

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: February 9, 2021 [X] Consent [] Regular
[] Ordinance [] 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 \$24,555 to BLP Homes, LLC;

B) authorize the Mayor to execute Certificates of Award to be released to the recipient pursuant to IFAHAP Guidelines;

C) approve a Budget Transfer of \$23,585 in Impact Fee Assistance Program – Roads Zone 1 to appropriate funds for BLP Homes, LLC; and

D) approve a Budget Transfer of \$970 in Impact Fee Assistance Program – Public Building to appropriate funds for BLP Homes, LLC.

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. BLP Homes, LLC submitted an application in response to the NOFA. Staff recommends that up to \$24,555 be provided as a credit for impact fees associated with the construction of five (5) affordable single-family housing units to be located on scattered sites in Riviera Beach (the Project). BLP Homes will be given credits for Roads Zone 1 Impact Fees (\$23,585) and Public Building Impact Fees (\$970) for the construction of the Project. BLP Homes will pay impact fees above the allocated \$24,555. According to IFAHAP requirements, all units will be sold to persons with incomes no greater than 140% of Area Median Income. The assisted units will be restricted to remain affordable for 15 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 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 BLP Homes, LLC application was responsive thus warranting recommendation for a funding reservation of impact fee credits.

Attachment(s):

- 1. Project Sites
- 2. Location Maps
- 3. Budget Transfers

Recommended By: Jimmy Howard 1-7-21
Department Director Date

Approved By: Donald M. Mills 1/27/2021
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures					
Operating Costs	\$24,555				
External Revenues					
Program Income (County)	(\$24,555)				
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 3531 Dept 143 Unit 1484 Object 8201: \$23,585
Fund 3815 Dept 143 Unit 1484 Object 8201: \$970

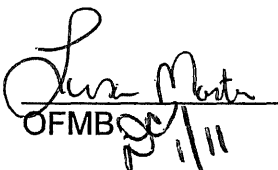
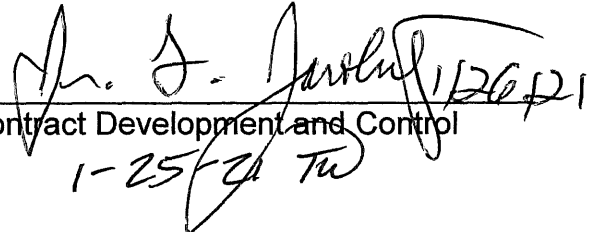
B. Recommended Sources of Funds/Summary of Fiscal Impact:

Approval of this agenda item will allocate \$24,555 to BLP Homes LLC for construction of five (5) single-family housing units on scattered sites 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:

 1/12/21
OFMB 1/11
 1/26/21
Contract Development and Control
1-25-21 TW

B. Legal Sufficiency:

 1/27/21
Assistant County Attorney

C. Other Department Review:

Department Director

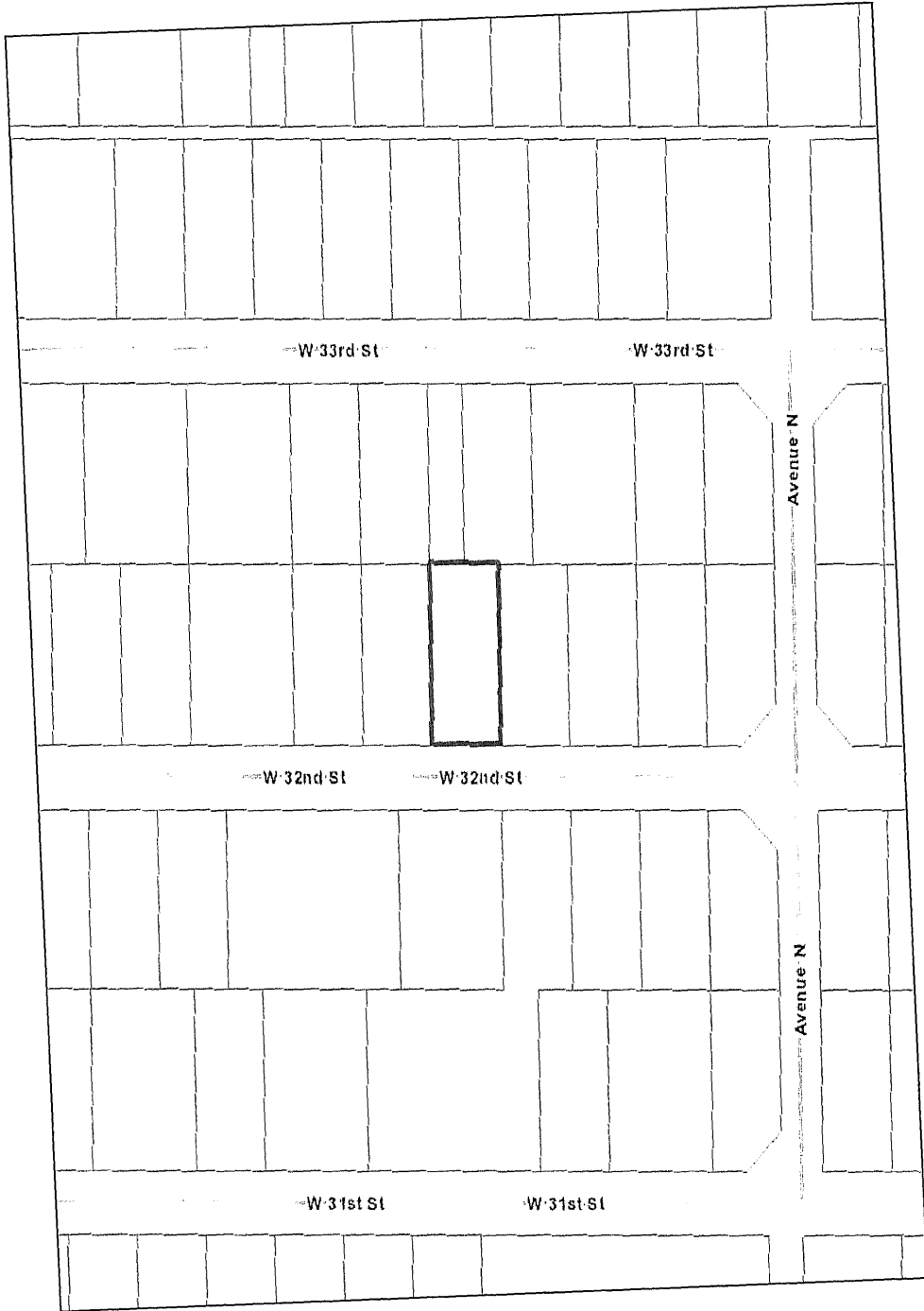
**Palm Beach County
2019 NOFA Impact Fee Affordable Housing Assistance Program
BLP Homes LLC
Project Sites**

District	Address	Property Control Number (PCN)	Impact Fee Assistance	Total
7	W. 32 nd Street, Riviera Beach	56-43-42-29-09-005-0410	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	W. 33 rd Street, Riviera Beach	56-43-42-29-09-005-0030	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	Old Dixie Hwy, Riviera Beach	56-43-42-29-05-006-0010	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	Old Dixie Hwy, Riviera Beach	56-43-42-29-05-006-0020	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	W. 29 th Street, Riviera Beach	56-43-42-29-03-017-0450	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911

Location Map



W. 32nd Street



Location Map



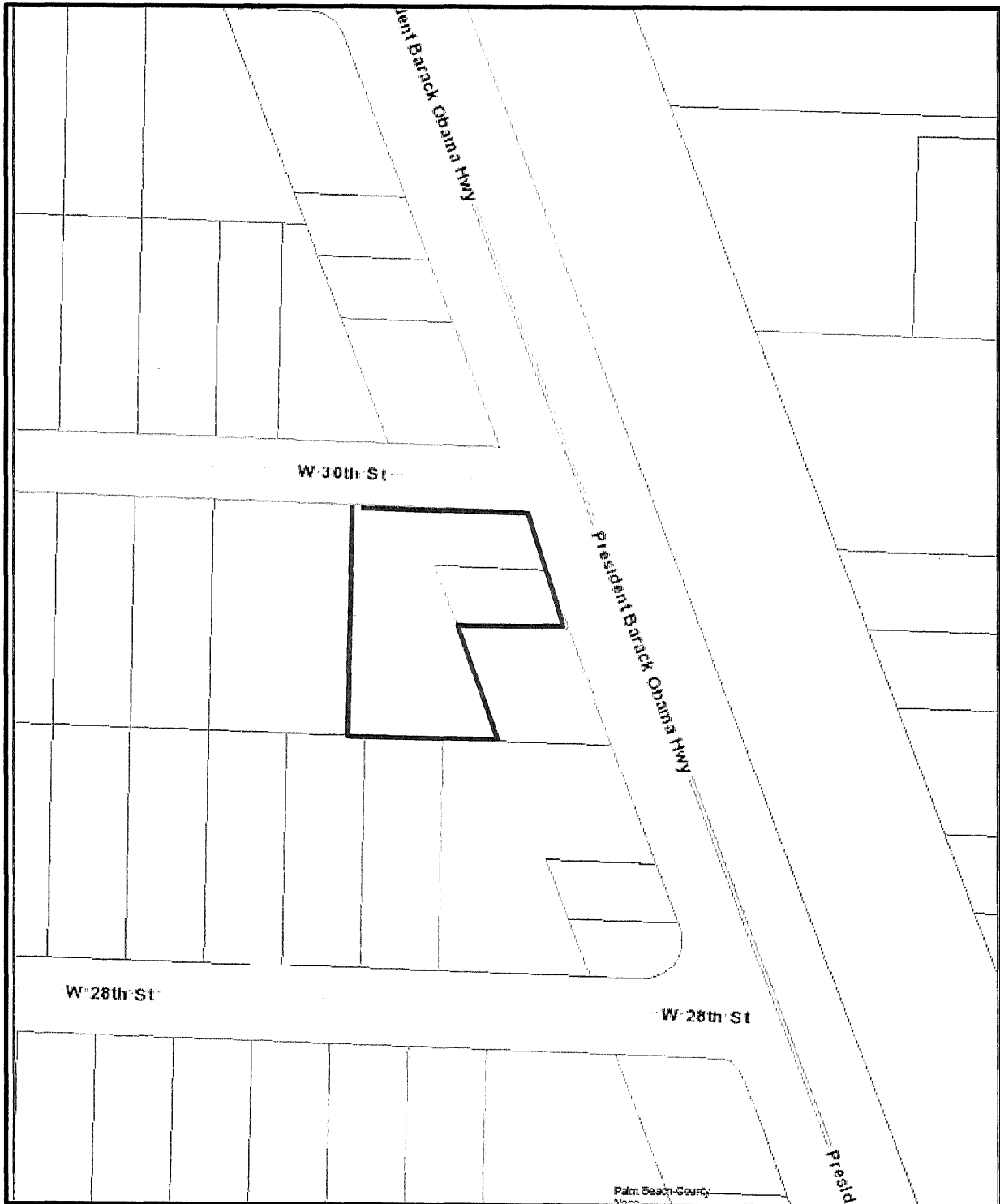
W. 33rd Street




Location Map

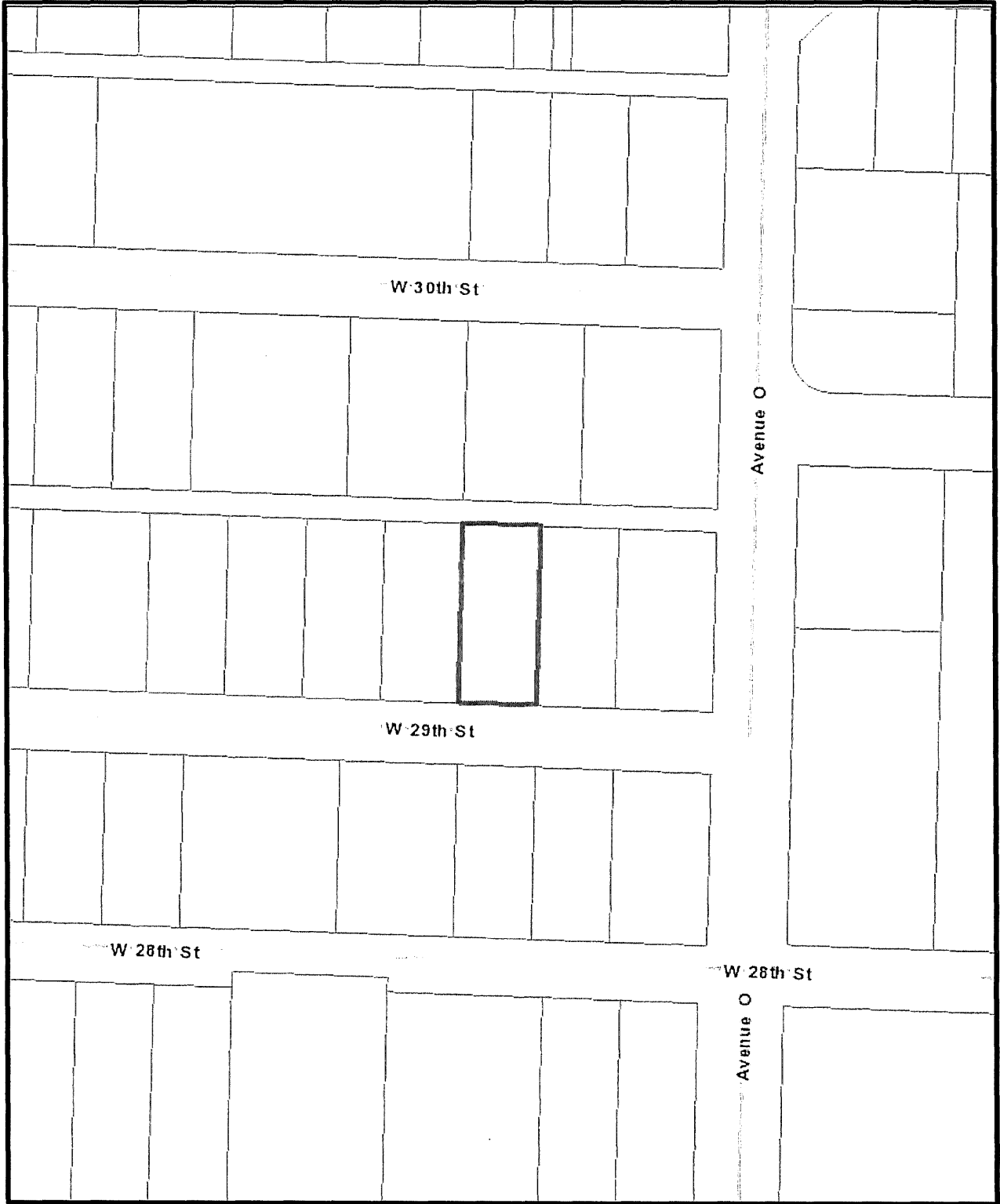
 Old Dixie Highway

North 



Location Map

 W. 29th Street



21- 0364

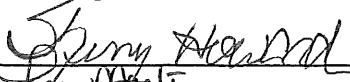
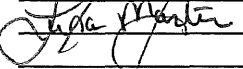
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

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 12/11/20	REMAINING BALANCE
EXPENDITURES								
143-1484-8201	Contributions - Non Governmental Agency	0	0	23,585	0	23,585	0	23,585
821-9705-9902	Operating Reserves	457,900	135,710	0	23,585	112,125	0	112,125
TOTAL EXPENDITURES				23,585	23,585			

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

Signatures	Date
	1-7-21
	1/12/21

By Board of County Commissioners
 At Meeting of :
 February 9, 2021
 Deputy Clerk to the
 Board of County Commissioners

21-0365

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

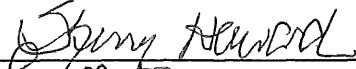
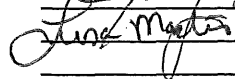
Page 1 of 1
BGEX-143-12172000000480

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 12/11/20	REMAINING BALANCE
EXPENDITURES								
143-1484-8201	Contributions - Non Governmental Agency	0	0	970	0	970	0	970
821-9705-9902	Operating Reserves	90,637	36,875	0	970	35,905	0	35,905
TOTAL EXPENDITURES				970	970			

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

Signatures



Date
1-7-21
1/12/21

By Board of County Commissioners
At Meeting of :
February 9, 2021
Deputy Clerk to the
Board of County Commissioners