

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: September 12, 2017 ☐ Consent ☒ Regular  
☐ Ordinance ☐ Public Hearing

Department: Department of Housing & Economic Sustainability

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to: **A) Approve** an Impact Fee Affordable Housing Assistance Program (IFAHAP) funding award in the amount of \$13,890.85 to Neighborhood Renaissance, Inc. (NRI) for the Art Lofts at West Village project; **B) Authorize** the Mayor to execute a Certificate of Award to be released to the recipient pursuant to IFAHAP Guidelines; **C) Approve** a Budget Transfer of \$10,522 in Impact Fee Assistance Program – Roads Zone 2 to appropriate funds for NRI; **D) Approve** a Budget Transfer of \$2,557 in Impact Fee Assistance program – Parks Zone 2 to appropriate funds for NRI; and **E) Approve** a Budget Transfer of \$814 in Impact Fee Assistance Program – Public Building to appropriate funds for NRI.

**Summary:** On April 16 and 19, 2017, the Department of Housing & Economic Sustainability issued a Notice of Funding Availability (NOFA) making \$1,194,948 in IFAHAP funding available from Palm Beach County's Fiscal Year 2016 funding cycle. NRI submitted a request for assistance in response to the NOFA on April 19, 2017. Staff recommends that up to \$13,890.85 be provided as a reimbursement of impact fees associated with the Art Lofts at West Village project. NRI will be reimbursed for payments made for Zone 2 Roads Impact Fees (\$10,521.44), Zone 2 Parks Impact Fees (\$2,556.16) and Public Buildings Impact Fees (\$813.25) for the construction of Art Lofts at West Village. The NRI will pay any of the Impact Fees amount above \$13,890.85. The project will have eight (8) affordable townhome units and a shared garden area. According to IFAHAP requirements, all homes will be sold to households with incomes no greater than 140% of Area Median Income (AMI). The assisted units will be deed-restricted to remain affordable for no less than 15 years. The project is located at 110 North F Street in Lake Worth. These funds are from interest earned by the Impact Fee Fund, District 3 (JB)

**Background and Justification:** On November 17, 2009, the Board of County Commissioners (BCC) authorized the use of impact fee investment earnings from roads, parks, and public buildings for affordable housing projects. On January 10, 2017, the BCC approved the current IFAHAP Guidelines. The IFAHAP NOFA made funds available to for-profit and non-profit developer entities seeking to build affordable rental housing units or for-sale housing units and to individuals seeking to build owner-constructed/occupied housing units for use as their principal place of residence. All assisted housing units must serve households whose incomes are no more than 140% of AMI. The NOFA funds must be encumbered no later than March 28, 2018, and Certificate(s) of Occupancy from the jurisdictional building department must be obtained for all Assisted Units and such units must be occupied by eligible households within four (4) years after the date of funding approval by the BCC. A responsiveness review determined that the NRI was responsive thus warranting recommendation for a funding reservation of impact fee credits/reimbursement.

**Attachment(s):**

1. Location Map
2. Budget Transfers

Recommended By: Spencer Heard 8-30-17  
Department Director Date

Approved By: Mark Johnson 9/15/17  
Assistant County Administrator Date



## II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures					
Operating Costs	\$13,893				
External Revenues					
Program Income (County)	(\$13,893)				
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				


# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Current Budget? Yes \_\_\_\_\_ No X  
 Budget Account No.:

Fund 3532 Dept 143 Unit 1462 Object 8201: \$10,522  
 Fund 3622 Dept 143 Unit 1462 Object 8201: \$2,557  
 Fund 3815 Dept 143 Unit 1462 Object 8201: \$814

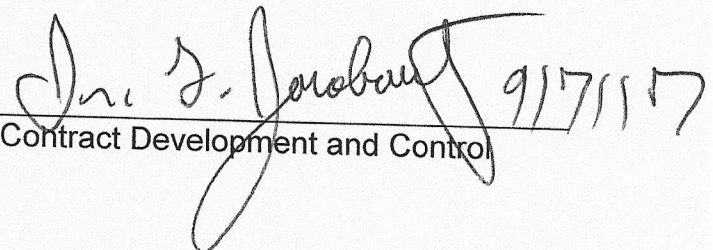
### B. Recommended Sources of Funds/Summary of Fiscal Impact:

Approval of this agenda item will allocate \$13,893 to Neighborhood Renaissance, Inc., for the Art Lofts project under the Impact Fee Affordable Housing Assistance Program.

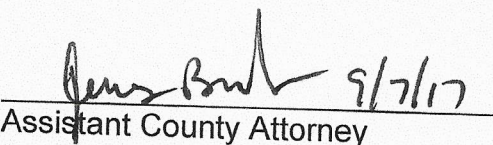
C. Departmental Fiscal Review:   
 Shairette Major, Fiscal Manager II

## III. REVIEW COMMENTS

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

 8/18/17  
 OFMB Director  
 9/17/17  
 Contract Development and Control

### B. Legal Sufficiency:

 9/7/17  
 Assistant County Attorney

### C. Other Department Review:

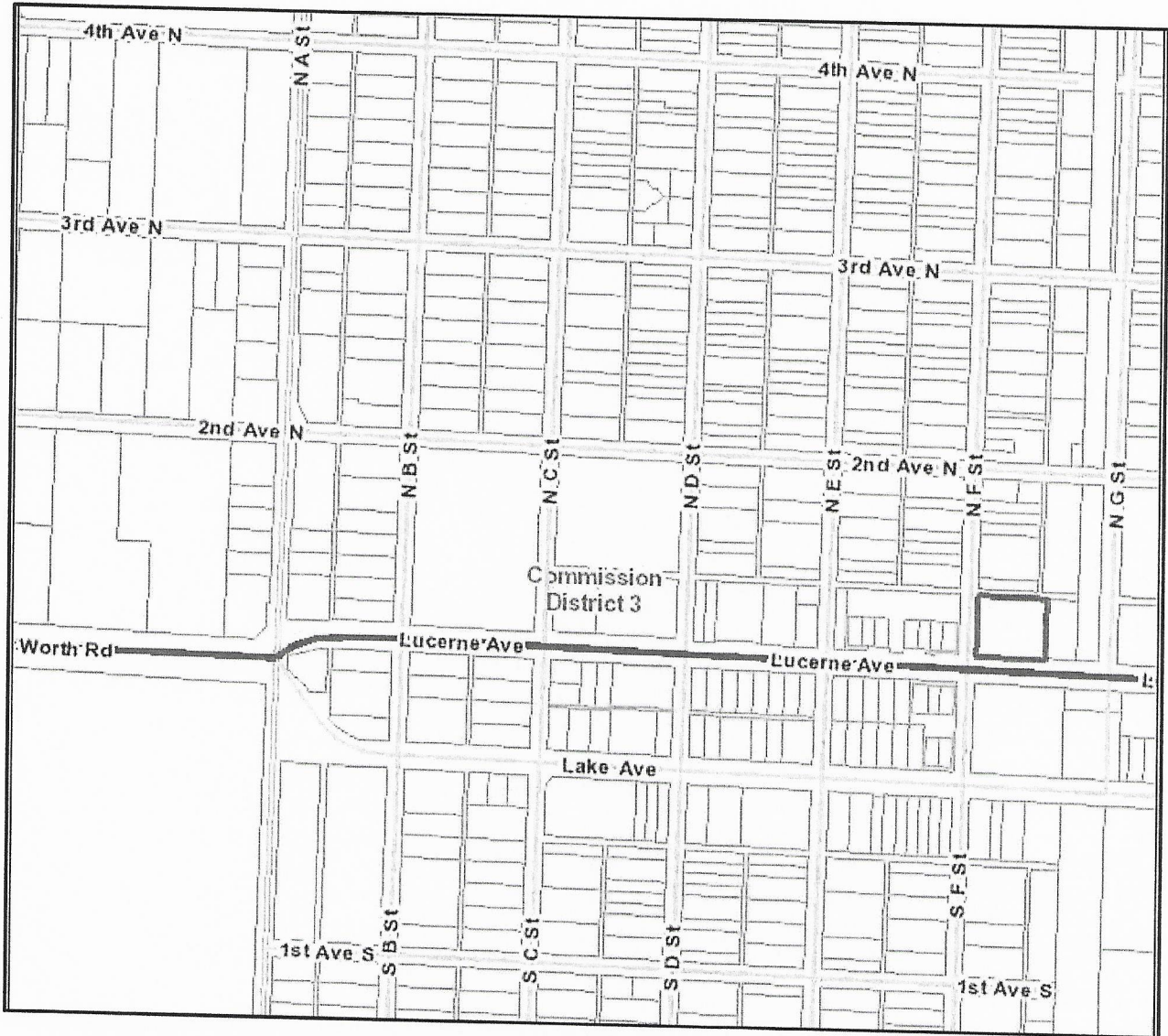
\_\_\_\_\_  
 Department Director



LOCATION MAP

 NRI Art Lofts at West Village

North 



17-1003

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
BUDGET TRANSFER

Page 1 of 1  
BGEX-143-08111700001653

Use this form to provide budget for items not anticipated in the budget.

FUND 3532 -Impact Fee Assistance Program - Roads Zone 2

ACCOUNT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED	REMAINING BALANCE
<b>EXPENDITURES</b>								
143-1462-8201	Contributions - Non Governmental Agency	0	0	10,522	0	10,522	0	10,522
821-9702-9902	Operating Reserves	231,619	231,619	0	10,522	221,097	0	221,097
<b>TOTAL EXPENDITURES</b>				<b>10,522</b>	<b>10,522</b>			

Department of Housing and Economic Sustainability  
INITIATING DEPARTMENT/DIVISION  
Administration/Budget Department Approval  
OFMB Department - Posted

Signatures

Date

By Board of County Commissioners  
At Meeting of :  
September 12, 2017  
Deputy Clerk to the  
Board of County Commissioners

17-1004

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
BUDGET TRANSFER

Page 1 of 1  
BGEX-143-08111700001650

FUND 3622 -Impact Fee Assistance Program - Parks Zone 2

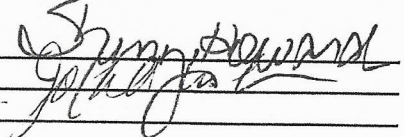
Use this form to provide budget for items not anticipated in the budget.

ACCOUNT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED	REMAINING BALANCE
<b>EXPENDITURES</b>								
143-1462-8201	Contributions - Non Governmental Agency	0	0	2,557	0	2,557	0	2,557
821-9702-9902	Operating Reserves	22,238	<del>22,238</del> 12,49	0	2,557	<del>40,681</del> 1,692	0	19,681
<b>TOTAL EXPENDITURES</b>				<b>2,557</b>	<b>2,557</b>			

Department of Housing and Economic Sustainability  
INITIATING DEPARTMENT/DIVISION  
Administration/Budget Department Approval  
OFMB Department - Posted

Signatures

Date

  
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8-17-17  
8/18/17  
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By Board of County Commissioners  
At Meeting of :  
September 12, 2017  
Deputy Clerk to the  
Board of County Commissioners



17- 1005

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
BUDGET TRANSFER

Page 1 of 1  
BGEX-143-08171700001683

Use this form to provide budget for items not anticipated in the budget.

FUND 3815 -Impact Fee Assistance Program - Public Building

ACCOUNT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED	REMAINING BALANCE
<b>EXPENDITURES</b>								
143-1462-8201	Contributions - Non Govermental Agency	0	0	814	0	814	0	814
821-9702-9902	Operating Reserves	35,960	<del>35,558</del> 35,960	0	814	<del>34,744</del> 35,146	0	35,146
<b>TOTAL EXPENDITURES</b>				814	814			

Department of Housing and Economic Sustainability  
INITIATING DEPARTMENT/DIVISION  
Administration/Budget Department Approval  
OFMB Department - Posted

Signatures

Date

8-17-17  
8/18/17

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