Palm Beach County Workforce Housing Program (WHP)  
Homebuyers For-Sale Units  
Down Payment Assistance Program

**Purpose of Program**
To provide down payment assistance toward the purchase of for-sale workforce housing units, sold at below market rate prices.

**Program Requirements**
- Must have a first mortgage pre-approval / pre-qualification letter from a bank or lender. The loan should be a 30 year fixed rate mortgage.
- Open to first-time homebuyers and existing homeowners.
- Program includes homebuyer education training.
- Buyers must meet the following household income ranges. Homes must be purchased in an approved development and not exceed the sales price listed below.

<table>
<thead>
<tr>
<th>2017/18</th>
<th>Low Income (60% - 80% AMI)</th>
<th>Moderate -1 Income (80% - 100% AMI)</th>
<th>Moderate -2 Income (100% - 120% AMI)</th>
<th>Middle Income (120% - 140% AMI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales Price</td>
<td>$142,590</td>
<td>$183,330</td>
<td>$224,070</td>
<td>$264,810</td>
</tr>
<tr>
<td>Household Ranges</td>
<td>$40,740 - $54,320</td>
<td>$54,320 - $67,900</td>
<td>$67,900 - $81,480</td>
<td>$81,480 - $95,060</td>
</tr>
<tr>
<td>Maximum Subsidy Assistance</td>
<td>$35,648</td>
<td>$36,666</td>
<td>$33,611</td>
<td>$26,481</td>
</tr>
<tr>
<td>Minimum Buyer Contribution %</td>
<td>2.5%</td>
<td>3.5%</td>
<td>3.5%</td>
<td>3.5%</td>
</tr>
</tbody>
</table>

* This chart changes annually

**Key Terms:**
1. Deferred payment loan secured by a recorded mortgage and note.
2. Interest Rate: 0%
3. Term: 15 years
   (a) If property is sold prior to expiration, the housing unit must be sold to an eligible WHP buyer.
   (b) If property is sold prior to expiration, the down payment assistance will be repaid.
   (c) If property is sold after expiration, the restriction is removed.

**UNITS ARE AVAILABLE NOW:** Please contact Stefania Russell from the Department of Housing and Economic Sustainability (HES) at (561) 233-3689 or (561) 233-3600 to schedule an intake appointment for WHP certification.

Last Updated: 3-2-18