intent of the
155 Affordable/Workforce Housing Program;
- 156
- 157 (c) Do the proposed annual rents and/or mortgage costs meet the intent of the
158 Affordable/Workforce Housing Program; and
- 159
- 160 (d) Do the proposed restrictive covenants to maintain affordability meet the
161 intent of the Affordable/Workforce Housing Program?
- 162

163 d) *Qualifying income restrictions.* The following provisions outline the required
164 income limits and overall percentage of household income to qualify units as being
165 affordable/workforce under the Affordable/Workforce Housing Program. All
166 income values shall be based on the then current area (County) median household
167 income published annually by the US Department of Housing & Urban
168 Development. Whether with a rental unit or for a fee simple, for sale unit, the
169 overall housing expense (rent, mortgage, property taxes, and insurances) for the
170 unit shall not exceed thirty percent (30%) of the income limit provided for each unit
171 type, based upon the number of bedrooms.

- 172
- 173 1. For a studio unit, the annual gross household income shall not exceed forty five
174 percent (45%) of area median income and minimum household size is one (1)
175 person, not to exceed two (2) people.
- 176
- 177 2. For a one-bedroom unit, the annual gross household income shall not exceed
178 sixty five percent (65%) of the area median income and minimum household
179 size of one (1) person, not to exceed two (2) people.
- 180
- 181 3. For a two-bedroom unit, the annual gross household income shall not exceed
182 eighty five percent (85%) of the area median income and minimum household
183 size of two (2) people, not to exceed two (2) people per bedroom.
- 184
- 185 4. For a three-bedroom unit, the annual gross household income shall not exceed
186 one hundred and five percent (105%) of the area median income and minimum
187 household size of three (3) people, not to exceed two (2) people per bedroom.
- 188
- 189 5. For a four or more-bedroom unit, the annual gross household income shall not
190 exceed one hundred and twenty five percent (125%) of the area median income
191 and minimum household size of four (4) people, not to exceed two (2) people
192 per bedroom.
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6. For fee simple ownership, the limits provided above may be increased by fifteen (15%) based on unit type and shall include the overall housing expense.
7. Alternatively, if participating in another entity’s workforce (80% to 140% of Area Median Income) or affordable housing (less than 80% of Area Median Income) program, the income restrictions may adhere to the following guidelines shall not exceed the City’s income guidelines singularly or in combination with the alternative program for the units required to be income restricted under the City’s program. The applicant also shall comply fully with the requisite criteria requirements of the alternative program selected.

- a. ~~“Affordable Housing Eligible Households” means a household with an annual gross household income at or less than eighty percent (80%) of the Area Median Income, calculated as percentages of the Median Family Income for Palm Beach County, as published annually by the US Department of Housing and Urban Development.~~
- b. ~~“Workforce Housing Eligible Households” means a household with an annual gross household income within the following income categories: Moderate (80%-100%) and Middle (101%-140%) of the Area Median Income, calculated as percentages of the Median Family Income for Palm Beach County, as published annually by the US Department of Housing and Urban Development.~~

e) *Additional restrictions.* The following requirements outline the restrictive covenant that shall be recorded and maintained on each unit awarded under the Affordable/Workforce Housing Program.

1. The restrictive covenant shall be in a legal form acceptable to the department of community sustainability and the city attorney’s office or as otherwise provided by the city and shall require each unit awarded be maintained at the awarded level of affordability, in accordance with the Affordable/Workforce Housing Program, for a minimum of twenty-five (2025) years.
2. The restrictive covenant shall include the more restrictive program requirements, which shall govern the project if other affordable/workforce housing incentives are combined with use of the Affordable/Workforce Housing Program.
3. The restrictive covenant shall require an annual report of the project’s compliance with the restrictive covenants and the requirements of the Affordable/Workforce Housing Program be provided to the City or its designee for evaluation, review and approval. Should the annual report not be submitted or should it demonstrate the project is not meeting the requirements of the Affordable/Workforce Housing Program, the project owner shall pay the city, as a penalty, an amount no less than fifteen dollars (\$15) per square foot for each unit that did not comply with the program’s requirements for the previous year, or portion thereof. If the report is not submitted, the penalty payment will be

242 calculated as though no units met the requirements of the Affordable/Workforce
243 Housing Program for the reporting period. The per square foot penalty value
244 may increase based on the annual U.S. Consumer Price Index (CPI) and shall
245 be reflected in the City's adopted annual Schedule of Fees and Charges. Any
246 required penalty payment shall be made within ten (10) days of notification from
247 the city of the calculated payment based on the report or failure to submit the
248 report and the annual penalty value as adopted by the city.

- 249
250 4. The restrictive covenant shall provide for extension of the affordability period,
251 as set forth in this section. If the property is qualified through its participation in
252 another entity's affordability program, a separate restrictive covenant may be
253 utilized to provide for the extension of the affordability period in accordance
254 with the terms of this section.
255

256 f) *Financial incentives.* The following are parameters for financial incentive values
257 based on unit type, which may be utilized to ensure more than the required fifteen
258 percent (15%) of the dwelling units available after the density increase incentive
259 remain affordable for a guaranteed twenty-five (25) year period as governed
260 through a covenant and/or deed restriction. Values may be paid through utilization
261 of Sustainable Bonus Incentive Values, Transfer Development Right Values or
262 cash payments from the City from the Affordable/Workforce Housing Program
263 Trust Fund, Sustainable Bonus Incentive Trust Account or the Transfer
264 Development Rights Trust Account or other legally approved funding source(s).
265

- 266 1. For a studio dwelling unit, a one-time payment of \$40,000 or 50% percent of
267 the area median income, whichever is greater;
268
269 2. For a one-bedroom dwelling unit, a one-time payment of \$60,000 or 75%
270 percent of the area median income, whichever is greater;
271
272 3. For a two-bedroom dwelling unit, a one-time payment of \$80,000 or 100%
273 percent of the area median income, whichever is greater;
274
275 4. For a three-bedroom dwelling unit, a one-time payment of \$100,000 or 125%
276 percent of the area median income, whichever is greater;
277
278 5. For a four or more-bedroom dwelling unit, a one-time payment of \$120,000 or
279 150% percent of the area median income, whichever is greater;
280
281 6. For a fee simple ownership dwelling unit, an additional one-time payment of
282 \$25,000 may be provided; and
283
284 7. Payments shall be made at time of dwelling units receiving a final certificate of
285 occupancy or certificate of completion.
286

287 g) *Affordability extension(s).* The City shall have the express right, in its sole
288 discretion, to extend the affordability deed restrictions and covenants for another
289 period of no less than twenty-five (25) years) through the provision of a then current

290 economic incentive payment based on unit size. The affordability extension shall
291 be available to the City pursuant to this subsection regardless of whether the
292 original affordability period was under the Affordable/Workforce Housing Program
293 or another entity's program.

- 294
- 295 1. The City shall provide formal notice of intent to extend affordability of units a
296 minimum of six (6) months prior to the expiration of the affordability deed
297 restrictions and covenants.
- 298
- 299 2. The City's notice shall include the number and type of units having affordability
300 extended and the economic incentive to be provided for those units.
- 301
- 302 3. The affordability extension may not exceed the original number and type of
303 units governed by the Affordable/Workforce Housing Program.
- 304
- 305 4. There shall be no limit on the number of affordability extensions the city may
306 fund for a project.
- 307
- 308 5. The extension incentive payment shall follow the parameters as set forth in f)
309 of this section based on the values established for the year that the extension
310 is authorized.
- 311
- 312 6. Financial incentives and buy-down options, if part of the original approval, may
313 each also be extended by mutual agreement of the City and the property
314 owner(s) and payment by the City under the provisions of those sections at the
315 time of the extension.
- 316
- 317 7. If the original affordability period was under another entity's program, upon the
318 City's notice of intent to extend affordability the covenant and/or deed restriction
319 may be extended as-is or may be amended to comply with the provisions of the
320 Affordable/Workforce Housing Program instead of the other entity's program,
321 consistent with the provisions in the original recorded covenant and/or deed
322 restriction providing for the affordability extension.
- 323

324 h) Additional Buy Down Provisions for Affordability. The following are parameters for
325 additional buy down values based on unit type, which may be utilized to reduce
326 the individual unit type household income limits by an additional fifteen percent
327 (15%) in order to provide expanded affordability for a guaranteed twenty-five (25)
328 year period as governed through a covenant and/or deed restriction. Values will
329 be paid as cash payments from the City from the Affordable/Workforce Housing
330 Program Trust Fund or other legally approved funding source(s).

- 331
- 332 1. For a studio dwelling unit, a one-time payment of \$40,000 or 50% percent
333 of the area median income, whichever is greater;
- 334
- 335 2. For a one-bedroom dwelling unit, a one-time payment of \$60,000 or 75%
336 percent of the area median income, whichever is greater;
- 337

- 338 3. For a two-bedroom dwelling unit, a one-time payment of \$80,000 or 100%
339 percent of the area median income, whichever is greater;
340
- 341 4. For a three-bedroom dwelling unit, a one-time payment of \$100,000 or
342 125% percent of the area median income, whichever is greater;
343
- 344 5. For a four or more-bedroom dwelling unit, a one-time payment of \$120,000
345 or 150% percent of the area median income, whichever is greater;
346
- 347 6. For a fee simple ownership dwelling unit, an additional one-time payment
348 of \$25,000 may be provided; and
349
- 350 7. Payments shall be made at time of dwelling units receiving a final certificate
351 of occupancy or certificate of completion.
352

353 i) *Policies and Procedures.* The city's director for community sustainability is hereby
354 authorized to establish policies and procedures including covenants, accountability
355 and reporting to ensure effective implementation of the Affordable/Workforce
356 Housing Program and clarify the requirements and procedures as set forth herein.
357

358 j) *Trust Fund.* There is hereby established an Affordable/Workforce Housing
359 Program Trust Fund. The trust fund will be a separate line item in the City's budget.
360

- 361 1. Payments required by the Affordable/Workforce Housing Program due to non-
362 compliance with restrictive covenants shall be paid into the trust fund.
363
- 364 2. Funds in the trust fund will be used to fund the financial incentives and the
365 affordability extensions under the Affordable/Workforce Housing Program.
366
- 367 3. At least once each fiscal period, the city manager shall present to the city
368 commission a report on funds held in the trust fund, including any accrued
369 interest, and any proposed use thereof. Monies, including any accrued interest,
370 not assigned in any fiscal period shall be retained in the trust fund until the next
371 fiscal period.
372

373 k) *In Lieu Payment Provision.* In some instances, projects including Density, Intensity
374 and/or Height Bonuses may not be appropriate for participation in the Program. In
375 these cases, the project may pay an in lieu of payment based on the following
376 provisions;

- 377 1. The fee shall be calculated on fifteen percent (15%) of the gross area of the
378 bonuses requested for the project.
- 379 2. The fee shall be a one-time payment of \$50 or 0.0625% of the area median
380 income, whichever is greater, per gross square foot.
- 381 3. Projects eligible for an in lieu of payment may include the following:
382 i. Single or multiple use projects that do not include a residential use;
383 ii. Mixed use projects that include residential and fewer than 25
384 residential units;
385 iii. Residential only projects that include fewer than 15 residential units;

386 iv. Any project that includes a residential use(s) and all of the dwelling
387 units are for sale, home ownership such as condominiums,
388 townhouses and/or single-family residences of which none are deed
389 restricted as affordable/workforce housing.

390 4. Fee payment shall be due prior to issuance of any building permits related
391 to the project.

392
393 l) *Exemptions.* Projects in specific locations are exempt from the requirements of
394 this section due to their maximum allowed density and/or to their allowed uses.

395 1. Individual residential dwelling units in the Single Family Residential (SF-R)
396 and Single Family/Two Family Residential (SF/TF) Zoning Districts unless
397 units are part of a project requesting additional densities under the
398 provisions of one of the city’s incentive programs.

399 2. Projects within the Public (P), Public Recreation and Open Space (PROS),
400 Beach and Casino (BAC), Conservation (C) and Industrial Park of
401 Commerce (I-POC) Zoning Districts.

402
403 **Section 4:** Severability. If any section, subsection, sentence, clause, phrase or
404 portion of this Ordinance is for any reason held invalid or unconstitutional by any court of
405 competent jurisdiction, such portion shall be deemed a separate, distinct, and
406 independent provision, and such holding shall not affect the validity of the remaining
407 portions thereof.

408
409 **Section 5:** Repeal of Laws in Conflict. All ordinances or parts of ordinances in
410 conflict herewith are hereby repealed to the extent of such conflict.

411
412 **Section 6:** Codification. The sections of the ordinance may be made a part of
413 the City Code of Laws and ordinances and may be re-numbered or re-lettered to
414 accomplish such, and the word “ordinance” may be changed to “section”, “division”, or
415 any other appropriate word.

416
417 **Section 7:** Effective Date. This ordinance shall become effective 10 days after
418 passage.

419
420 The passage of this ordinance on first reading was moved by Vice Mayor McVoy,
421 seconded by Commissioner Diaz, and upon being put to a vote, the vote was as follows:

422		
423	Mayor Betty Resch	AYE
424	Vice Mayor Christopher McVoy	AYE
425	Commissioner Sarah Malega	ABSENT
426	Commissioner Kimberly Stokes	AYE
427	Commissioner Reinaldo Diaz	AYE

428
429 The Mayor thereupon declared this ordinance duly passed on first reading on the
430 21st day of March, 2023.

431
432

433 The passage of this ordinance on second reading was moved by
434 _____, seconded by _____, and upon being put to a vote,
435 the vote was as follows:

436

437

Mayor Betty Resch

438

Vice Mayor Christopher McVoy

439

Commissioner Sarah Malega

440

Commissioner Kimberly Stokes

441

Commissioner Reinaldo Diaz

442

443

The Mayor thereupon declared this ordinance duly passed on the _____ day of

444

_____, 2023.

445

446

LAKE WORTH BEACH CITY COMMISSION

447

448

449

By: _____

450

Betty Resch, Mayor

451

452

ATTEST:

453

454

455

Melissa Ann Coyne, City Clerk

456

457