Agenda Item #: 5C1

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: **November 17, 2026** | **[ ] Consent** | **[X] Regular**
[ ] Ordinance | **[ ] Public Hearing**

Department: **Housing and Economic Development**

I. EXECUTIVE BRIEF

Staff recommends motion to approve: an allocation of $2,000,000 of State Housing Initiatives Partnership (SHIP) Program funding for the Flood Disaster Assistance Program (FDAP) to provide financial assistance to eligible homeowners who suffered flood-related damages to homestead properties. **SUMMARY:** Over November 1 – 2, 2026, Palm Beach County experienced a severe rainfall event resulting in flooding of residential communities and a declared disaster (Fall Flooding) per Executive Order 26-228. The Department of Housing and Economic Development (HED) has identified $2,000,000 in SHIP Program Income which can be made available through the proposed FDAP to offer direct financial assistance to income-eligible homeowners who suffered damages to homestead property caused by the Fall Flooding disaster event. Per SHIP requirements, eligibility will be limited to homeowners with incomes no greater than 140% of Area Median Income (AMI) (currently $179,900 for an eligible household of four [4] persons). Eligible uses of funds will include:

- Repair of uninsured flood-related structural damages to the home that threaten resident health or safety;
- Interim repairs to avoid further damage and make the home habitable;
- Payment of insurance deductibles associated with repair of flood-related damages; and
- Temporary relocation assistance for up to six (6) months for homeowners displaced by flood-related damages who receive repair assistance through the FDAP.

Total combined SHIP assistance will not exceed $50,000 per household. Funding for repairs and insurance deductibles will be awarded as an interest-free deferred loan secured by a Mortgage, Promissory Note, and Declaration of Restrictions that require the property to remain an owner-occupied homestead for a period of 15 years after which the loan will be forgiven in its entirety. Funding for temporary relocation will be awarded as an unsecured grant.

With Board of County Commissioners (BCC) approval, HED anticipates opening the FDAP to applicants on November 18, 2026. FDAP assistance will be made available on a first-come/first-served basis until funds are depleted or all eligible homeowners are served. **These are State SHIP funds which require no local match. Countywide (TJC)**

Background and Policy Issues: The Florida Housing Finance Corporation provides an annual allocation of SHIP grant funds to the County to facilitate the acquisition and construction of affordable single-family and multi-family/rental housing, and to fund utility connection, emergency repairs, foreclosure prevention, homeownership development, disaster assistance, and first and second mortgages for homebuyers.

Attachment:
1. Draft Notice of Funding Availability – Flood Disaster Assistance Program

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Recommended By: _____ 11/16/26
Department Director **Date**

Approved By: _____
County Administrator **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2027	2028	2029	2030	2031
Grant Expenditures					
Operating Costs	$2,000,000				
External Revenues	($2,000,000)				
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE 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** X **No** _____

Budget Account No.:

Fund 1100 **Dept.** 143 **Unit** 7175/7176 **Object** Various **Program Code/Period** Various

B. Recommended Sources of Funds/Summary of Fiscal Impact:
Approval of this item will allocate $2,000,000 in SHIP Program Income to fund FDAP.

C. Departmental Fiscal Review: _____
Valerie Alleyne, Division Director III
Finance and Administrative Services, HED

III. REVIEW COMMENTS

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

11/16/2026
OFMB V.S. 11/16

11/16/26
Contract Development and Control
11/16/26 TW

B. Legal Sufficiency:
Assistant County Attorney II

C. Other Department Review:

_____
Department Director

Palm Beach County Department of Housing and Economic Development

Flood Disaster Assistance Program

NOTICE OF FUNDING AVAILABILITY

Palm Beach County's Department of Housing and Economic Development (HED) hereby announces the availability of $2,000,000 in State Housing Initiatives Partnership (SHIP) funds for the Flood Disaster Assistance Program (FDAP). The FDAP will offer up to $50,000 to assist eligible Palm Beach County homestead properties impacted by the Fall Flooding, which occurred November 1 – 2, 2026, and was declared a disaster per Executive Order Number 26-228. FDAP assistance may be provided for the following:

1. Repair of uninsured flood-related (rising water) damages that threaten resident health and life safety.
2. Interim repairs to avoid further damage and/or required to make the housing unit habitable.
3. Payment of insurance deductibles associated with repair of flood-related damages to homes covered under homeowner insurance and/or homeowner association policies.
4. Temporary relocation assistance for up to six (6) months, including security deposits and rental assistance, for homeowners who were displaced by flood-related damages and who are receiving FDAP repair assistance.

Household Size and Income Eligibility*

Number of Persons in Household	No Greater than 140% of Area Median Income (Less than or Equal to)
1	$126,000
2	$143,920
3	$161,980
4	$179,900
5	$194,320

*Meeting income eligibility requirements does not guarantee assistance. All applications are subject to program eligibility requirements, funding availability, and the County's application and approval process.

Additional Requirements / Information:

- Property must be owner-occupied and have a homestead exemption.
- The assessed value of the property per PAPA may not exceed $434,000.
- Mortgage payments, property taxes, homeowners' insurance, and homeowners association fees must be current.
- Applicants must file a claim for and use proceeds from homeowners' insurance before receiving FDAP assistance. If the claim is denied, applicants must provide proof of denial before receiving assistance.
- Funding for repairs and/or insurance deductibles will be awarded as a 0% deferred loan secured by a recorded Mortgage, Promissory Note, and deed restriction that require owner-occupancy of a homestead property for 15 years.
- Funding for insurance deductibles shall not exceed $10,000 and will be included in the Mortgage and Note.
- Funding for relocation assistance shall not exceed $10,000 and will be awarded as an unsecured grant.
- Total combined SHIP assistance shall not exceed $50,000 per household.
- Applicants will be assisted on first-come, first-qualified, first-served basis.
- **Additional program requirements and information may be viewed on the website.**

The online application portal will open on **Wednesday, November 18, 2026, at 12:00 pm, and will close on Monday, November 30, 2026 at 11:59pm.** Eligible residents must apply online by visiting the website at https://discover.pbc.gov/HED. In accordance with the Americans with Disabilities Act (ADA) and Section 286.26, Florida Statute, persons needing a special accommodation to participate in the business, community and/or housing programs through our online application portal, may notify HED, Mortgage and Housing Investments Division at (561) 233-3600 or via email at HEDVerify@pbc.gov.

PUBLISH: Wednesday, November 18, 2026