

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date:	August 20, 2019	[] Consent	[X] Regular
		[] Ordinance	[] Public Hearing

Department: Department of Housing and Economic Sustainability


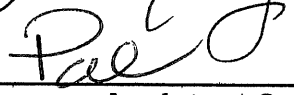
I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to: Allocation of \$575,000 of program income from the State Housing Initiatives Partnership (SHIP) Program to be offered as the required local government contribution for projects seeking funding under the Florida Housing Finance Corporation’s (FHFC) Housing Credits (HC) Program and State Apartment Incentive Loan (SAIL) Program.

Summary: Staff recommends Board of County Commissioners’ (BCC) approval to make available \$575,000 of SHIP program income for the local government contribution required by affordable housing developers seeking funding through FHFC’s HC and SAIL Programs. Palm Beach County’s Department of Housing and Economic Sustainability (DHES) has historically provided the required local government contribution in the form of low-interest loans to affordable housing developers who apply to the HC and SAIL Programs for tax credit equity and low interest loans to develop affordable multi-family rental housing. DHES will issue a Notice of Funding Availability offering up to \$575,000 in loan commitments which would provide the \$115,000 required local contribution for up to five (5) HC and SAIL funding applications. Should FHFC ultimately not award HC or SAIL to a selected developer, the County’s loan commitment to the developer is nullified. County Loan Agreements with developers who are awarded HC or SAIL funding by FHFC will be submitted to the Board of County Commissioners (BCC) for final approval. The County’s funding of \$115,000 per project will be provided in the form of a 1% interest only loan which balloons in 30 years. These funds will remain available for use by the developer for 24 months from the date upon which FHFC approves the project. The County’s loan documents will impose a 30-year affordability period and require the developer to pay an annual \$1,000 monitoring fee. Any funding not obligated to successful HC and SAIL projects will be reallocated by DHES to other eligible affordable housing activities approved by the BCC in the Local Housing Assistance Plan (LHAP). These funds are SHIP program income which requires no local match. Countywide (HJF)

Background and Policy Issues: On May 16, 2017, the BCC adopted the Palm Beach County Affordable Housing Ordinance (No. 2017-017 as amended) pursuant to the SHIP Program regulations outlined by the FHFC. DHES administers all funding received for the SHIP Program. The current SHIP LHAP adopted by the BCC on April 16, 2019 (R2016-0535) establishes how current SHIP funding is to be allocated to facilitate new construction, rehabilitation, acquisition, and preservation of affordable housing.

Attachment(s): none

Recommended By:	 Department Director	7-17-19 Date
Approved By:	 Assistant County Administrator	7/24/19 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures					
Operating Costs	\$575,000				
External Revenues	(\$575,000)				
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
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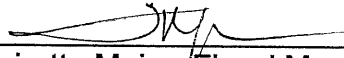
Is Item Included In Current Budget? Yes X No
 Does this Item include the use of Federal funds? Yes No X

Budget Account No.:

Fund 1100 Dept 143 Unit 7176 Object 8201 Program Code/Period RFS97/GY18

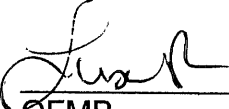
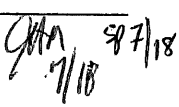
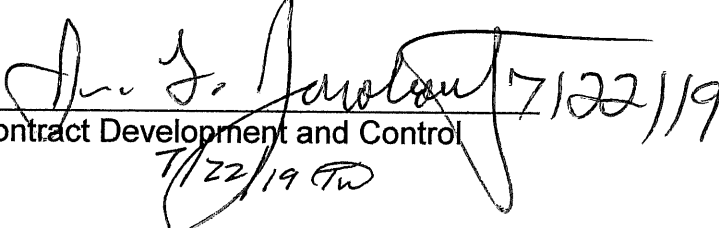
B. Recommended Sources of Funds/Summary of Fiscal Impact:

Approval of this agenda item will appropriate \$575,000 from SHIP program income.

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

III. REVIEW COMMENTS

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

 7/18/19
 OFMB  7/18/18
 Contract Development and Control  7/22/19 TW

B. Legal Sufficiency:

 7/23/19
 Assistant County Attorney

C. Other Department Review:

 Department Director