



**Palm Beach County  
Commission on Affordable Housing**

**Special Needs / Barrier-Free Program Overview**

Palm Beach County’s Commission on Affordable Housing (CAH) provides Special Needs / Barrier-Free services to households with senior citizens, persons with disabilities, and special needs homeowners. The Special Needs / Barrier-Free Program provide structural modification and rehabilitative home repair services to improve accessibility for persons with disabilities and elderly homeowners.

Barrier Free eligibility is based upon household income, assets (*liquid assets cannot exceed \$200k*), household size, and medical diagnosis of permanent mobility and/or sensory disability. Senior citizens (*elderly*) eligibility is based upon household income, assets (*liquid assets cannot exceed \$200k*), size, and age.

Types of properties: **Owner Occupied** Properties which include – Single Family Dwellings, Duplexes, and Condominiums; Townhouses are not covered because the entire unit is not on the ground floor (Fair Housing Act).

**Financial Assistance tiers**

<b>Amount</b>	<b>Repayment</b>	<b>Lien</b>	<b>Due on Sale Clause</b>
\$5,000 or less	Forgivable Loan after 1 year	No	Repayment upon sale or title transference, if within 1 year.
\$5,001 - \$10,000	Forgivable Loan after 5 years	Yes	Repayment upon sale or title transference, if within 5 years. This loan is prorated annually.
\$10,001 - \$20,000*	Forgivable Loan after 10 years	Yes	Repayment upon sale or title transference, if within 10 years. This loan is prorated annually.
\$20,001 – and above*	Terms determined by the CAH Advisory Committee.	Yes	Terms determined by the CAH Advisory Committee.

*\*The Commission on Affordable Housing Advisory Committee approval required*

**Types of services provided**

<b>Sensory</b>	<b>Mobility</b>	<b>Elderly</b>
Alternative communication devices (affixed)	ADA/UFAS Compliant Door Ways, Kitchens, Bathrooms, Closets, Laundry rooms, entrances, ramps	ADA/UFAS Compliant Kitchens, Bathrooms, Closets, Laundry rooms
Hurricane Impact Windows & Doors	Hurricane Impact Windows & Doors	Hurricane Impact Windows & Doors
Accommodations for service or companion animals.	Accommodations for service or companion animals.	Central Air
ADA/UFAS Compliant Door Ways, Kitchens, Bathrooms, Closets, Laundry rooms, entrances, ramps	Central Air	In home respite care
Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations	Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations	Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations

*\*Services include, but are not limited to the list above*

Items such as elevators and lifts are eligible for associations. The association must agree to a 10 year conditional loan and lien. The loan is due upon sale or transfer of ownership of the association. After 10 years, the loan is forgiven. The terms of all funding requests that exceed \$50,000, will be determined by the CAH Advisory Committee.

Qualified applicants are encouraged to apply by contacting the Commission on Affordable Housing [www.pbcgov.com/hcd/](http://www.pbcgov.com/hcd/) or calling 561-233-3655 or 233-3660 for an application and explanation of services covered under the program. This information is available in alternative formats.

ADA = Americans with Disabilities Act  
UFAS = Uniform Federal Accessibility Standards