

PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

WORKSHOP SUMMARY

Meeting Date: October 28, 2025

Department: Housing and Economic Development

I. EXECUTIVE BRIEF

Title: Homebuyer Match Pilot Program

**Summary:** Staff seeks direction on a proposed Homebuyer Match Program (Program). The County's Workforce Housing Program (WHP) generates revenues through developer payment of in-lieu fees to meet workforce housing obligations. To date, in-lieu fee funding has been utilized by the Department of Housing and Economic Development (DHED) to provide direct financial assistance to purchasers of WHP homes. At the August 28, 2025 Zoning Commission meeting, the Board of County Commissioners directed staff to explore additional uses of in-lieu fee funding to provide homeownership opportunities. Staff discussed a Homebuyer Match Program that will offer an incentive to leverage the cash contributions of homebuyers with incomes 100% – 140% of Area Median Income (\$116,900 - \$163,660 for a household of four (4) persons) who currently reside in Palm Beach County. The Program would provide homebuyers with a dollar-for-dollar match of up to \$50,000 for the purchase of a single-family home, townhome, or condominium priced no greater than the countywide median purchase price. Funding would be offered as a loan which is forgiven after a 15-year period during which the property must remain homesteaded. If selling before 15 years, the owner could either repay the loan principal or transfer the lien to a next homesteaded property in Palm Beach County. There would be no restrictions on resale price or equity proceeds from sale. Staff proposes the allocation of \$5 Million of WHP in-lieu fee funds to the Program. Countywide (HJF)

**Background and Policy Issues:** Established in the Palm Beach County Comprehensive Plan, the WHP is intended to increase housing opportunities for persons employed in Palm Beach County jobs that help keep the community viable. The WHP applies to all developments with a residential component of ten (10) or more units in the Urban/Suburban Tier of the unincorporated County, and in other areas where required by a project's conditions of approval. The WHP is governed by the Unified Land Development Code, Article 5, Chapter G, Section 1, and is administered by the Planning, Zoning, and Building (PZB) Department.

- Attachment(s):
- 1. Proposed Homebuyer Match Pilot Program
  - 2. Income Limits Chart

Recommended By: Jonathan Brown

Department Director

10/16/2025

Date

Approved By: \_\_\_\_\_

Deputy County Administrator

Date

## II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

| Fiscal Years           | 2026 | 2027 | 2028 | 2029 | 2030 |
|------------------------|------|------|------|------|------|
| Capital Expenditures   |      |      |      |      |      |
| Operating Costs        |      |      |      |      |      |
| External Revenues      |      |      |      |      |      |
| Program Income         |      |      |      |      |      |
| In-Kind Match (County) |      |      |      |      |      |
| NET FISCAL IMPACT      |      |      |      |      |      |

|                                            |  |  |  |  |  |
|--------------------------------------------|--|--|--|--|--|
| # ADDITIONAL FTE<br>POSITIONS (Cumulative) |  |  |  |  |  |
|--------------------------------------------|--|--|--|--|--|

Is Item Included In Current Budget?

Yes \_\_\_\_\_ No X

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 1114 Dept. 143 Unit various Object various Program Code/Period \_\_\_\_\_

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

Fiscal impact is indeterminable at this time.

### C. Departmental Fiscal Review:

 \_\_\_\_\_

## III. REVIEW COMMENTS

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

\_\_\_\_\_  
OFMB

\_\_\_\_\_  
Contract Development and Control

### B. Legal Sufficiency:

\_\_\_\_\_  
Chief Assistant County Attorney

### C. Other Department Review:

\_\_\_\_\_  
Department Director

**Palm Beach County Department of Housing and Economic Development**

**Proposed Homebuyer Match Pilot Program**

- Dollar-for-dollar funding match to homebuyer cash contribution up to \$50,000 for home purchase in Palm Beach County.
- Funds applied to downpayment, closing costs, points buy-down, etc.
- Participation is limited to current Palm Beach County residents purchasing for owner occupancy of homestead property.
- Workforce homebuyers at 100% to 140% of Area Median Income (\$116, 900 - \$156,520 for a household of 4 persons).
- Single family, townhomes, or condominiums priced no greater that countywide median purchase price as provided by the Realtors Association.
- County funds secured by 2<sup>nd</sup> mortgage loan on home.
- Non-interest bearing and all loan principal forgiven after 15 years of owner occupancy as homestead.
- If homeowner resells property before 15 years:
  - all loan principal must be repaid from sales proceeds; or
  - the County lien must be transferred to next homestead property purchased in PBC within 60 days.
- The Department of Housing and Economic Development to offer on a first-come / first-eligible basis.
- Initial allocation of \$5,000,000 of PBC Workforce Housing Program in-lieu funds.

**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.