

**PALM BEACH COUNTY**  
**Workforce Housing Homebuyer/Renter Information (2018)**

**What is the Workforce Housing Program?**

The Workforce Housing Program (WHP) provides for the development of workforce housing units, either rental or for-sale units, in all new residential developments within the Urban/Suburban Tier in unincorporated Palm Beach County. The program is intended to serve the housing needs of people employed in the jobs that the general population of the community relies upon to make the community economically viable.

**Who is eligible for Workforce Housing?**

All designated WHP units will be offered to income-qualified households with incomes from 60 percent to 140 percent of area median income (AMI). In Palm Beach County, the 2018 median income is \$74,300 for a family of four, per the US Department of Housing and Urban Development (HUD).

**How are the Sales or Rental Prices of Workforce Housing Units determined?**

All designated WHP for-sale or rental units will be offered at a cost attainable to households with incomes from 60% to 140% of AMI. The WHP homes cannot be sold or rented at a higher price during the restriction period.

**FOR-SALE WORKFORCE HOUSING UNITS**

Sale prices of For-Sale WHP units are based on the annual US HUD area median income figure.

<b>2018</b>	<b>Low Income</b> (60% - 80% AMI)	<b>Moderate -1 Income</b> (80% - 100% AMI)	<b>Moderate -2 Income</b> (100% - 120% AMI)	<b>Middle Income</b> (120% - 140% AMI)
<b>Sales Price</b>	<b>\$156,030</b>	<b>\$200,610</b>	<b>\$245,190</b>	<b>\$289,770</b>
<b>Household Ranges</b>	\$44,580 - \$59,440	>\$59,440 - \$74,300	>\$74,300 - \$89,160	>\$89,160 - \$104,020

All eligible households need to be pre-qualified. To pre-qualify, contact **Verna Jackson** of the Department of Housing and Economic Sustainability (HES) at **(561) 233-2064** or via email at [HESVerify@pbcgov.org](mailto:HESVerify@pbcgov.org).

All designated WHP For-Sale units shall remain affordable for 15 years. A deed restriction is required to be recorded with the Palm Beach County Clerk to guarantee the affordability of each Workforce Housing unit.

If the property is sold before the expiration of the 15-year restriction, the subsequent purchaser will be required to sign a new deed restriction for a new 15-year term. At the time of resale, the correct sale price must be verified with the Planning Zoning & Building Department at (561) 233-5300.

**RENTAL WORKFORCE HOUSING UNITS**

The WHP rents are based on the annual Florida Housing Finance Corporation (FHFC) Multi-Family Rental Figures, adjusted for number of bedrooms.

**2018 Florida Housing Finance Corporation Family Rental Program Rent Ranges**

	<b>Income</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
<b>Low Income (60% - 80%)</b>	\$44,580 - \$59,440	\$866 to \$1,155	\$1,039 to \$1,386	\$1,200 to \$1,600	\$1,339 to \$1,786
<b>Moderate -1 (&gt;80% - 100%)</b>	>\$59,440 - \$74,300	\$1,155 to \$1,444	\$1,386 to \$1,733	\$1,600 to \$2,000	\$1,786 to \$2,233
<b>Moderate -2 (&gt;100% - 120%)</b>	>\$74,300 - \$89,160	\$1,444 to \$1,732	\$1,733 to \$2,079	\$2,000 to \$2,400	\$2,233 to \$2,679
<b>Middle Income (&gt;120% - 140%)</b>	>\$89,160 - \$104,020	\$1,732 to \$2,021	\$2,079 to \$2,425	\$2,400 to \$2,800	\$2,679 to \$3,125

**NOTE:** The rental prices at 100% are determined by Planning Division staff. Any Utility Allowances are applied against gross maximum rent.

The Owner does not need consent or approval of Palm Beach County prior to entering into a Rental Lease. The Owner (or designee) shall obtain documentation of household income (meeting County income eligibility standards) prior to entering into a Lease for each required WHP Unit, and shall require (at the time of Lease Execution) the Resident and the Owner to execute a notarized Lease Addendum certifying the household income. The addendum shall serve as the income verification information required by Palm Beach County for the purposes of approving the Resident for occupancy of a Workforce Housing Unit.

All designated Workforce Housing rental units shall remain affordable for 30 years (non-recurring). If the property is sold before the expiration of the 30-year restriction, the subsequent purchaser will be required to sign a new deed restriction for the remainder of the 30-year term.

**ADDITIONAL HOUSING PROGRAM INFORMATION**

Palm Beach County Department of Housing and Economic Sustainability (HES) provides opportunities for very low and low-income residents of Palm Beach County through the HOME Investment Partnership Program (HOME), the State Housing Initiative Partnership (SHIP), and other programs. **For more information, call (561) 233-3600**