

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: **March 12, 2019** ☐ **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 \$281,660 to the Delray Beach Housing Authority (DBHA) for the Island Cove 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 \$261,444 in Impact Fee Assistance Program - Roads Zone 5 to appropriate funds for DBHA; **D) Approve** a Budget Transfer of \$16,990 in Impact Fee Assistance Program - Parks Zone 3 to appropriate funds for DBHA; and **E) Approve** a Budget Transfer of \$3,226 in Impact Fee Assistance Program - Public Building to appropriate funds for DBHA.

Summary: Since 2009, the County has authorized the use of impact fee investment earnings from roads, parks, and public buildings to be used for affordable housing projects. 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. DBHA submitted a request for assistance in response to the NOFA on January 18, 2019. Staff recommends that up to \$281,660 be provided as a credit for impact fees associated with the Island Cove project. DBHA will be given credits for Roads Zone 5 Impact Fees (\$261,444), Parks Zone 3 Impact Fees (\$16,990) and Public Building Impact Fees (\$3,226) for the construction of the Island Cove project. DBHA will pay impact fees above the allocated \$281,660. The project is located on land lying between SW 8th Street and SW 10th Street, and between SW 12th Avenue and SW 13th Avenue in Delray Beach, and will have 54 for-sale workforce townhomes. According to IFAHAP requirements, all townhomes 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 15 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 DBHA was responsive thus warranting recommendation for a funding reservation of impact fee credits.

Attachment(s):

1. Location Map
2. Budget Transfers

Recommended By: Jonathan Brown
Department Director

2/8/19
Date

Approved By: 
Assistant County Administrator

2/25/19
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures					
Operating Costs	\$281,660				
External Revenues					
Program Income (County)	(\$281.660)				
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

# 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 3535 Dept 143 Unit 1470 Object 8201: \$261,444

Fund 3623 Dept 143 Unit 1470 Object 8201: \$ 16,990

Fund 3815 Dept 143 Unit 1470 Object 8201: \$ 3,226

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

Approval of this agenda item will allocate \$281,660 to the Delray Beach Housing Authority for construction of the Island Cove 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:

 2/15/19  2/22/19
OFMB Contract Development and Control
2/22/19 TW

B. Legal Sufficiency:

 2/22/19
Assistant County Attorney

C. Other Department Review:

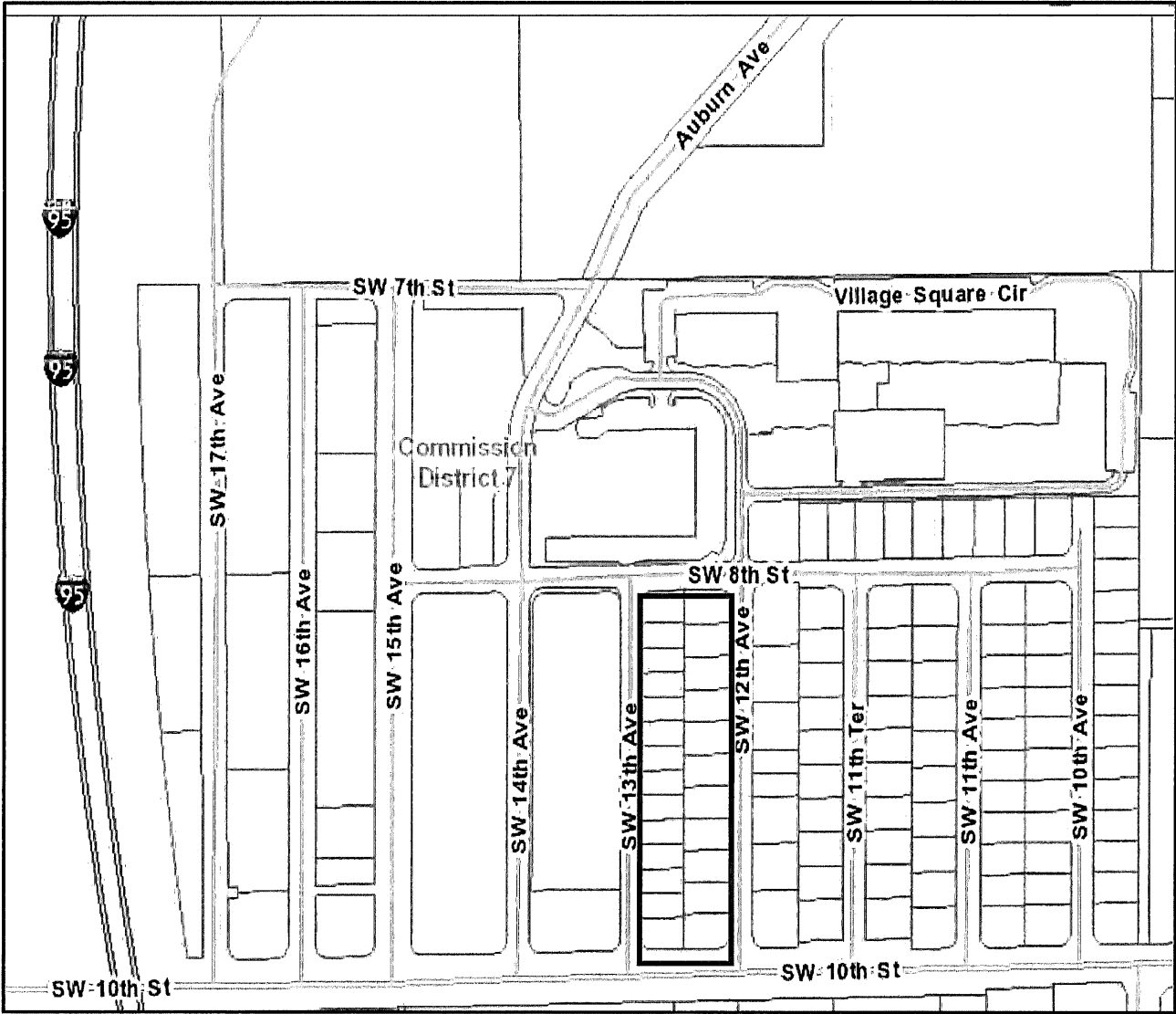
Department Director

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

LOCATION MAP



Island Cove Townhomes



19-0344

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

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BGEX-143-02011900000795

FUND 3535 -Impact Fee Assistance Program - Roads Zone 5

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 02/01/2019	REMAINING BALANCE
EXPENDITURES								
143-1470-8201	Contributions - Non Governmental Agency	0	0	261,444	0	261,444	0	261,444
821-9703-9902	Operating Reserves	307,723	307,723	0	261,444	46,279	0	46,279
TOTAL EXPENDITURES				261,444	261,444			

Department of Housing and Economic Sustainability

INITIATING DEPARTMENT/DIVISION

Administration/Budget Department Approval

OFMB Department - Posted

Signatures

Jonathan Braun
[Signature]

Date

2/8/19
2/15/19

By Board of County Commissioners

At Meeting of :

March 12, 2019

Deputy Clerk to the

Board of County Commissioners

19-0345

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

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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 02/01/2019	REMAINING BALANCE
EXPENDITURES								
143-1470-8201	Contributions - Non Governmental Agency	0	0	16,990	0	16,990	0	16,990
821-9703-9902	Operating Reserves	48,543	48,543	0	16,990	31,553	0	31,553
TOTAL EXPENDITURES				16,990	16,990			

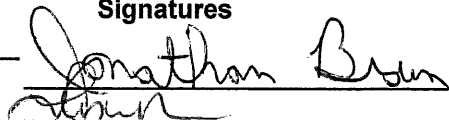
Department of Housing and Economic Sustainability

INITIATING DEPARTMENT/DIVISION

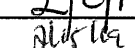
Administration/Budget Department Approval

OFMB Department - Posted

Signatures



Date

2/8/19


By Board of County Commissioners

At Meeting of :

March 12, 2019

Deputy Clerk to the

Board of County Commissioners

19- 0346

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

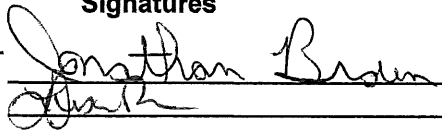
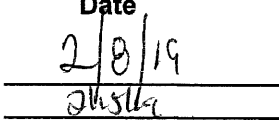
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BGEX-143-02011900000797

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 02/01/2019	REMAINING BALANCE
EXPENDITURES								
143-1470-8201	Contributions - Non Governmental Agency	0	0	3,226	0	3,226	0	3,226
821-9703-9902	Operating Reserves	44,149	36,905	0	3,226	33,679	0	33,679
TOTAL EXPENDITURES				3,226	3,226			

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

Signatures

Date
2/8/19


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At Meeting of :
March 12, 2019
Deputy Clerk to the
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