Agenda Item #: 3I-12

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	October 6, 2020	[X] Consent [] Ordinance	[] Regular [] Public Hearing	
Department:	Housing and Econor	nic 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 \$326,954 to Autumn Ridge, LLC, for the Autumn Ridge 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 \$310,474 in Impact Fee Assistance Program Roads Zone 2 to appropriate funds for Autumn Ridge; and
- **D) approve** a Budget Transfer of \$16,480 in Impact Fee Assistance Program Public Building to appropriate funds for Autumn Ridge.

Summary: On July 27, 2020, the Department of Housing and Economic Sustainability issued a Notice of Funding Availability (NOFA) making \$2,172,279 in IFAHAP funding available from Palm Beach County's Fiscal Year 2019 funding cycle. Autumn Ridge, LLC, submitted an application in response to the NOFA. Staff recommends that up to \$326,954 be provided as a credit for impact fees associated with the Autumn Ridge project (Project). Autumn Ridge, LLC, will be given credits for Roads Zone 2 Impact Fees (\$310,474) and Public Building Impact Fees (\$16,480) for the construction of the Project. The Impact Fees will serve as the required match to the State Apartment Incentive Loan Program. Autumn Ridge, LLC, will pay impact fees above the allocated \$326,954. The Project entails construction of a 106 multifamily unit apartment building located at 1580-1610 North Congress Avenue in West Palm 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 2 (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 2019 NOFA funds must be encumbered no later than March 11, 2021, 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 Autumn Ridge, LLC, application was responsive thus warranting recommendation for a funding reservation of impact fee credits.

Attachment(s):

1. Location Map

2. Budget Transfers

Recommended By:	Department Director	9/24/2026 Date	
Approved By:	Some Miller Assistant County Administrator	9/35 /5357) Date	

II. FISCAL IMPACT ANALYSIS

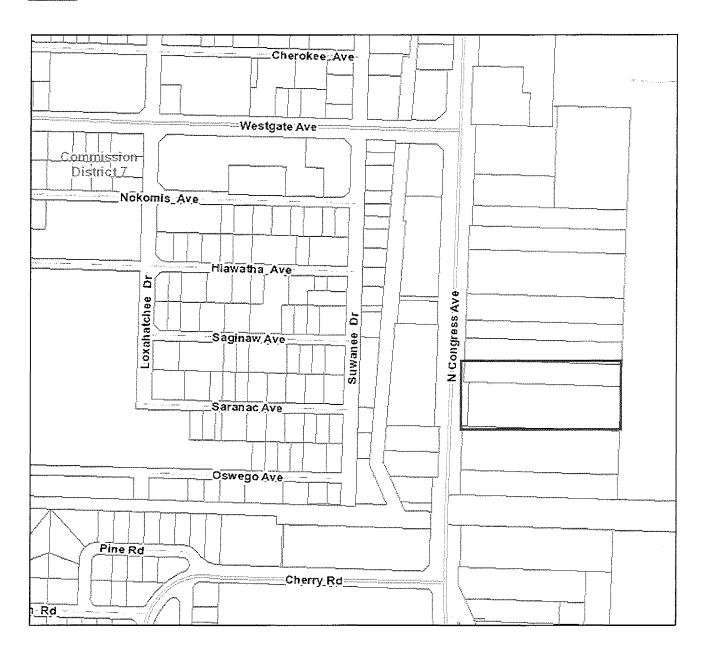
Fiscal Years	2020	2022	2023	2024	2025
Capital Expenditures					
Operating Costs	\$326,954				
External Revenues					
Program Income (County)	(\$326,954)				
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				
"ADDITIONAL ETE					
# ADDITIONAL FTE POSITIONS (Cumulative)					
and 2522 Dont 442 Unit 44	70 Object 0001.	1040 474			
und <u>3815</u> Dept <u>143</u> Unit <u>14</u>	78 Object <u>8201</u> : \$	\$16,480	Fiscal Impa	ct:	
und <u>3815</u> Dept <u>143</u> Unit <u>14</u>	78 Object 8201: 9 rces of Funds/Suenda item will as Autumn Ridge	\$16,480 ummary of F allocate \$32	26,954 to A	utumn Rid	
Approval of this agreement of the Housing Assistance	78 Object 8201: \$ ces of Funds/Suenda item will a Autumn Ridge Program.	\$16,480 ummary of F allocate \$32	26,954 to A	utumn Rid mpact Fee	
Approval of this agreement of the Housing Assistance	78 Object 8201: \$ ces of Funds/Suenda item will a Autumn Ridge Program. Review:	\$16,480 ummary of F allocate \$32	26,954 to A nder the I Fiscal Mana	utumn Rid mpact Fee	
Approval of this ago construction of the Housing Assistance	78 Object 8201: \$ ces of Funds/Suenda item will a Autumn Ridge Program. Review: Shair	\$16,480 ummary of Fallocate \$32 project u rette Major,	26,954 to Ander the I	utumn Rid mpact Fee	
3815 Dept 143 Unit 14 3. Recommended Sour Approval of this age construction of the Housing Assistance C. Departmental Fiscal	78 Object 8201: \$ ces of Funds/Suenda item will a Autumn Ridge Program. Review: Shair	\$16,480 ummary of Fallocate \$32 project u rette Major, COMMENT	P6,954 to A nder the I	utumn Rid mpact Fee	Affordable

Assistant County Attorney

C. **Other Department Review:**

Department Director

Autumn Ridge Apts



BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET TRANSFER

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FUND 3532 -Impact Fee Assistance Program - Roads Zone 2

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 9/24/2020	REMAINING BALANCE
EXPENDITURES 143-1478-8201	Contributions - Non Governmental Agency	0	0	310,474	0	310,474	0	310,474
821-9705-9902	Operating Reserves	468,781	468,781	0	310,474	158,307	0	158,307
PWG.	TOTAL EXPENDITURES			310,474	310,474		*****************	W. W
	and Francisco Containability	Signatures		Date			By Board of County Co	mmissioners

		Date	By Board of County Commissioners
Department of Housing and Economic Sustainability		0/2/1/2/2	At Meeting of :
INITIATING DEPARTMENT/DIVISION	Snatkan Dryun	9/24/2020	October 6, 2020
Administration/Budget Department Approval			Deputy Clerk to the
OFMB Department - Posted	V		Board of County Commissioners

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 09/24/2020	REMAINING BALANCE
EXPENDITURES 143-1478-8201	Contributions - Non Governmental Agency	0	0	16,480	0	16,480	0	16,480
821-9705-9902	Operating Reserves	90,637	90,637	0	16,480	74,157	0	74,157
	TOTAL EXPENDITURES	***************************************		16,480	16,480	ONE CONTRACTOR OF THE CONTRACT		

		Date	By Board of County Commissioners
Department of Housing and Economic Sustainability		2/2/	At Meeting of :
INITIATING DEPARTMENT/DIVISION	Anathan Drown	4/24/2020	October 6, 2020
Administration/Budget Department Approval		*	Deputy Clerk to the
OFMB Department - Posted			Board of County Commissioners