

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	March 10, 2020	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	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 \$12,017 to Moore Florida Property Investment, LLC (Moore Florida) for the Moore Memory Care 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 \$7,392 in Impact Fee Assistance Program – Roads Zone 3 to appropriate funds for Moore Florida;

D) approve a Budget Transfer of \$3,825 in Impact Fee Assistance Program – Parks Zone 1 to appropriate funds for Moore Florida; and

E) approve a Budget Transfer of \$800 in Impact Fee Assistance Program – Public Building to appropriate funds for Moore Florida.

Summary: On April 1, 2019, 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. On April 15, 2019, Moore Florida submitted an application in response to the NOFA. Staff recommends that up to \$12,017 in impact fee assistance be provided to the Moore Memory Care project (Project). Moore Florida will be given assistance for Roads Zone 3 Impact Fees (\$7,392), Parks Zone 1 Impact Fees (\$3,825) and Public Building Impact Fees (\$800) for the construction of the Project. Moore Florida will pay impact fees above the allocated \$12,017. The Project entails construction of a 14 bed memory care group home for seniors 65+ diagnosed with Alzheimer’s or dementia located at Northlake Boulevard between Grapeview Boulevard and Hall Boulevard in West Palm Beach. According to IFAHAP requirements, all occupants will have incomes no greater than 140% of Area Median Income. The assisted property will be restricted to remain affordable for 20 years. **These funds are from interest earned by the Impact Fee Fund.** District 6 (HJF)

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 building for affordable housing projects. On February 11, 2020, the BCC approved revisions to the IFAHAP Guidelines. The NOFA made funds available to for-profit and non-profit entities seeking to build affordable rental or for-sale housing units and to individuals seeking to build affordable individual homes 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 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 Moore Florida application was responsive thus warranting this recommendation for impact fee assistance.

- Attachment(s):**
 1. Location Map
 2. Budget Transfers

Recommended By: Jonathan Brown 2/6/2020
 Department Director Date

Approved By: Donna M. Shelton 2/12/2020
 Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures					
Operating Costs	\$12,017				
External Revenues					
Program Income (County)	(\$12,017)				
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 3533 Dept 143 Unit 1475 Object 8201: \$7,392
 Fund 3621 Dept 143 Unit 1475 Object 8201: \$3,825
 Fund 3815 Dept 143 Unit 1475 Object 8201: \$800

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

Approval of this agenda item will allocate \$12,017 to Moore Florida Property Investment, LLC for construction of the Moore Memory Care 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:

 2/11/2020
 OFMB 2/10
 2/10


 Contract Development and Control 2/12/2020
2/12/20 TW

B. Legal Sufficiency:


2/13/20
 Assistant County Attorney

C. Other Department Review:

 Department Director

LOCATION MAP

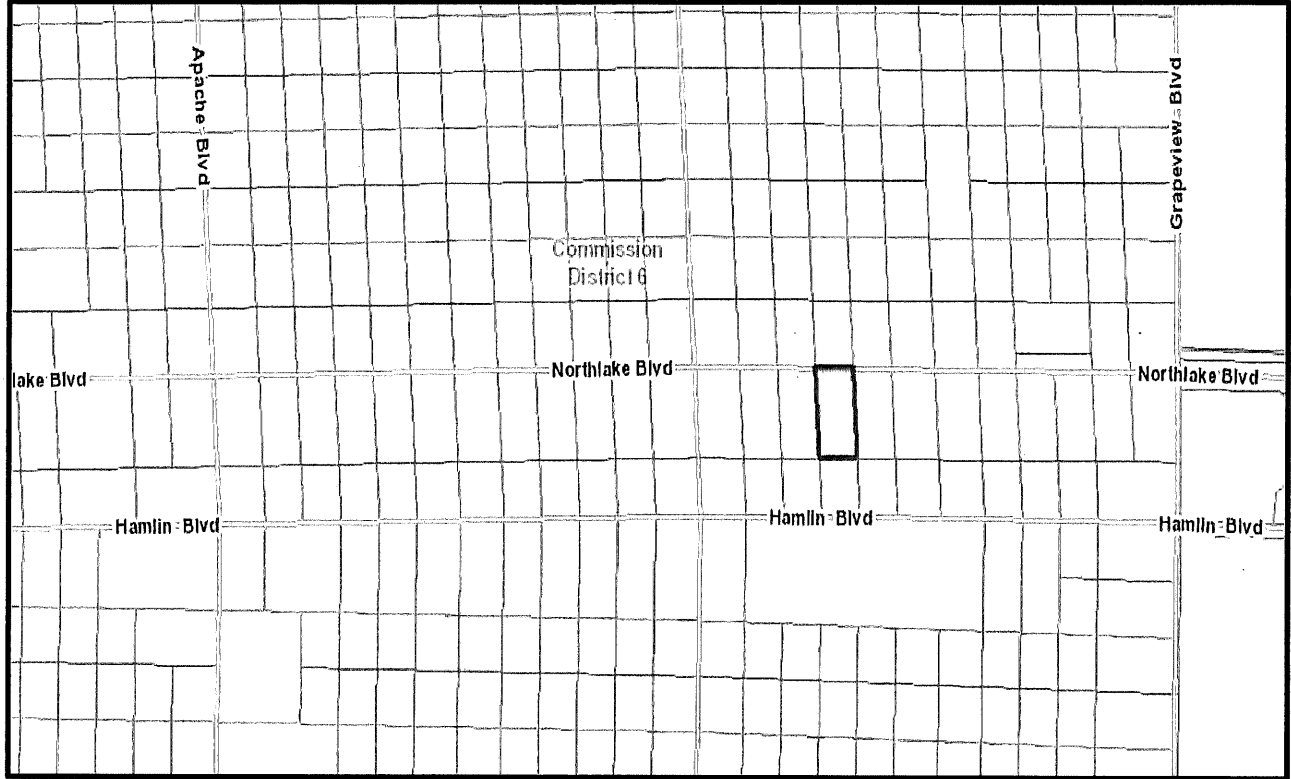


Moore Memory Care

NORTH



Northlake Blvd. between Grapeview Blvd. and Hall Blvd., West Palm Beach



20-0377

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

FUND 3533-Impact Fee Assistance Program - Roads 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 01/09/2020	REMAINING BALANCE
EXPENDITURES								
143-1475-8201	Contributions - Non Governmental Agency	0	0	7,392	0	7,392	0	7,392
821-9704-9902	Operating Reserves	192,502	189,334	0	7,392	181,942	0	181,942
TOTAL EXPENDITURES				7,392	7,392			

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

Signatures
Jonathan Brown
[Signature]

Date
1/31/2020
[Signature]

By Board of County Commissioners
At Meeting of :
March 10, 2020
Deputy Clerk to the
Board of County Commissioners

20-0378

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

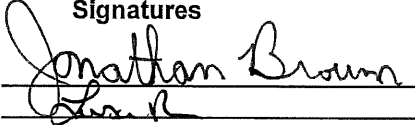
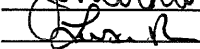
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BGEX-143-0117200000722

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 01/09/2020	REMAINING BALANCE
EXPENDITURES								
143-1475-8201	Contributions - Non Governmental Agency	0	0	3,825	0	3,825	0	3,825
821-9704-9902	Operating Reserves	4,988	4,988	0	3,825	1,163	0	1,163
TOTAL EXPENDITURES				3,825	3,825			

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

Signatures	Date
	1/31/2020
	2/11/2020

By Board of County Commissioners
At Meeting of :
March 10, 2020
Deputy Clerk to the
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20-0379

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

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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 12/31/19	REMAINING BALANCE
EXPENDITURES								
143-1475-8201	Contributions - Non Governmental Agency	0	0	800	0	800	0	800
821-9704-9902	Operating Reserves	68,115	67,772	0	800	66,972	0	66,972
TOTAL EXPENDITURES				800	800			

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

Signatures
Jonathan Brown
[Signature]

Date
1/31/2020
2/11/2020

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