

Palm Beach County Commission on Affordable Housing

Special Needs / Barrier-Free Program



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Program Overview

- 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.

Eligible Properties

Owner Occupied

- Single Family Dwellings,
- Duplexes, and
- Condominiums



– *Townhouses are not covered if the entire living area is not on the ground floor (Fair Housing Act).*

Financial Assistance (tiers)



| AMOUNT \$ | REPAYMENT | LIEN | DUE ON SALE CLAUSE |
|--------------------------|--|------------|--|
| \$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 |

*CAH Advisory Committee approval Required.

Services by Category

| SENSORY | MOBILITY | ELDERLY |
|---|---|---|
| Alternative communication devices (affixed) | ADA/UFAS Compliant Door Ways, Kitchens, Bathrooms, Closets, Laundry rooms, entrances, ramps | ADA/UFAS Compliant Door Ways, Kitchens, Bathrooms, Closets, Laundry rooms |
| Hurricane Impact Windows and Doors | Hurricane Impact Windows and Doors | Hurricane Impact Windows and 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 | Light switches, electrical outlets, thermostats, and other environmental controls in accessible |

Case-by-case considerations

- Mental disabilities where structural modifications are prescribed by a health-care professional or services consistent with an identified special needs category are included in the program.
- Elevators and lifts are eligible for associations *(after 10 years, the loan is forgive. The terms of all funding requests exceeding \$50,000, will be determined by the CAH Advisory committee)*

Contact Information

- You may retrieve a complete application package from our web site:
www.pbcgov.com/hcd
- Call (561) 233-3660 or 233-3655 to have a package mailed to you and have questions answered

