PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	February 9, 2021	[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 \$49,110 to Riviera Hankinhomes Land Trust, HRY Development as Trustee;
- 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 \$47,170 in Impact Fee Assistance Program Roads Zone 1 to appropriate funds for Riviera Hankinhomes Land Trust, HRY Development as Trustee; and
- **D) approve** a Budget Transfer of \$1,940 in Impact Fee Assistance Program Public Building to appropriate funds for Riviera Hankinhomes Land Trust, HRY Development as Trustee.

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. Riviera Hankinhomes Land Trust submitted an application in response to the NOFA. Staff recommends that up to \$49,110 be provided as a credit for impact fees associated with the construction of ten (10) affordable single family housing units to be located on scattered sites in Riviera Beach (the Project). Riviera Hankinhomes Land Trust will be given credits for Roads Zone 1 Impact Fees (\$47,170) and Public Building Impact Fees (\$1,940) for the construction of the Project. Riviera Hankinhomes Land Trust will pay impact fees above the allocated \$49,110. 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 Riviera Hankinhomes Land Trust 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:	Soma Howard	1-7-21
, -	Department Director	Date
Approved By:	Some a hill	1/28/2021
	Assistant County Administrator	∕ Øate ′

II. FISCAL IMPACT ANALYSIS

A. **Five Year Summary of Fiscal Impact:**

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures					
Operating Costs	\$49,110				
External Revenues					
Program Income (County)	(\$49,110)				
In-Kind Match (County)	······································				-2-2
NET FISCAL IMPACT	-0-				

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External Revenues									
Program Income (County)	(\$49,110)								
In-Kind Match (County)									
NET FISCAL IMPACT	-0-								
# ADDITIONAL FTE POSITIONS (Cumulative)									
Is Item Included In Current I Does this item include the u	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 <u>3531</u> Dept <u>143</u> Unit <u>148</u> Fund <u>3815</u> Dept <u>143</u> Unit <u>148</u>									
B. Recommended Source	es of Funds/S	ummary of	Fiscal Impa	ıct:					
Approval of this agenda item will allocate \$49,110 to Riviera Hankinhomes Land Trust for construction of ten (10) single-family housing units on scattered sites under the Impact Fee Affordable Housing Assistance Program.									
C. Departmental Fiscal I		rette Major,	Fiscal Mana	ager II					

III. REVIEW COMMENTS

OFMB Fiscal and/or Contract Development and Control Comments:

Liva Marti	الماءاء		Ani J. Jaroban 112612
OFMB PC/III		(d) 1/12	Contract Development and Control

B. **Legal Sufficiency:**

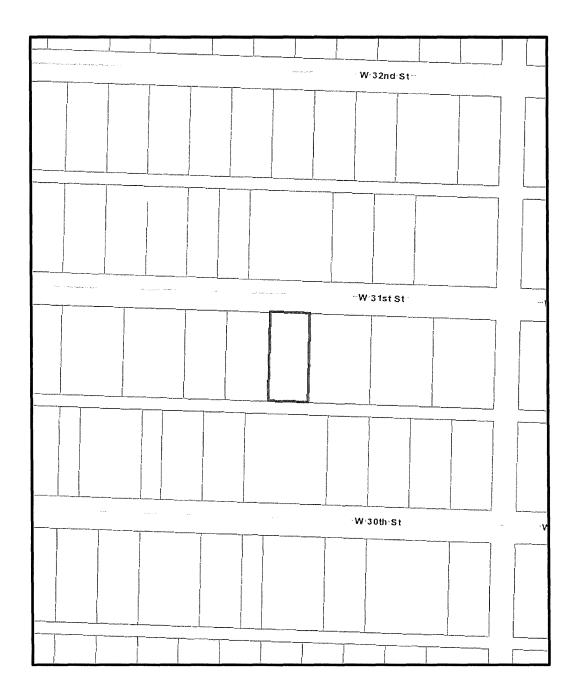
C. **Other Department Review:**

Department Director

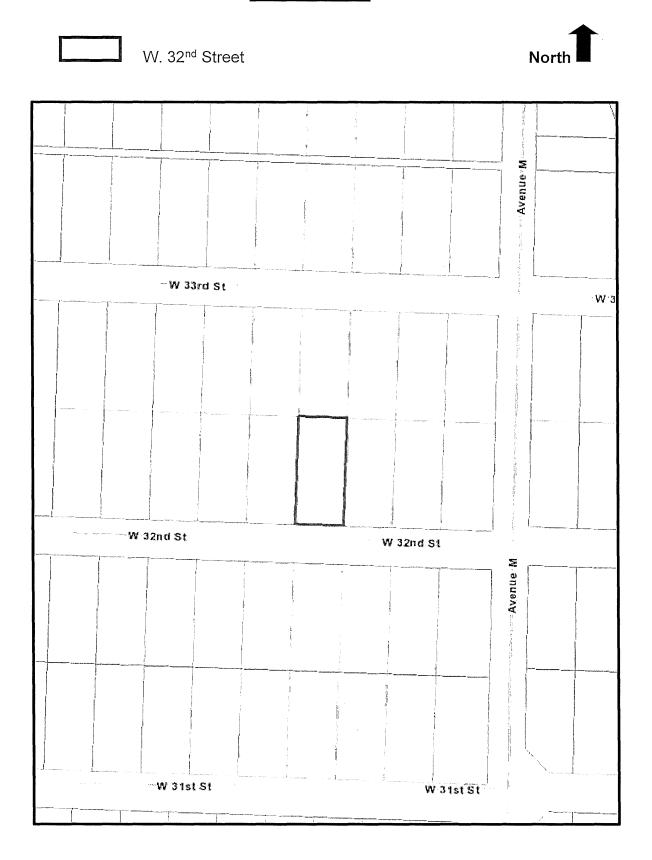
Palm Beach County 2019 NOFA Impact Fee Affordable Housing Assistance Program Riviera Hankinhomes Land Trust, HRY Development LLC as Trustee Project Sites

District	Address	Property Control Number (PCN)	Impact Fee Assistance	Total
7	W. 31 st Street, Riviera Beach	56-43-42-29-03-015-0100	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	1132 W. 31 st Street, Riviera Beach	56-43-42-29-09-003-0410	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	W. 32 nd Street, Riviera Beach	56-43-42-29-09-002-0430	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	1580 W. 32 nd Street Riviera Beach	56-43-42-29-02-021-0220	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	1400 W. 30 th Street, Riviera Beach	56-43-42-29-03-015-0490	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	141 W. 16 th Street, Riviera Beach	56-43-42-33-04-002-0060	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	316 W. 15 th Street, Riviera Beach	56-43-42-28-08-005-0030	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	1101 W. 33 rd Street, Riviera Beach	56-43-42-29-09-002-0010	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	1090 W. 28 th Street, Riviera Beach	56-43-42-19-05-006-0190	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911
7	1564 W. 34 th Street, Riviera Beach	56-43-42-29-02-019-0380	Zone 1 Roads \$4,717 Public Buildings \$194	\$4,911

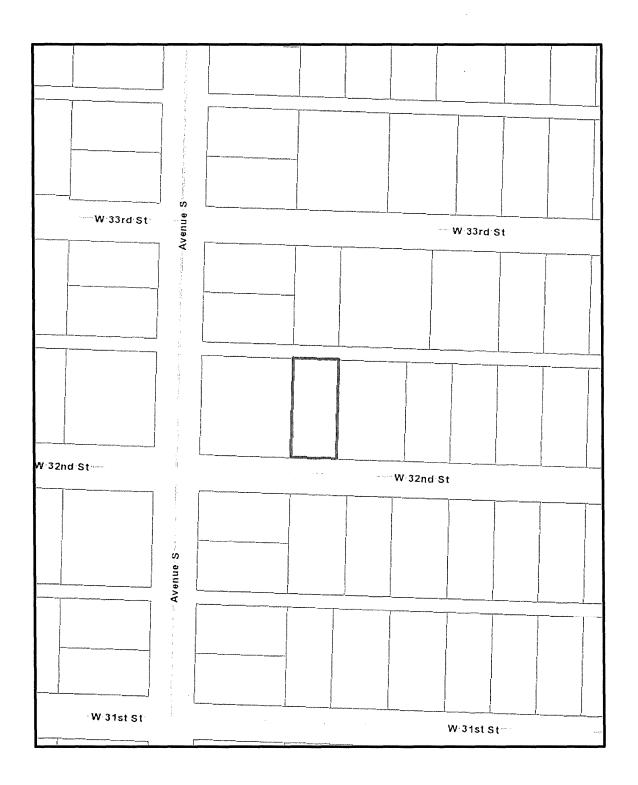
W. 31st Street North



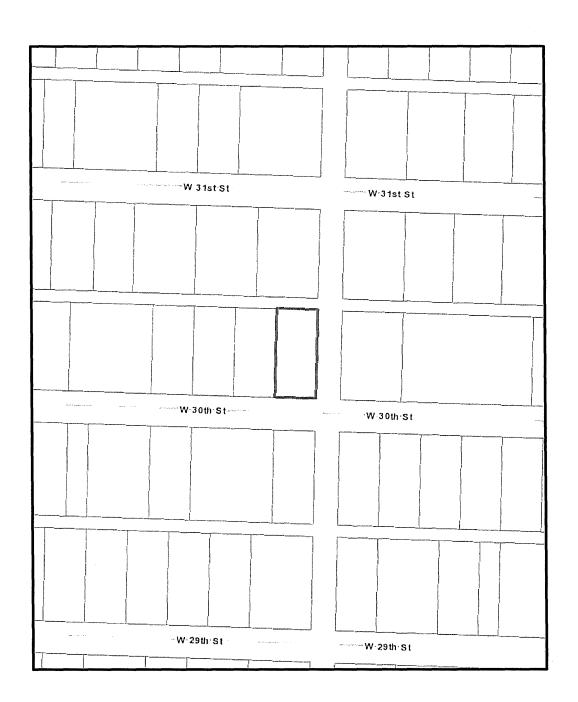
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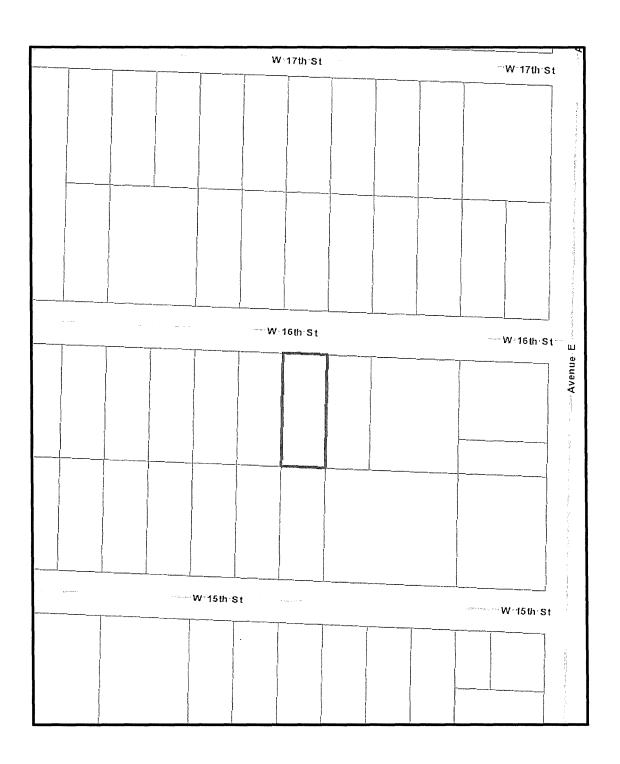




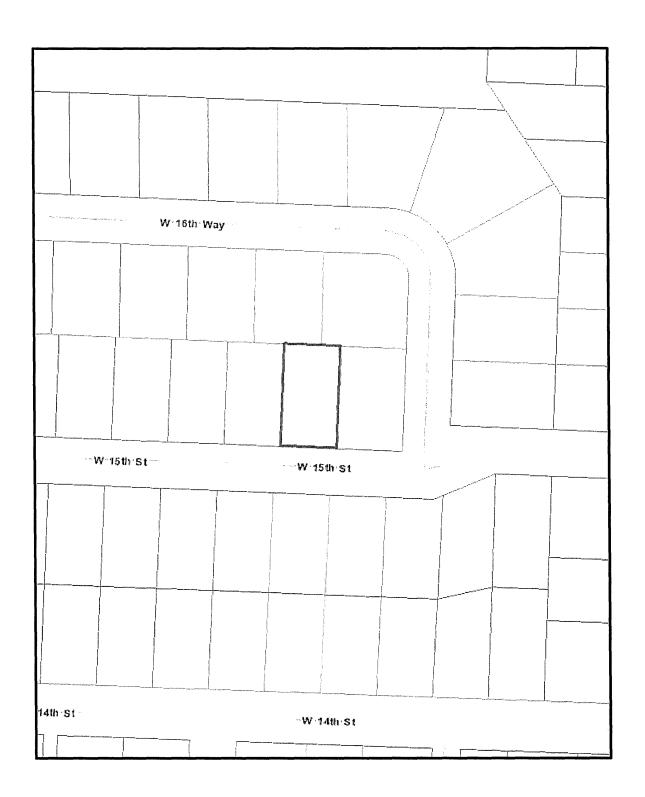
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1400 W. 30 th Street	North E

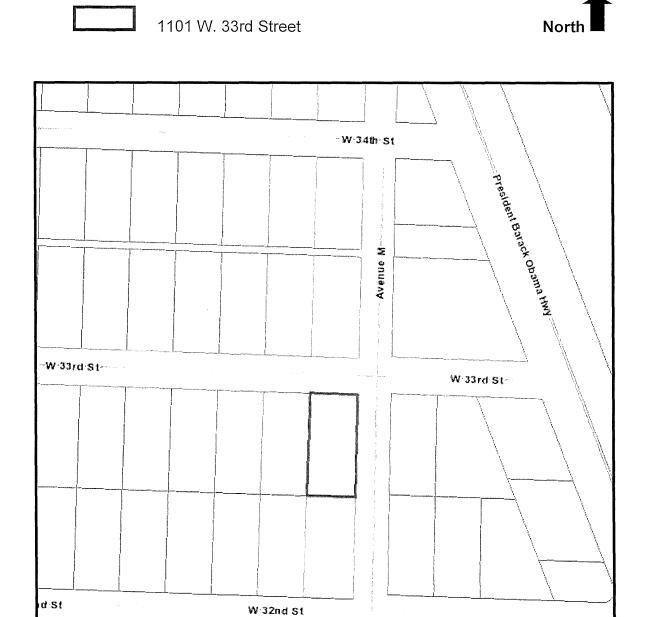


141 W. 16th Street North



316 W. 15th Street North

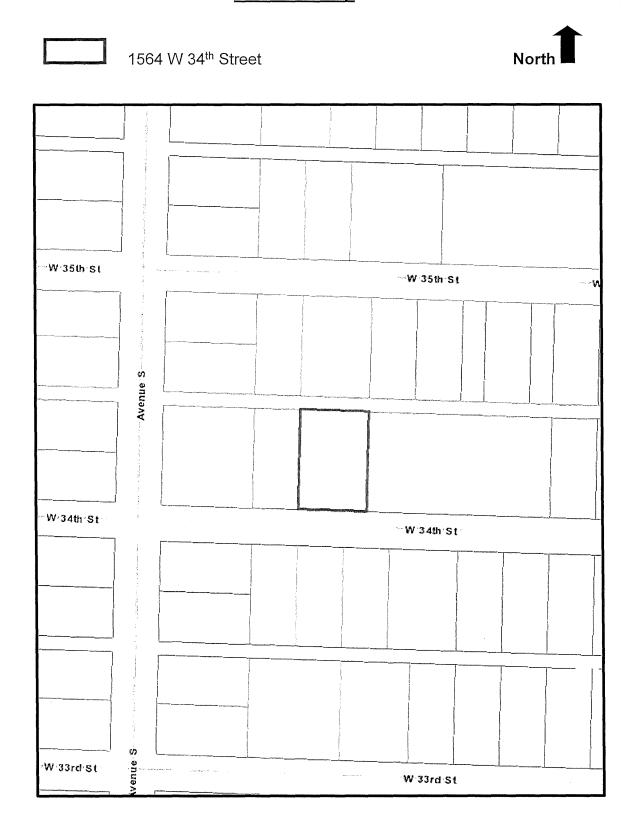




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The Atlanta				
			W-	28th-St





BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET TRANSFER

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EXPENDED/

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	ENCUMBERED 12/11/20	REMAINING BALANCE
EXPENDITURES 143-1485-8201	Contributions - Non Governmental Agency	0	0	47,170	0	47,170	0	47,170
821-9705-9902	Operating Reserves	457,900	135,710	0	47,170	88,540	0	88,540
	TOTAL EXPENDITURES			47,170	47,170			

Signatures

Department of Housing and Economic Sustainability

INITIATING DEPARTMENT/DIVISION
Administration/Budget Department Approval
OFMB Department - Posted

1/12/21

Date

By Board of County Commissioners At Meeting of :

February 9, 2021

Deputy Clerk to the

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 12/11/20	REMAINING BALANCE
EXPENDITURES 143-1485-8201	Contributions - Non Governmental Agency	0	0	1,940	0	1,940	0	1,940
821-9705-9902	Operating Reserves	90,637	3€.875	0	1,940	34,935	0	341935
	TOTAL EXPENDITURES			1,940	1,940			

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

OFMB Department - Posted

Signatures

Date

1 listat

By Board of County Commissioners

At Meeting of : February 9, 2021

Deputy Clerk to the

Board of County Commissioners