

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 POSITIONS (Cumulative)	-0-				
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Is Item Included In Current Budget? Yes X No
 Does this Item include the use of Federal funds? Yes X No
 Does this Item include the use of State funds? Yes No X

Budget Account No.:

Fund 1103 Dept. 143 Unit 1434 Obj 8301 Program Code/Period HM83/Various

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

No fiscal impact.

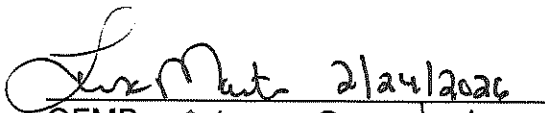
C. Departmental Fiscal Review:




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

III. REVIEW COMMENTS

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


 OFMB 2/24/2026
2/24 DA 2/24


 Contract Development and Control 2/25/26
2/25.27.26

B. Legal Sufficiency:


 _____ 3/3/26
 Chief Assistant County Attorney

C. Other Department Review:

 Department Director

Note: The general hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release: 4/1/2025
 Effective: 4/1/2025
 Implement on/before: 5/15/2025

2025 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program
NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Palm Beach County (West Palm Beach- Boca Raton HMFA)	20%	16,380	18,720	21,040	23,380	25,260	27,140	29,000	30,880	32,732	34,602	409	438	526	608	678	748
	25%	20,475	23,400	26,300	29,225	31,575	33,925	36,250	38,600	40,915	43,253	511	548	657	760	848	935
	28%	22,932	26,208	29,456	32,732	35,364	37,996	40,600	43,232	45,825	48,443	573	614	736	851	949	1,047
	30%	24,570	28,080	31,560	35,070	37,890	40,710	43,500	46,320	49,098	51,904	614	658	789	912	1,017	1,122
	33%	27,027	30,888	34,716	38,577	41,679	44,781	47,850	50,952	54,008	57,094	675	723	867	1,003	1,119	1,235
	35%	28,665	32,760	36,820	40,915	44,205	47,495	50,750	54,040	57,281	60,554	716	767	920	1,064	1,187	1,309
	40%	32,760	37,440	42,080	46,760	50,520	54,280	58,000	61,760	65,464	69,205	819	877	1,052	1,216	1,357	1,497
	45%	36,855	42,120	47,340	52,605	56,835	61,065	65,250	69,480	73,647	77,855	921	987	1,183	1,368	1,526	1,684
	50%	40,950	46,800	52,600	58,450	63,150	67,850	72,500	77,200	81,830	86,506	1,023	1,096	1,315	1,520	1,696	1,871
	60%	49,140	56,160	63,120	70,140	75,780	81,420	87,000	92,640	98,196	103,807	1,228	1,316	1,578	1,824	2,035	2,245
	70%	57,330	65,520	73,640	81,830	88,410	94,990	101,500	108,080	114,562	121,108	1,433	1,535	1,841	2,128	2,374	2,619
	80%	65,520	74,880	84,160	93,520	101,040	108,560	116,000	123,520	130,928	138,410	1,638	1,755	2,104	2,432	2,714	2,994
	Median: 111,800	90%	73,710	84,240	94,680	105,210	113,670	122,130	130,500	138,960	147,294	1,842	1,974	2,367	2,736	3,053	3,368
		100%	81,900	93,600	105,200	116,900	126,300	135,700	145,000	154,400	163,660	2,047	2,193	2,630	3,040	3,392	3,742
	110%	90,090	102,960	115,720	128,590	138,930	149,270	159,500	169,840	180,026	2,252	2,413	2,893	3,344	3,731	4,116	
	120%	98,280	112,320	126,240	140,280	151,560	162,840	174,000	185,280	196,392	2,457	2,632	3,156	3,648	4,071	4,491	
	140%	114,660	131,040	147,280	163,660	176,820	189,980	203,000	216,160	229,124	2,866	3,071	3,682	4,256	4,749	5,239	
HERA Special Limits per Section 142(d)(2)(E)	25% - HS	20,525	23,450	26,375	29,300	31,650	34,000	36,350	38,700	41,020	43,364	513	549	659	761	850	938
	28% - HS	22,988	26,264	29,540	32,816	35,448	38,080	40,712	43,344	45,942	48,568	574	615	738	853	952	1,050
For use by projects that placed in service at least one building on or before 12/31/2008	30% - HS	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440	49,224	52,037	615	659	791	914	1,020	1,125
	33% - HS	27,093	30,954	34,815	38,676	41,778	44,880	47,982	51,084	54,146	57,240	677	725	870	1,005	1,122	1,238
	35% - HS	28,735	32,830	36,925	41,020	44,310	47,600	50,890	54,180	57,428	60,710	718	769	923	1,066	1,190	1,313
	40% - HS	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920	65,632	69,382	821	879	1,055	1,219	1,360	1,501
	45% - HS	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660	73,836	78,055	923	989	1,186	1,371	1,530	1,688
	50% - HS	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400	82,040	86,728	1,026	1,099	1,318	1,523	1,700	1,876
	60% - HS	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880	98,448	104,074	1,231	1,319	1,582	1,828	2,040	2,251
80% - HS	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840	131,264	138,765	1,642	1,759	2,110	2,438	2,720	3,002	



Palm Beach County
Department of Housing and Economic Development
100 Australian Ave
West Palm Beach, FL 33406

Dear Palm Beach County Department of Housing and Economic Development Team,

On behalf of Habitat Housing Solutions, we are writing to formally request approval to amend certain elements of our previously submitted CHDO funding application.

Due to timing considerations and other project-related factors, some of the properties originally identified in our CHDO submission are no longer available for inclusion. As a result, we are requesting approval to substitute those addresses with alternate eligible properties.

In addition, we are requesting a modification to the previously submitted sales price information. Habitat Housing Solutions proposes to sell each unit for the lesser of:

- the appraised value at the time of completion of construction, or
- 95% of the county median sales price.

We appreciate the County's flexibility and continued partnership and are happy to provide any additional documentation or information needed to support these requested changes.

Thank you for your time and consideration.

Sincerely,
Jennifer Thomason
Chief Executive Officer
Habitat Housing Solutions Inc.