

Department: Housing and Economic Development

8/21/25
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs	\$309,263				
External Revenues					
Program Income (County)	(\$309,263)				
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)					
---	--	--	--	--	--

Is Item Included In Current Budget? Yes X No
Does this item include the use of Federal funds? Yes No X
Does this item include the use of State funds? Yes No X

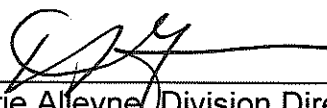
Budget Account No.:

Fund 3532 Dept. 143 Unit 1512 Object 8201: \$253,810
Fund 3622 Dept. 143 Unit 1512 Object 8201: \$ 53,270
Fund 3815 Dept. 143 Unit 1512 Object 8201: \$ 2,183

B. Recommended Sources of Funds/Summary of Fiscal Impact:

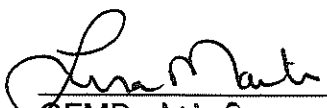
Approval of this agenda item will modify the AMI from 100% to 110% for the previously approved \$309,263 allocated to Richman Lake Worth Apartments, LLC for construction of the Residences of Lake Worth Beach, under the Impact Fee Affordable Housing Assistance Program.

C. Departmental Fiscal Review:


Valerie Alleyne, Division Director II
Finance and Administrative Services, DHED

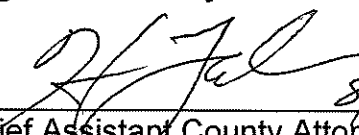
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

 8/19/2025
OFMB 8/19 8/19

 8/19/25
Contract Development and Control 2025.8.19.25

B. Legal Sufficiency:

 8/20/24
Chief Assistant County Attorney

C. Other Department Review:

Department Director

Palm Beach County Department of Housing and Economic Development
2025 Income Limits, Palm Beach County

2025 Median Income : \$111,800

Income Category	Income Limit by Number of Persons in Household									
	1	2	3	4	5	6	7	8	9	10
30%	\$ 24,570	\$ 28,080	\$ 31,560	\$ 35,070	\$ 37,890	\$ 40,710	\$ 43,500	\$ 46,320	\$ 49,098	\$ 51,904
40%	\$ 32,760	\$ 37,440	\$ 42,080	\$ 46,760	\$ 50,520	\$ 54,280	\$ 58,000	\$ 61,760	\$ 65,464	\$ 69,205
50%	\$ 40,950	\$ 46,800	\$ 52,600	\$ 58,450	\$ 63,150	\$ 67,850	\$ 72,500	\$ 77,200	\$ 81,830	\$ 86,506
60%	\$ 49,140	\$ 56,160	\$ 63,120	\$ 70,140	\$ 75,780	\$ 81,420	\$ 87,000	\$ 92,640	\$ 98,196	\$ 103,807
70%	\$ 57,330	\$ 65,520	\$ 73,640	\$ 81,830	\$ 88,410	\$ 94,990	\$ 101,500	\$ 108,080	\$ 114,562	\$ 121,108
80%	\$ 65,520	\$ 74,880	\$ 84,160	\$ 93,520	\$ 101,040	\$ 108,560	\$ 116,000	\$ 123,520	\$ 130,928	\$ 138,410
90%	\$ 73,710	\$ 84,240	\$ 94,680	\$ 105,210	\$ 113,670	\$ 122,130	\$ 130,500	\$ 138,960	\$ 147,294	\$ 155,711
100%	\$ 81,900	\$ 93,600	\$ 105,200	\$ 116,900	\$ 126,300	\$ 135,700	\$ 145,000	\$ 154,400	\$ 163,660	\$ 173,012
110%	\$ 90,090	\$ 102,960	\$ 115,720	\$ 128,590	\$ 138,930	\$ 149,270	\$ 159,500	\$ 169,840	\$ 180,026	\$ 190,313
120%	\$ 98,280	\$ 112,320	\$ 126,240	\$ 140,280	\$ 151,560	\$ 162,840	\$ 174,000	\$ 185,280	\$ 196,392	\$ 207,614
130%	\$ 106,470	\$ 121,680	\$ 136,760	\$ 151,970	\$ 164,190	\$ 176,410	\$ 188,500	\$ 200,720	\$ 212,758	\$ 224,916
140%	\$ 114,660	\$ 131,040	\$ 147,280	\$ 163,660	\$ 176,820	\$ 189,980	\$ 203,000	\$ 216,160	\$ 229,124	\$ 242,217

- Notes:
- 1. Income category is an income level expressed as a percentage of Area Median Income (AMI).
 - 2. Income limit amounts represent the maximum income for a household of a certain size in the identified income category.
 - 3. Limits are based on Florida Housing Finance Corporation(FHFC) Multifamily Rental Programs.
 - 4. 130% AMI limits imputed by Palm Beach County based on FHFC rent limits.

Palm Beach County Department of Housing and Economic Development
2025 Rent Limits, Palm Beach County

Income Category	Rent Limit by Unit Size / Number of Bedrooms					
	0	1	2	3	4	5
30%	\$ 614	\$ 658	\$ 789	\$ 912	\$ 1,017	\$ 1,122
40%	\$ 819	\$ 877	\$ 1,052	\$ 1,216	\$ 1,357	\$ 1,497
50%	\$ 1,023	\$ 1,096	\$ 1,315	\$ 1,520	\$ 1,696	\$ 1,871
60%	\$ 1,228	\$ 1,316	\$ 1,578	\$ 1,824	\$ 2,035	\$ 2,245
70%	\$ 1,433	\$ 1,535	\$ 1,841	\$ 2,128	\$ 2,374	\$ 2,619
80%	\$ 1,638	\$ 1,755	\$ 2,104	\$ 2,432	\$ 2,714	\$ 2,994
90%	\$ 1,842	\$ 1,974	\$ 2,367	\$ 2,736	\$ 3,053	\$ 3,368
100%	\$ 2,047	\$ 2,193	\$ 2,630	\$ 3,040	\$ 3,392	\$ 3,742
110%	\$ 2,252	\$ 2,413	\$ 2,893	\$ 3,344	\$ 3,731	\$ 4,116
120%	\$ 2,457	\$ 2,632	\$ 3,156	\$ 3,648	\$ 4,071	\$ 4,491
130%	\$ 2,662	\$ 2,852	\$ 3,419	\$ 3,952	\$ 4,410	\$ 4,865
140%	\$ 2,866	\$ 3,071	\$ 3,682	\$ 4,256	\$ 4,749	\$ 5,239

- Notes:
- 1. Income category is an income level expressed as a percentage of Area Median Income (AMI).
 - 2. Rent limit amounts represent the maximum rent that may be charged for a unit of a certain size in the identified income category.
 - 3. Rent limits are based on Florida Housing Finance Corporation(FHFC) Multifamily Rental Programs.
 - 4. 130% AMI limits imputed by Palm Beach County based on FHFC rent limits.