

HAPPY PROGRAM PROPOSED UPDATES

The City has partnered with Minto PBLH, LLC and the Westlake Community Foundation, Inc. in an innovative program to eligible applicants in securing homeownership by providing zero-interest, forgivable loans. The program has several million dollars in available funding but under the current HAPPY program parameters, many potential applicants are disqualified because their household income exceeds the affordable housing parameters. However, many of these potential homeowners also find that they are priced out of quality homeownership in Palm Beach County. The changes proposed are an attempt to bridge that gap.

- **The proposed amendments would expand the HAPPY program to support attainable housing for occupationally qualified eligible households.**
 - Households that have at least one property owner working full time as an Essential Service Personnel may qualify for the HAPPY program.
 - The list of qualifying Essential Services Personnel was derived from the Florida Hometown Heroes program that was used by the state during and immediately after the pandemic.
 - Examples include teachers and educators, other school district personnel, community college and university employees, police and fire personnel, health care, local government personnel in Palm Beach County, and persons employed and certified in one of the eligible occupations described in the Exhibit, which was created by the state for the Florida Hometown Heroes Loan Program.
 - These applicants must provide proof of certification/licensure required by the City.
 - The total annual income of an occupationally qualified applicant's household cannot exceed \$300,000.
 - Occupationally qualified applicants will receive a maximum award of \$25,000. However, if more than one person is employed full time as an Essential Services Personnel, the total amount may be increased by up to \$10,000 (\$35,000 total) based on eligible homebuyer applicant's circumstances and at the City Manager's discretion.
- **The references to specific years have been removed, so the program does not need to be readopted every year.**