

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date:	June 19, 2018	[X] Consent	[] Regular
		[] Ordinance	[] Public Hearing
Department:	Department of Housing and Economic Sustainability		

I. EXECUTIVE BRIEF

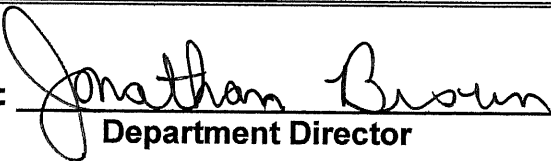
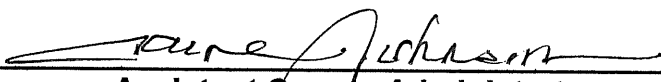
Motion and Title: **Staff recommends motion to approve:** replacement of the Impact Fee Affordable Housing Assistance Program (IFAHAP) funding approval award to Habitat for Humanity of South Palm Beach County, Inc. (Habitat South) with HFHSPBC CLT, Inc., f/k/a Habitat for Humanity of South Palm Beach County Community Housing and Land Trust, Inc., d/b/a Heartfelt Florida Housing of South Palm Beach County Community Land Trust, Inc.

Summary: On September 12, 2017, via Agenda Item 5B-2, the Board of County Commissioners (BCC) approved the award of \$52,799.28 to Habitat South under the IFAHAP. This award was made to provide a reimbursement/credit of impact fees associated with seven (7) affordable single-family homes in Boynton Beach and Lantana. After the award to Habitat South, staff determined that title to land where these homes are to be built was held by HFHSPBC CLT, Inc., f/k/a Habitat for Humanity of South Palm Beach County Community Housing and Land Trust, Inc., d/b/a Heartfelt Florida Housing of South Palm Beach County Community Land Trust, Inc. In that the IFAHAP requires the title holder to be the recipient and to provide the County with a Declaration of Restrictions to be recorded against the property in exchange for the receipt of the assistance, staff is recommending this change in the recipient. 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. **These funds are from interest earned by the Impact Fee Fund.** District 7 (JB)

Background and Justification: The original award made by the BCC was based on IFAHAP Guidelines approved by the BCC on January 10, 2017.

Attachment(s):

- 1. Location Maps
- 2. Agenda Item 5B-2 approved on September 12, 2017

Recommended By:		5/22/18
	Department Director	Date
Approved By:		6/5/18
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT					

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Current Budget? Yes X No


Does this Item include the use of Federal funds? Yes No X

Budget Account No.:

Fund _____ Dept _____ Unit _____ Object _____ Program Code/Period _____


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


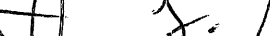
No fiscal impact

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

III. REVIEW COMMENTS

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


 Lia Pons slauke
 OFMB (R) slz 40/23 Gmstef


 Contract Development and Control


B. Legal Sufficiency:

James Brink 6/4/18
Assistant County Attorney

C. Other Department Review:

Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

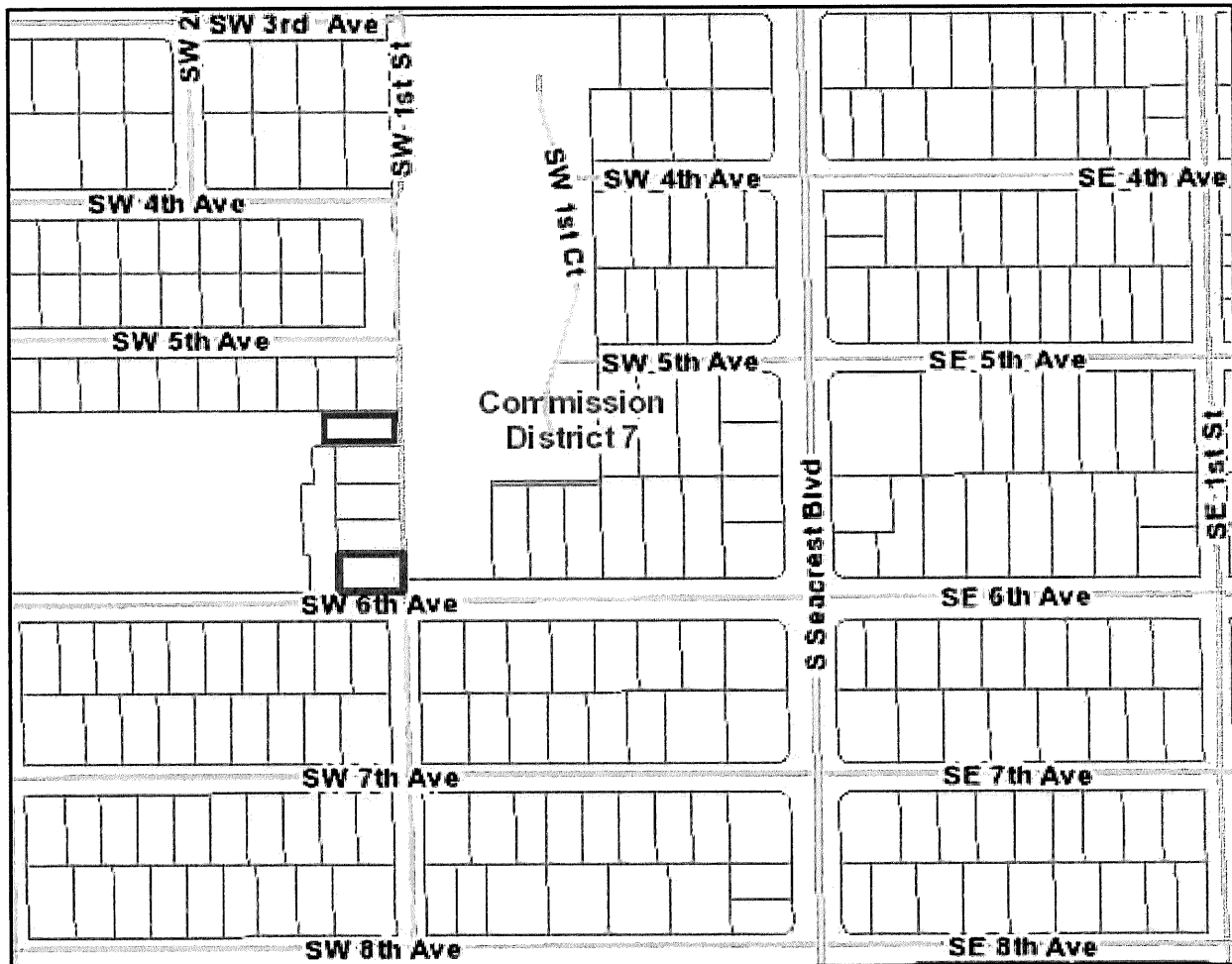
LOCATION MAP

Habitat South Sites

North 

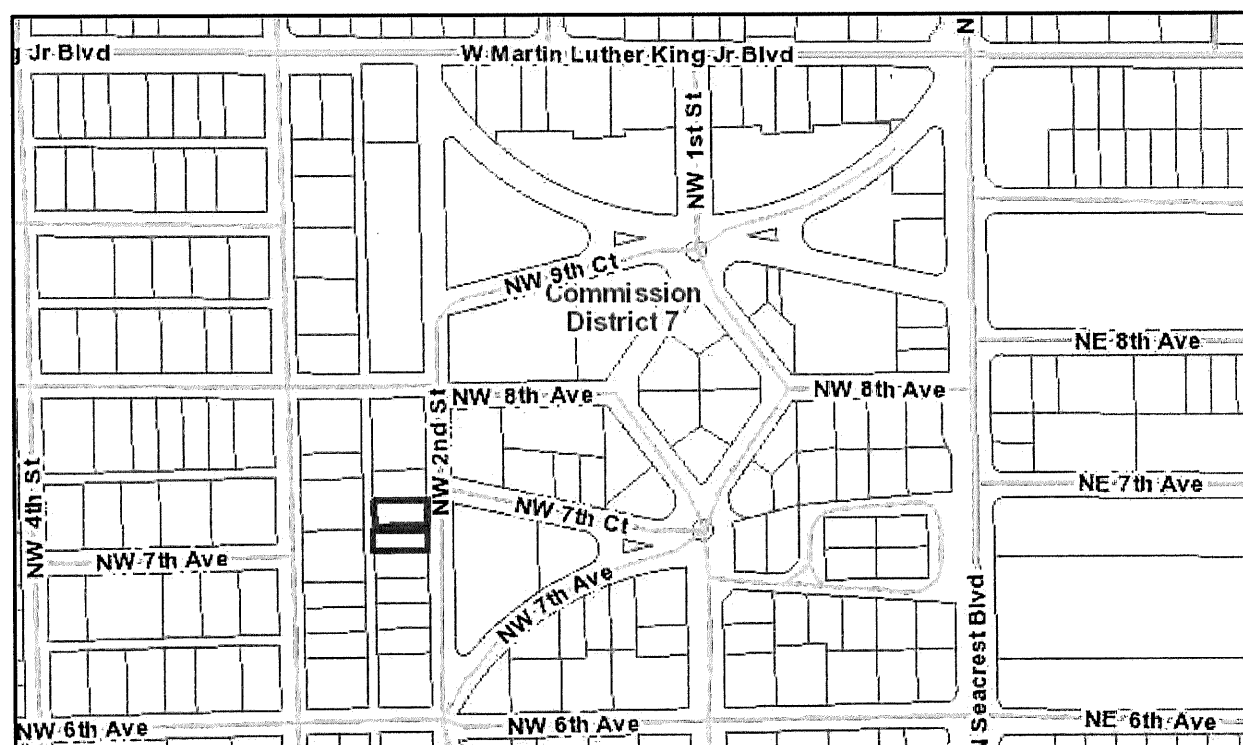
603 SW 1st Street, Boynton Beach

203 SW 6th Avenue, Boynton Beach



741 NW 2nd Street, Boynton Beach

731 NW 2nd Street, Boynton Beach



LOCATION MAP

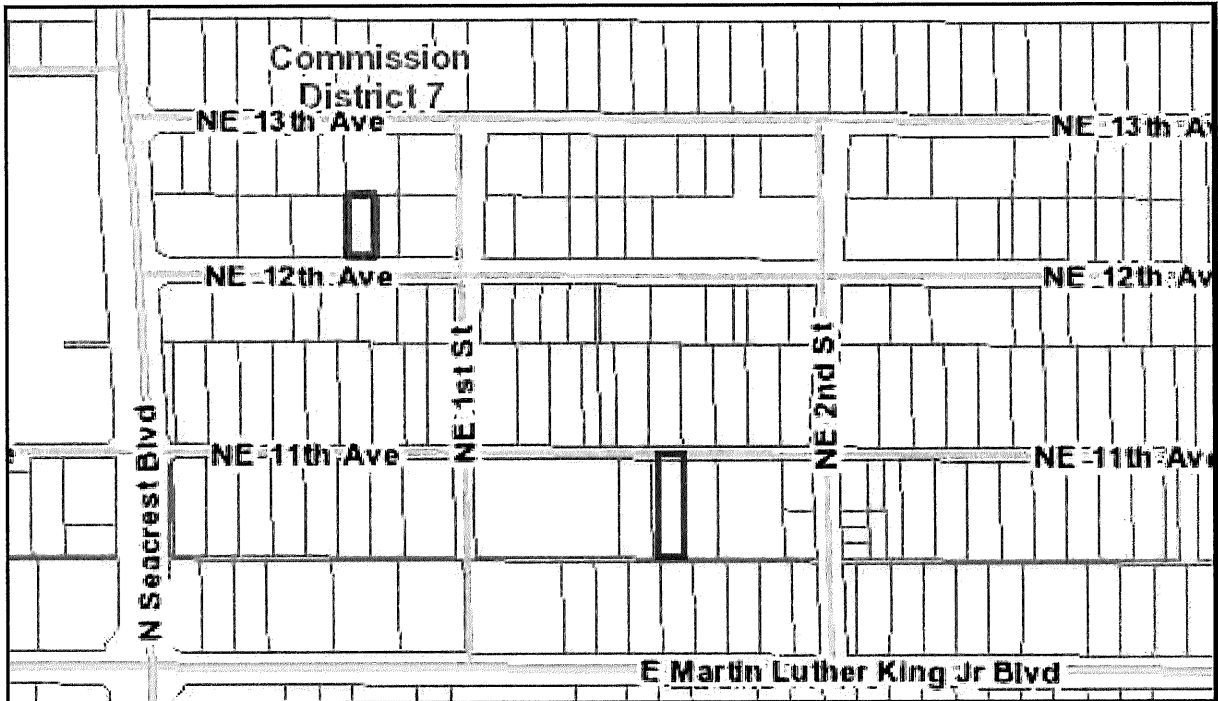


Habitat South Sites

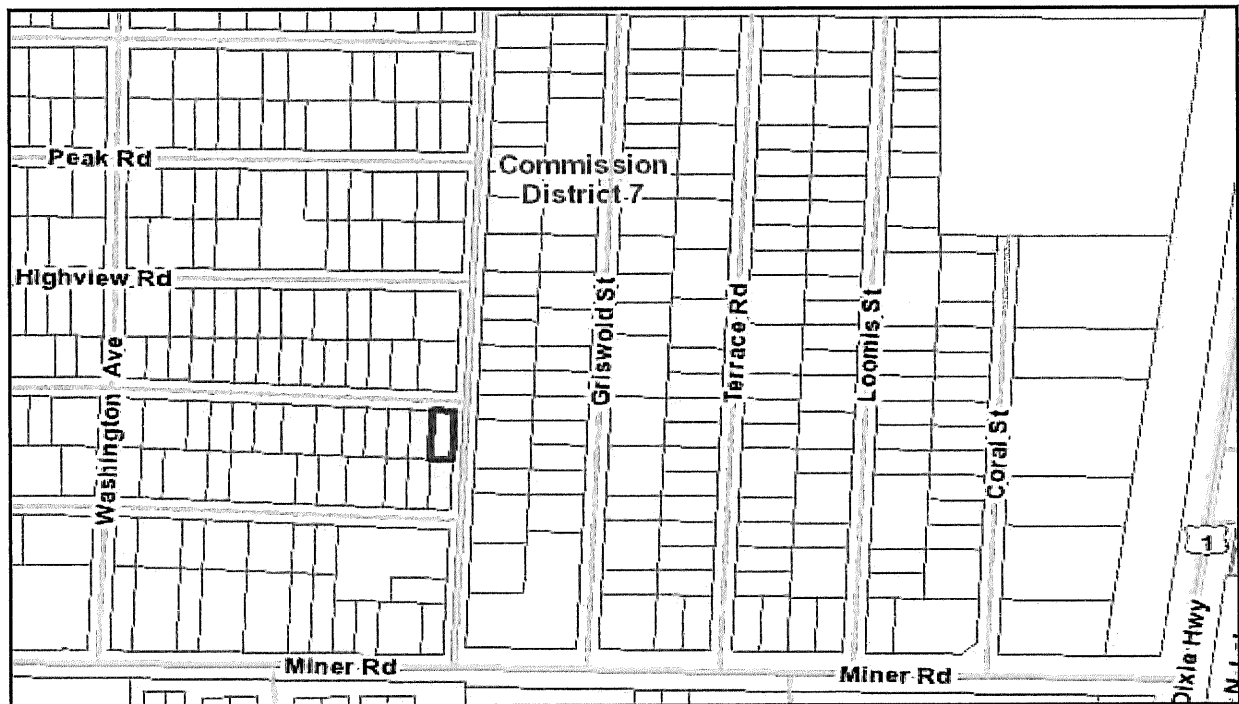
North ↑

NE 12th Avenue, Boynton Beach

224 NE 11th Avenue, Boynton Beach



Highland Road, Lantana



Agenda Item #: **5B-2**
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS **DK/MCB 7-0**
AGENDA ITEM SUMMARY

Meeting Date: September 12, 2017 [X] Consent [] Regular
[] Ordinance [] Public Hearing

Department: Department of Housing & Economic Sustainability **APPROVED**

BY BOARD OF COUNTY COMMISSIONERS
AT MEETING OF SEP 26 2017
I. EXECUTIVE BRIEF *Shirley J. Harvey* D.C.
MINUTES & RECORDS SECTION

Motion and Title: Staff recommends motion to: **A) Approve** an Impact Fee Affordable Housing Assistance Program (IFAHAP) funding award in the total amount of \$52,799.28 to Habitat for Humanity of South Palm Beach County, Inc. (Habitat South) for construction of seven (7) single-family homes in Boynton Beach and Lantana; **B) Authorize** the Mayor to execute seven (7) Certificates of Award to be released to the recipient pursuant to the IFAHAP Guidelines; **C) Approve** a Budget Transfer of \$50,964 in Impact Fee Assistance Program - Roads Zone 4 to appropriate funds for Habitat South; **D) Approve** a Budget Transfer of \$618 in Impact Fee Assistance Program - Parks Zone 3 to appropriate funds for Habitat South; and **E) Approve** a Budget Transfer of \$1,219 in Impact Fee Assistance Program - Public Buildings to appropriate funds for Habitat South.

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. Habitat South submitted a request for assistance in response to the NOFA on June 21, 2017. Staff recommends that up to \$52,799.28 be provided as a reimbursement/credit of impact fees associated with seven (7) affordable single-family homes in Boynton Beach and Lantana as more fully described in Attachment 3 hereto. 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. These funds are from interest earned by the Impact Fee Fund. District 7 (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 Habitat South was responsive thus warranting recommendation for a funding reservation of impact fee credits/reimbursement.

Attachment(s):

1. Location Maps
2. Budget Transfers
3. Locations and Impact Fees Assistance Table

Recommended By: *Shirley J. Harvey* 8-14-17
Department Director Date

Approved By: *Nancy J. Belton* 9/20/17
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	\$52,801				
External Revenues					
Program Income (County)	(\$52,801)				
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
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Is Item Included In Current Budget? Yes No X

Budget Account No.:

Fund 3534 Dept 143 Unit 1460 Object 8201: \$50,964

Fund 3623 Dept 143 Unit 1460 Object 8201: \$618

Fund 3815 Dept 143 Unit 1460 Object 8201: \$1,219

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


Approval of this agenda item will allocate \$52,801 to Habitat of Humanity of South Palm Beach County, Inc. for construction of seven (7) proposed single family homes under the Impact Fee Affordable Housing Assistance Program.

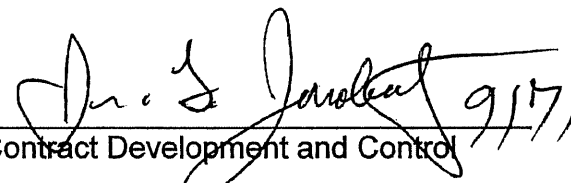
C. Departmental Fiscal Review:


Shairette Major, Fiscal Manager II

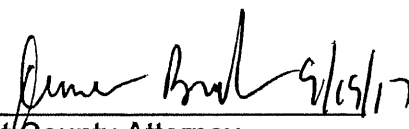
III. REVIEW COMMENTS

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


OFMB ET 8/15 MD 8/18


Contract Development and Control 9/17/17

B. Legal Sufficiency:


Assistant County Attorney

C. Other Department Review:

Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

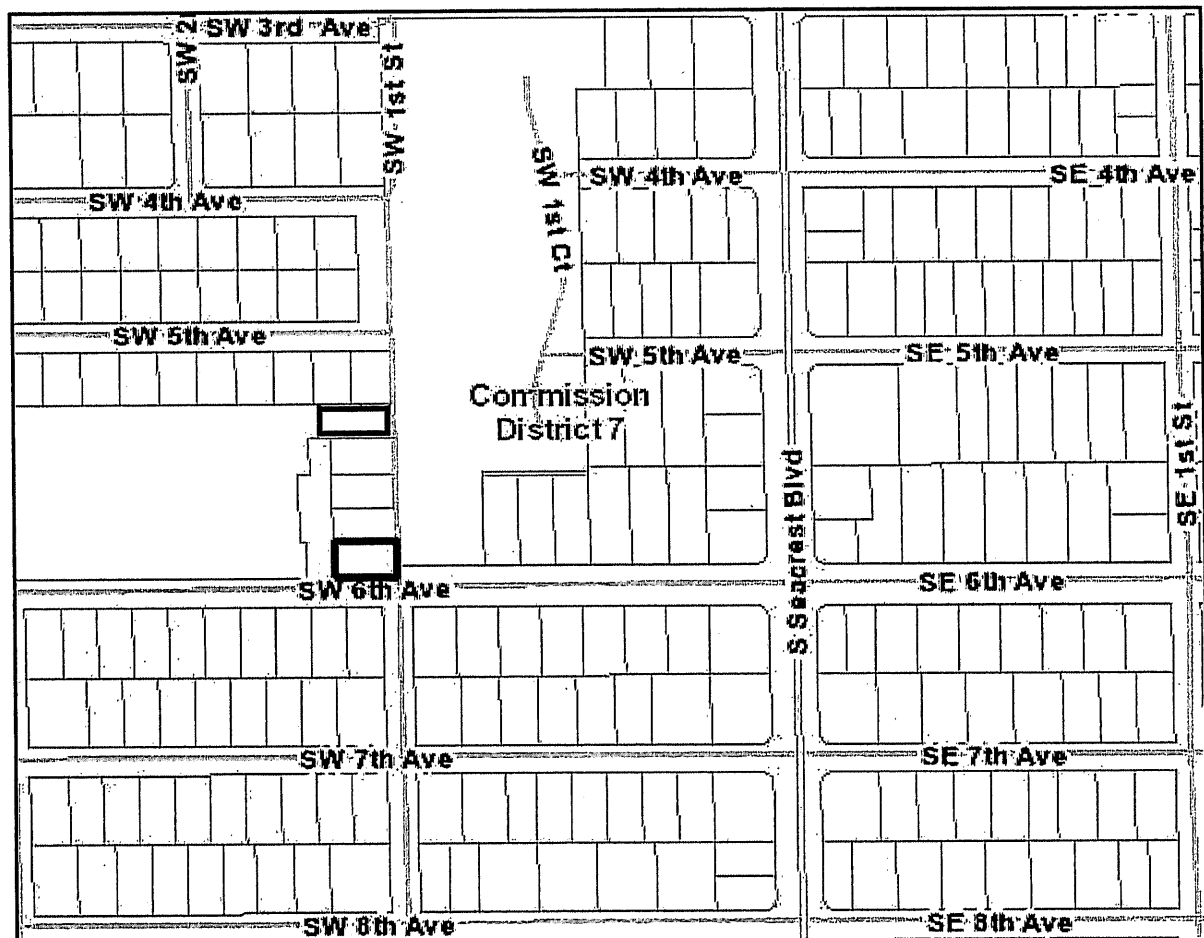
LOCATION MAP

 Habitat South Sites

North

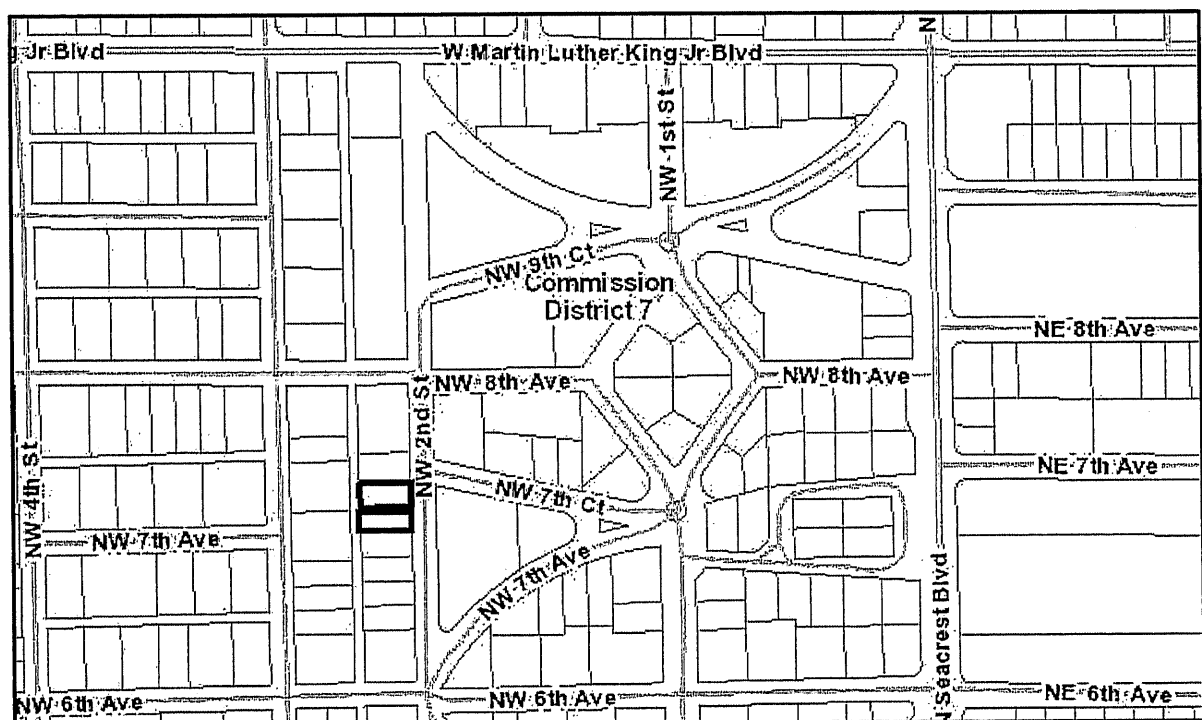
603 SW 1st Street, Boynton Beach

203 SW 6th Avenue, Boynton Beach



741 NW 2nd Street, Boynton Beach

731 NW 2nd Street, Boynton Beach



LOCATION MAP

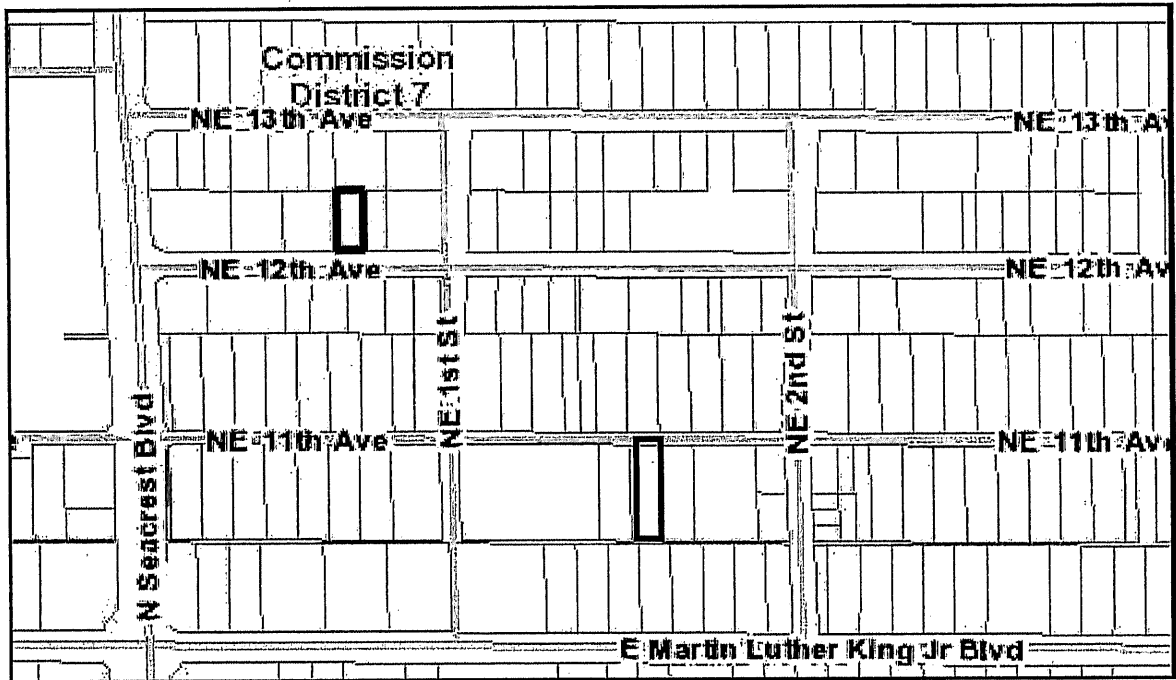


Habitat South Sites

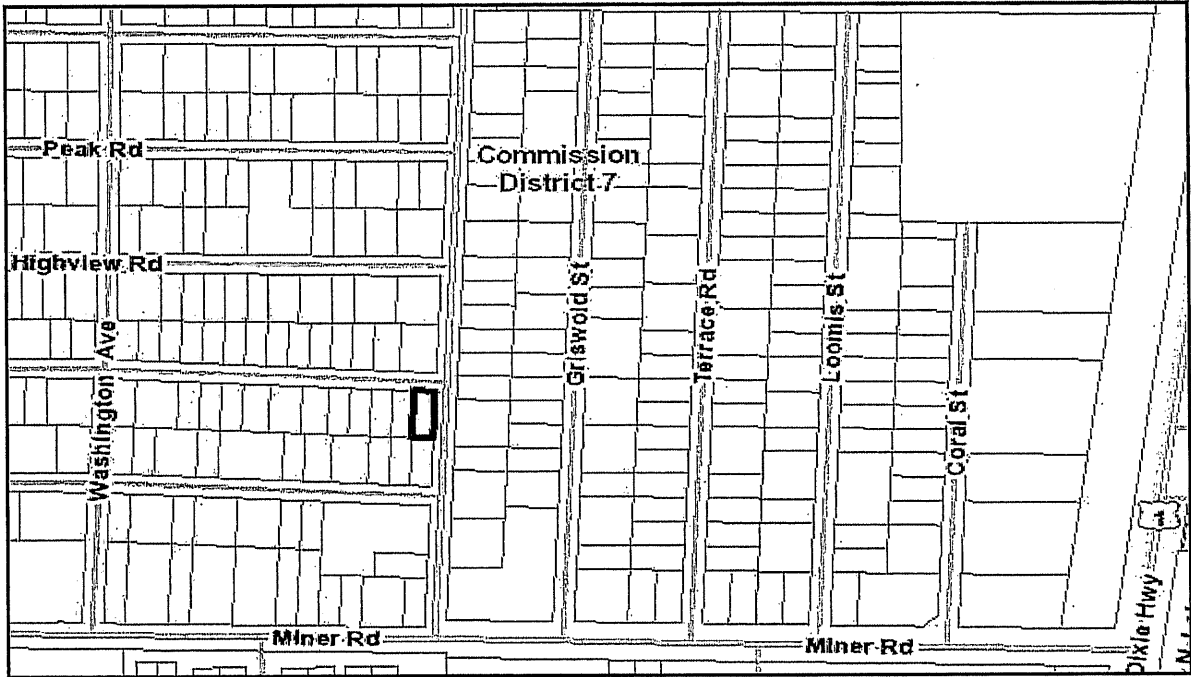


NE 12th Avenue, Boynton Beach

224 NE 11th Avenue, Boynton Beach



Highland Road, Lantana



17-1006

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

Page 1 of 1
BGEX-143-08171700001688

FUND 3534 -Impact Fee Assistance Program - Roads Zone 4

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
EXPENDITURES								
143-1460-8201	Contributions - Non Governmental Agency	0	0	50,964	0	50,964	0	50,964
821-9702-9902	Operating Reserves	131,667	131,667 94,057	0	50,964	80,703 43,093	0	80,703
TOTAL EXPENDITURES				50,964	50,964			

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

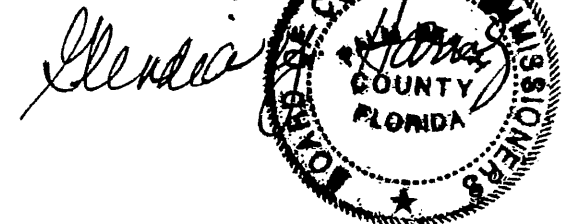
Signatures

Date

[Signature]
[Signature]

8-17-17
8/18/17

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



S.B.Z.C

17-1007

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

Page 1 of 1
BGEX-143-08111700001652

FUND 3623 -Impact Fee Assistance Program - Parks Zone 3

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
EXPENDITURES								
143-1460-8201	Contributions - Non Governmental Agency	0	0	618	0	618	0	618
821-9702-9902	Operating Reserves	45,852	45,852	0	618	45,234	0	45,234
TOTAL EXPENDITURES				618	618			

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

Signatures

Date

[Signature] 8-17-17
[Signature] 8/18/18

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

[Signature]



582.8

17-1008

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

Page 1 of 1
BGEX-143-08171700001689

FUND 3815 -Impact Fee Assistance Program - Public Building

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
EXPENDITURES								
143-1460-8201	Contributions - Non Governmental Agency	0	0	1,219	0	1,219	0	1,219
821-9702-9902	Operating Reserves	35,960	34,744 35,960	0	1,219	33,525 34,744	0	34,741
TOTAL EXPENDITURES				1,219	1,219			

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

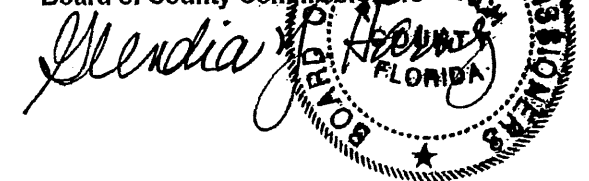
Signatures

Date

[Signature]
[Signature]

8-17-17
8/18/17

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



582e

Palm Beach County
2016 NOFA Impact Fee Affordable Housing Assistance Program
Habitat for Humanity of South Palm Beach County, Inc.
Breakdown of Assistance by Location

Municipality	Address	Property Control Number (PCN)	Impact Fee Assistance	Total
Boynton Beach	203 SW 6 th Avenue	08-43-45-28-46-000-0050	Zone 4 Roads \$7,280.56 Zone 3 Parks \$297.72 Public Buildings \$170.54	\$7,748.82
Boynton Beach	603 SW 1 st Street	08-43-45-28-46-000-0010	Zone 4 Roads \$7,280.56 Zone 3 Parks \$319.52 Public Buildings \$194.88	\$7,794.96
Boynton Beach	731 NW 2 nd Street	08-43-45-21-07-003-1850	Zone 4 Roads \$7,280.56 Public Buildings \$170.54	\$7,451.10
Boynton Beach	741 NW 2 nd Street	08-43-45-21-07-003-1860	Zone 4 Roads \$7,280.56 Public Buildings \$170.54	\$7,451.10
Boynton Beach	224 NE 11 th Avenue	08-43-45-21-22-003-0050	Zone 4 Roads \$7,280.56 Public Buildings \$170.54	\$7,451.10
Boynton Beach	NE 12 th Avenue	08-43-45-21-20-004-0190	Zone 4 Roads \$7,280.56 Public Buildings \$170.54	\$7,451.10
Lantana	Highland Road	00-43-45-09-08-000-0550	Zone 4 Roads \$7280.56 Public Buildings \$170.54	\$7,451.10