

**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

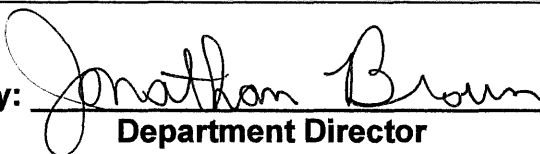
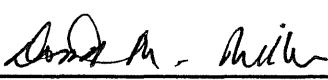
Motion and Title: Staff recommends motion to:

- A) approve** an Impact Fee Affordable Housing Assistance Program (IFAHAP) funding award in the amount of \$13,658 to Moore Florida Property Investment, LLC (Moore Florida) for the Moore Apartments 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 \$11,716 in Impact Fee Assistance Program – Roads Zone 1 to appropriate funds for Moore Florida;
- D) approve** a Budget Transfer of \$1,163 in Impact Fee Assistance Program – Parks Zone 1 to appropriate funds for Moore Florida; and
- E) approve** a Budget Transfer of \$779 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 \$13,658 in impact fee assistance be provided to the Moore Apartments project (Project). Moore Florida will be given assistance for Roads Zone 1 Impact Fees (\$11,716), Parks Zone 1 Impact Fees (\$1,163) and Public Building Impact Fees (\$779) for the construction of the Project. Moore Florida will pay impact fees above the allocated \$13,658. The Project entails construction of two (2) buildings with two (2) 4-bedroom units each for rent to large families. The Project is located on the north side of West 30th Street in Riviera Beach. According to IFAHAP requirements, all units will be for rent to persons with incomes no greater than 140% of Area Median Income. The assisted units will be restricted to remain affordable for 20 years. **These funds are from interest earned by the Impact Fee Fund. District 7 (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:	<u></u> Department Director	<u>2/10/2020</u> Date
Approved By:	<u></u> Assistant County Administrator	<u>2/18/2020</u> Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures					
Operating Costs	\$13,658				
External Revenues					
Program Income (County)	(\$13,658)				
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)					

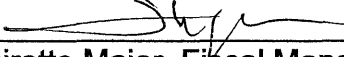
Is Item Included In Current Budget? Yes X No
 Does this item include the use of Federal funds? Yes No X

Budget Account No.:

Fund 3531 Dept 143 Unit 1476 Object 8201: \$11,716
 Fund 3621 Dept 143 Unit 1476 Object 8201: \$1,163
 Fund 3815 Dept 143 Unit 1476 Object 8201: \$779

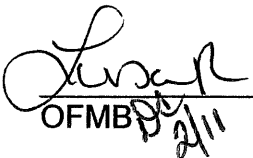
B. Recommended Sources of Funds/Summary of Fiscal Impact:

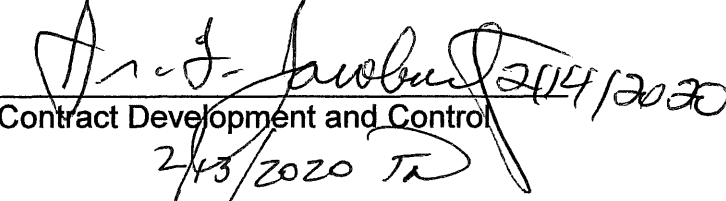
Approval of this agenda item will allocate \$13,658 to Moore Florida Property Investment, LLC for construction of the Moore Apartments project under the Impact Fee Affordable Housing Assistance Program.

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

III. REVIEW COMMENTS

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

 2/13/2020
 OFMB

 2/14/2020
 Contract Development and Control
 2/13/2020 TR

B. Legal Sufficiency:

 2/18/20
 Assistant County Attorney

C. Other Department Review:

 Department Director

LOCATION MAP

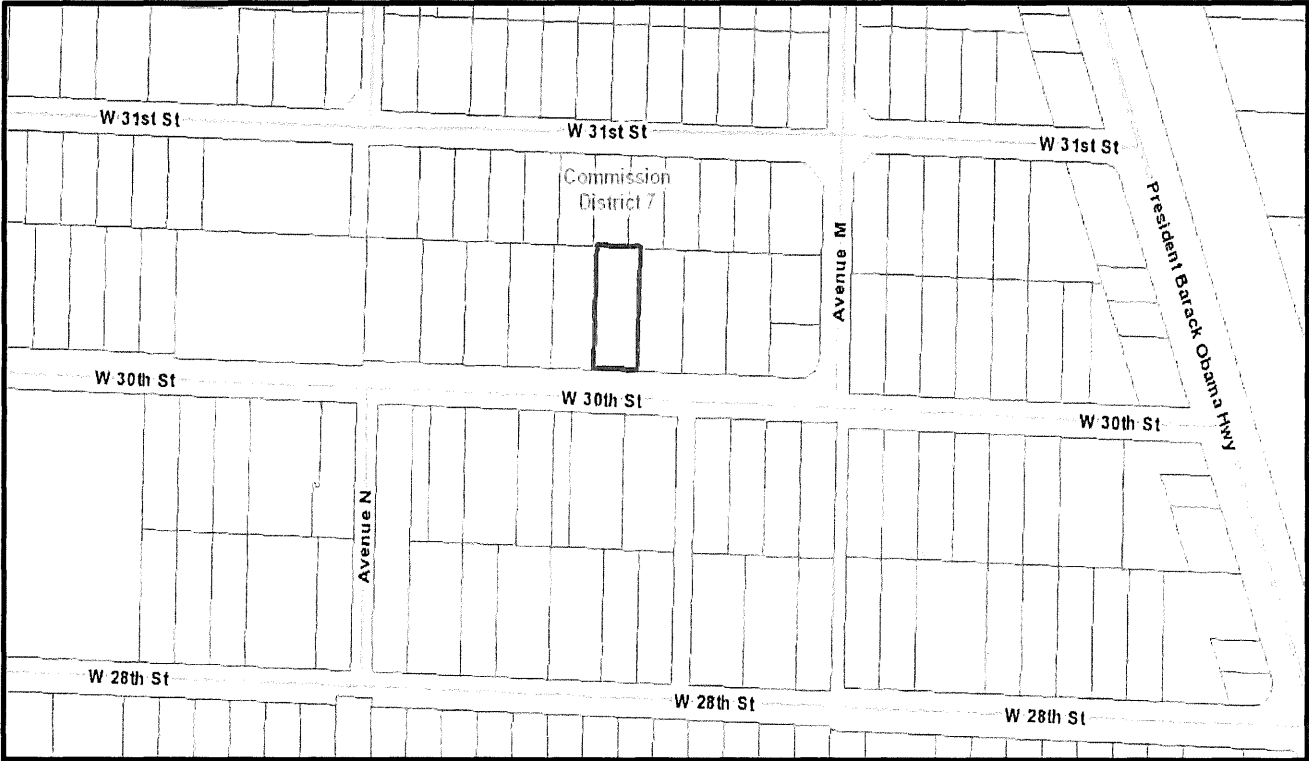


Moore Apartments

NORTH



West 30th Street, Riviera Beach



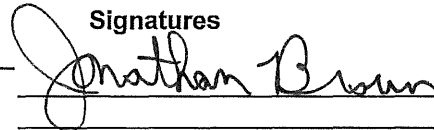
**BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER**

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 01/09/2020	REMAINING BALANCE
<u>EXPENDITURES</u>								
143-1476-8201	Contributions - Non Governmental Agency	0	0	11,716	0	11,716	0	11,716
821-9704-9902	Operating Reserves	416,494	416,494	0	11,716	404,778	0	404,778
<u>TOTAL EXPENDITURES</u>				11,716	11,716			

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

Signatures	Date
	2/10/2020
_____	_____
_____	_____

By Board of County Commissioners
At Meeting of :
 March 10, 2020

Deputy Clerk to the
Board of County Commissioners

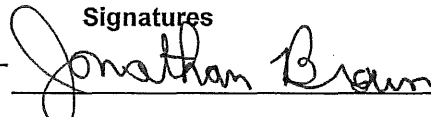
**BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER**

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								
143-1476-8201	Contributions - Non Governmental Agency	0	0	1,163	0	1,163	0	1,163
821-9704-9902	Operating Reserves	4,988	4,988	0	1,163	3,825	0	3,825
TOTAL EXPENDITURES				1,163	1,163			

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

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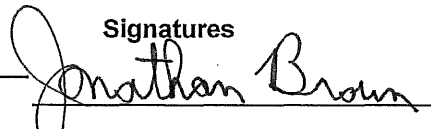
**BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER**

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 12/31/19	REMAINING BALANCE
EXPENDITURES								
143-1476-8201	Contributions - Non Governmental Agency	0	0	779	0	779	0	779
821-9704-9902	Operating Reserves	68,115	67,772	0	779	66,993	0	66,993
TOTAL EXPENDITURES				779	779			

Department of Housing and Economic Sustainability
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