	PAL	.M BEACH	H COUNTY	
BOARD	OF	COUNTY	COMMISSIONERS	ŀ

Agenda Item #: 5A-2

AGENDA ITEM SUMMARY

Meeting Date:	July 2, 2019	[] Consent [] Ordinance	[X] Regular [] Public Hearing
Department:	Department of Hou	ising and Economic Su	stainability

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 \$31,172 to CH76 Investment LLC (CH76) for the Mango Drive Homes 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 \$29,120 in Impact Fee Assistance Program – Roads Zone 5 to appropriate funds for CH76; **D) approve** a Budget Transfer of \$1,276 in Impact Fee Assistance Program – Parks Zone 3 to appropriate funds for CH76; and **E) approve** a Budget Transfer of \$776 in Impact Fee Assistance Program – Public Building to appropriate funds for CH76.

Summary: Staff recommends Board of County Commissioners' (BCC) approval for an IFAHAP funding award in the amount of \$31,172 to CH76 for the Mango Drive Homes project. On April 1, 2019, the Department of Housing and Economic Sustainability issued a Notice of Funding Availability (NOFA) making \$1,822,458 in IFAHAP funding available from Palm Beach County's Fiscal Year 2018 funding cycle. CH76 submitted a request for assistance in response to the NOFA on April 15, 2019. Staff recommends that up to \$31,172 be provided as a credit for impact fees associated with the Mango Drive Homes project. CH76 will be given credits for Roads Zone 5 Impact Fees (\$29,120), Parks Zone 3 Impact Fees (\$1,276) and Public Building Impact Fees (\$776) for the construction of the Mango Drive Homes project. CH76 will pay impact fees above the allocated \$31,172. The project is comprised of four (4) affordable singlefamily homes for homeownership in Delray Beach as more fully described in Attachment 2 hereto. According to IFAHAP requirements, all four (4) units will be sold to households with incomes no greater than 140% of Area Median Income (AMI). The assisted units will be deedrestricted to remain affordable for 15 years. 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. These funds are from interest earned by the Impact Fee Fund. District 7 (HJF)

Background and Policy Issues: On November 17, 2009, the 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. The 2018 NOFA funds must be encumbered no later than March 12, 2020, 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 CH76 was responsive thus warranting recommendation for a funding reservation of impact fee credits.

Attachment(s):

- 1. Location Map
- 2. Breakdown of Assistance by Location Table

3. Budget Transfers

Recommended By:	Same Herrond	6-7-19
-	An Department Director	Date
Approved By:	ane Jahnson	20/24/19
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures					
Operating Costs	\$31,172				
External Revenues					
Program Income (County)	(\$31,172)				
In-Kind Match (County)					<u></u>
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 No

Budget Account No.:

 Fund 3535
 Dept 143
 Unit 1472
 Object 8201: \$ 29,120

 Fund 3623
 Dept 143
 Unit 1472
 Object 8201: \$ 1,276

 Fund 3815
 Dept 143
 Unit 1472
 Object 8201: \$ 776

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

Approval of this agenda item will allocate \$31,172 to CH76 Investment LLC for construction of the Mango Drive Homes 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:

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Contract Development and Control

X

B. Legal Sufficiency:

20/19 County Attorney

C. Other Department Review:

Department Director

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

LOCATION MAP

NORTH



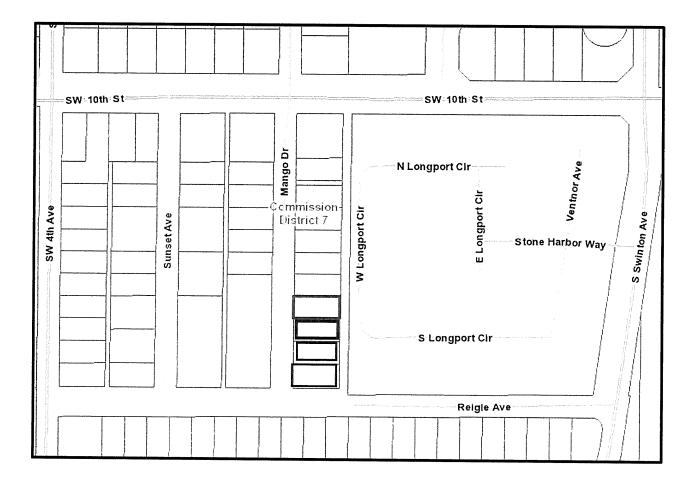
Mango Drive Homes

1027 Mango Drive, Delray Beach 1029 Mango Drive, Delray Beach 1031 Mango Drive, Delray Beach 1033 Mango Drive, Delray Beach

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Palm Beach County 2018 NOFA Impact Fee Affordable Housing Assistance Program CH76 Investment LLC Mango Drive Homes Delray Beach Breakdown of Assistance by Location

Municipality	Address	Property Control Number (PCN)	Impact Fee Assistance	Total
Delray Beach	1027 Mango Drive	12-43-46-20-16-000-0560	Zone 5 Roads \$7,280	
			Zone 3 Parks \$319	\$7,793.00
-			Public Building \$194	
Delray Beach	1029 Mango Drive	12-43-46-20-16-000-0570	Zone 5 Roads \$7,280	
			Zone 3 Parks \$319	\$7,793.00
			Public Building \$194	
Delray Beach	1031 Mango Drive	12-43-46-20-16-000-0580	Zone 5 Roads \$7,280	
			Zone 3 Parks \$319	\$7,793.00
			Public Building \$194	
Delray Beach	1033 Mango Drive	12-43-46-20-16-000-0590	Zone 5 Roads \$7,280	
	-	* *	Zone 3 Parks \$319	\$7,793.00
			Public Building \$194	

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BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET TRANSFER

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FUND 3535 -Impact Fee Assistance Program - Roads Zone 5

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

		ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED 05/31/2019	REMAINING BALANCE
<u>EXPENDITURES</u> 143-1472-8201	Contributions - Non Governmental Agency	0	0	29,120	0	29,120	0	29,120
821-9704-9902	Operating Reserves	461,139	461,139	0	29,120	432,019	0	432,019
	TOTAL EXPENDITURES			29,120	29,120			

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 : July 2, 2019 Deputy Clerk to the Board of County Commissioners



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 NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED 05/31/2019	REMAINING BALANCE
EXPENDITURES								
143-1472-8201	Contributions - Non Governmental Agency	0	0	1,276	0	1,276	0	1,276
821-9704-9902	Operating Reserves	61,737	61,737	0	1,276	60,461	0	60,461
	TOTAL EXPENDITURES			1,276	1,276			

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

Signatures Date +ALADDA 6/12

By Board of County Commissioners At Meeting of : July 2, 2019 Deputy Clerk to the

Board of County Commissioners



BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET TRANSFER

Page 1 of 1 BGEX-143-053119000001459

FUND 3815 -Impact Fee Assistance Program - Public Building

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

	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED 05/312019	REMAINING BALANCE
EXPENDITURES 143-1472-8201	Contributions - Non Governmental Agency	0	0	776	0	776	0	776
821-9704-9902	Operating Reserves	68,891	68,891	0	776	68,115	0	68,115
	TOTAL EXPENDITURES			776	776			

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

Signatures Date AMANDON \overline{U}

By Board of County Commissioners At Meeting of : July 2, 2019 Deputy Clerk to the Board of County Commissioners