



## **Things Homeowners Should Know Before Participating in the Rehabilitation Program of the City of Boynton Beach**

The State Housing Initiatives Partnership (SHIP) Program assists income eligible owner-occupied homeowners with needed repairs, Accessibility/Architectural Barriers and hurricane mitigation. Rehabilitation is defined as the repairs and/or improvements needed for safe and sanitary habitation, and/or correction of substantial code violations both interior and exterior. **Property must be located within the City limits of Boynton Beach, Florida.**

### **Terms:**

1. Repayment loan/deferred loan/grant: Deferred loan secured by note and mortgage.
2. Interest Rate: 0%
3. Years in loan term: 15
4. Forgiveness: The loan is forgiven 1/15<sup>th</sup>. per year over the 15-year term.
5. Repayment: No repayment as long as the loan is in good standing and no default occurs.
6. Default: The loan is in default if any of the following occurs during the loan term: sale, transfer, or conveyance of property; conversion to a rental property, vacating of property, loss of homestead exemption status; failure to occupy the home as primary residence, refinancing with cash out or debt consolidation, or subject to a Reverse Mortgage. If any of these occur, the outstanding balance of the deferred loan is due and payable to the City of Boynton Beach.

In cases where the qualifying homeowner(s) die during the loan term, an income eligible heir who will occupy the home as a primary residence may assume the loan. If the legal heir is not income eligible, chooses not to occupy the home, or the house is sold, transferred, or refinanced, the outstanding balance of the loan will be due and payable to the City of Boynton Beach. An income-eligible heir must execute a Mortgage and Promissory Note. The Mortgage will be recorded in the public records of Palm Beach County.

In the event where failure to pay the superior mortgage lien holder leads to foreclosure and/or loss of property, the City may foreclose and take legal actions to recover the secured mortgage funds.

The Community Improvement Division strives to have rehabilitation jobs performed in a workmanlike manner. However, homeowners may not always be satisfied with the rehabilitation because of misconceptions about the program.

The following is a list of some of the things homeowners should be aware of before participating in the rehabilitation program of the City of Boynton Beach:

1. The purpose of the City of Boynton Beach's Housing Rehabilitation Program is to address Minimum Housing Code violations and health/safety issues in the home.
2. Homeowners should not expect their home to be new or appear to be new when the

rehabilitation work has been completed. The program is for rehabilitation and not restoration to the condition of the home when newly constructed.

3. Homeowners should not expect all floors, walls, ceilings, doors, windows, et cetera to be completely plumb, level, and square. This is especially true in older homes.
4. The Community Improvement Division strives to have rehabilitation jobs performed in a workmanlike manner, but homeowners may not always be satisfied.
5. The Community Improvement Division does not do historic restoration.
6. The Community Improvement Division cannot provide assistance for all of the improvements that homeowners may want to be done.
7. Should the work exceed the contract amount, the Homeowner will be required to sign a Corrective Mortgage and Note.
8. Homeowners should be aware that with construction rehabilitation there will inevitably be dust.
9. In order for Contractors to complete rehabilitation in a timely manner, homeowners must agree to make reasonable accommodations and access to their home. A working schedule should be agreed upon prior to commencement of any work.

Applicant's gross household income (income from all sources before taxes and withholding for every household member, age 18 and over) may not exceed 120% of the area median income, as determined by the U.S. Department of Housing and Urban Development (HUD) (please see attached Income Limits table). Eligible applicant(s) will be assisted based on funding availability. Applicant(s) will be selected on a first-qualified, first-served basis.

Order of Ranking Priority is as follows, with first-time applicants being a priority in each category:

- a. Special Needs households
  - a. Very low
  - b. Low
  - c. Moderate
- b. Essential Services Personnel
  - a. Very low
  - b. Low
  - c. Moderate

Maximum award:

Very low:	\$95,000.00
Low:	\$85,000.00
Moderate:	\$50,000.00

Only completed applications, with all applicable supporting documentation will be processed.

**PALM BEACH COUNTY INCOME GUIDELINES**  
**Palm Beach County Median Income = \$111,800**  
**FY 2025 INCOME LIMITS**

	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
<b>Extremely Low- Income 30% Median</b>	<b>24,550</b>	<b>28,050</b>	<b>31,550</b>	<b>35,050</b>	<b>37,900</b>	<b>43,150</b>	<b>48,650</b>	<b>54,150</b>
<b>Very Low- Income 50% Median</b>	<b>40,950</b>	<b>46,800</b>	<b>52,600</b>	<b>58,450</b>	<b>63,150</b>	<b>67,850</b>	<b>72,500</b>	<b>77,200</b>
<b>Low-Income 80% Median</b>	<b>65,450</b>	<b>74,800</b>	<b>84,150</b>	<b>93,500</b>	<b>101,000</b>	<b>108,500</b>	<b>115,950</b>	<b>123,450</b>
<b>Moderate Income 120% Median</b>	<b>98,280</b>	<b>112,320</b>	<b>126,240</b>	<b>140,280</b>	<b>151,560</b>	<b>162,840</b>	<b>174,000</b>	<b>185,280</b>

Source: HUD Income Limits  
*(subject to change annually)*  
 Fiscal Year 2025  
 HUD Released: 4/1/2025  
 FHFC Posted: 4/8/2025  
 Effective: 4/1/2025

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