

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: December 4, 2018

☐ Consent ☒ Regular
☐ Ordinance ☐ Public Hearing

Department: Department of Housing and 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 \$153,804 to HTG Heron Estates Family, LLC (HTG) for the Heron Estates Family 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 \$125,880 in Impact Fee Assistance Program – Roads Zone 1 to appropriate funds for HTG; **D) Approve** a Budget Transfer of \$20,680 in Impact Fee Assistance Program – Parks Zone 1 to appropriate funds for HTG; and **E) Approve** a Budget Transfer of \$7,244 in Impact Fee Assistance Program – Public Building to appropriate funds for HTG.

Summary: On May 14, 2018, the Department of Housing and Economic Sustainability issued a Notice of Funding Availability (NOFA) making \$1,305,932 in IFAHAP funding available from Palm Beach County's Fiscal Year 2017 funding cycle. HTG submitted a request for assistance in response to the NOFA on May 23, 2018. Staff recommends that up to \$153,804 be provided as a credit for impact fees associated with the Heron Estates Family project. HTG will be given credits for Roads Zone 1 Impact Fees (\$125,880), Parks Zone 1 Impact Fees (\$20,680) and Public Building Impact Fees (\$7,244) for the construction of Heron Estates Family. HTG will pay impact fees above the allocated \$153,804. The project is located at West 17th Street Court in Riviera Beach and will have 79 rental units. According to IFAHAP requirements, all units will be rented to households with incomes no greater than 140% of Area Median Income (AMI). The assisted units will be deed-restricted to remain affordable for 20 years. **These funds are from interest earned by the Impact Fee Fund.** District 7 (JB)


Background and Policy Issues: 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 April 10, 2018, 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 13, 2019, 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 HTG was responsive thus warranting recommendation for a funding reservation of impact fee credits.

Attachment(s):

1. Location Map
2. Budget Transfers

Recommended By: Nathan Brown
Department Director

11/6/18
Date

Approved By: 
Assistant County Administrator

11/24/18
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures					
Operating Costs	\$153,804				
External Revenues					
Program Income (County)	(\$153,804)				
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				
# ADDITIONAL FTE POSITIONS (Cumulative)					


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	<u>3531</u>	Dept	<u>143</u>	Unit	<u>1468</u>	Object	<u>8201</u> :	\$	<u>125,880</u>
Fund	<u>3621</u>	Dept	<u>143</u>	Unit	<u>1468</u>	Object	<u>8201</u> :	\$	<u>20,680</u>
Fund	<u>3815</u>	Dept	<u>143</u>	Unit	<u>1468</u>	Object	<u>8201</u> :	\$	<u>7,244</u>


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


Approval of this agenda item will allocate \$ 153,804 to HTG Heron Estates Family LLC for construction of the Heron Estates Family 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:


 OFMB


 Contract Development and Control

B. Legal Sufficiency:

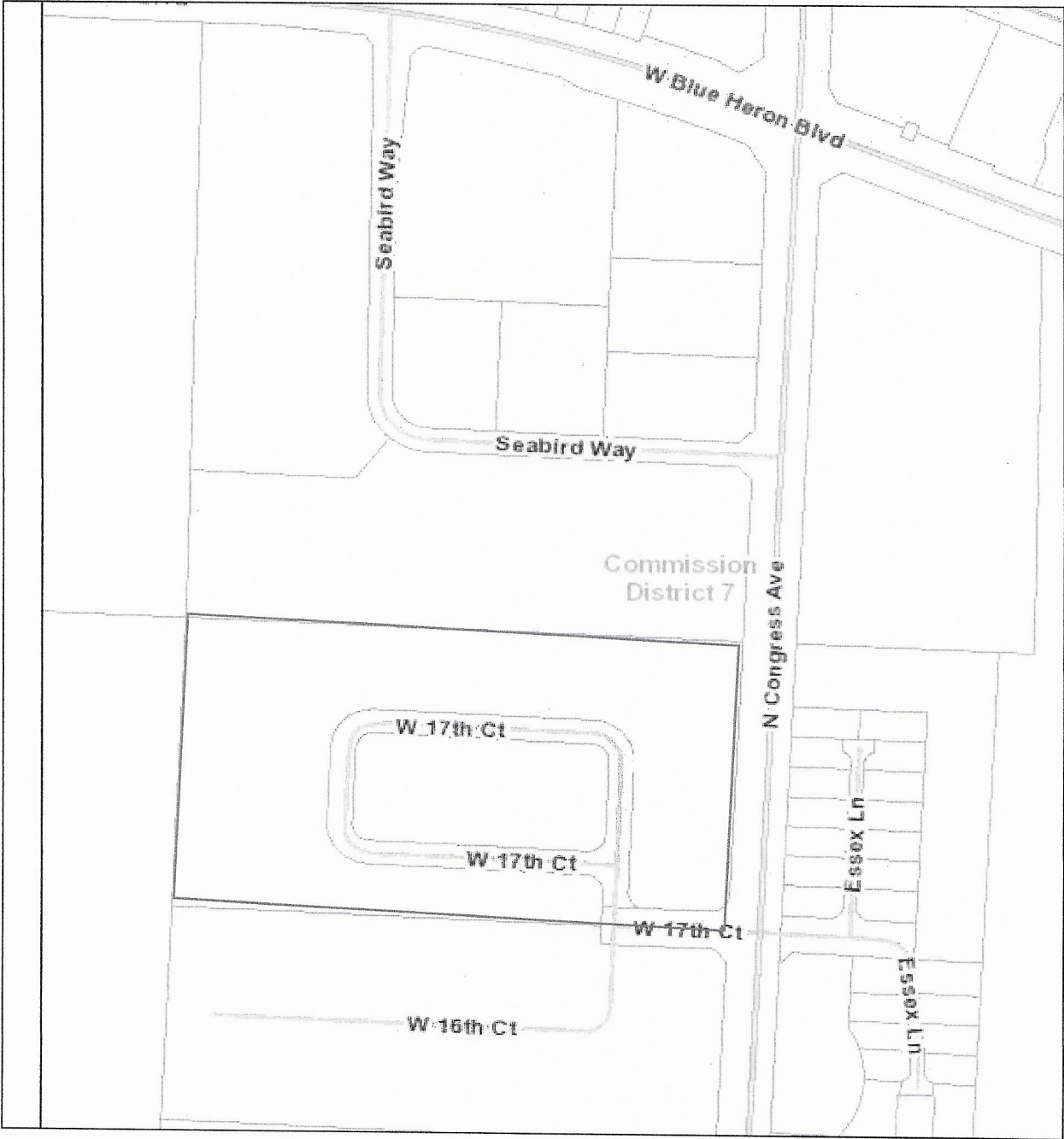
James Brubaker 11/26/18
Assistant County Attorney

C. Other Department Review:

Department Director

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

LOCATION MAP



Heron Estates Family Project, W. 17th Court, Riviera Beach, FL 33404

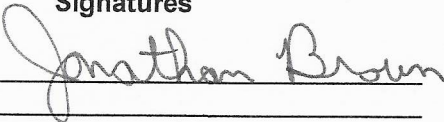
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

FUND 3531 -Impact Fee Assistance Program - Roads Zone 1

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 11/06/2018	REMAINING BALANCE
EXPENDITURES								
143-1468-8201	Contributions - Non Governmental Agency	0	0	125,880	0	125,880	0	125,880
821-9703-9902	Operating Reserves	302,470	302,470	0	125,880	176,590	0	176,590
TOTAL EXPENDITURES				125,880	125,880			

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

Signatures	Date
	11/6/18
_____	_____
_____	_____

By Board of County Commissioners
At Meeting of :
December 4, 2018
Deputy Clerk to the
Board of County Commissioners

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

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FUND 3621 -Impact Fee Assistance Program -Parks Zone 1

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 11/06/2018	REMAINING BALANCE
EXPENDITURES								
143-1468-8201	Contributions - Non Governmental Agency	0	0	20,680	0	20,680	0	20,680
821-9703-9902	Operating Reserves	22,828	22,828	0	20,680	2,148	0	2,148
TOTAL EXPENDITURES				20,680	20,680			

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

Signatures
Jonathan Brown

Date
11/6/18

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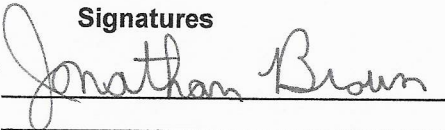
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

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 11/06/2018	REMAINING BALANCE
EXPENDITURES								
143-1468-8201	Contributions - Non Governmental Agency	0	0	7,244	0	7,244	0	7,244
821-9703-9902	Operating Reserves	44,149	44,149	0	7,244	36,905	0	36,905
TOTAL EXPENDITURES				7,244	7,244			

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

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	11/6/18
_____	_____
_____	_____

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