Agenda Item #: 31-6

# PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

#### **AGENDA ITEM SUMMARY**

**Meeting Date:** 

February 9, 2021

[X] Consent
[] Ordinance

[ ] Regular [ ] 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 \$1,973 to ME-ST, LLC for the 4825 Maine Street project;
- B) authorize the Mayor to execute a Certificate of Award to be released to the recipient pursuant to IFAHAP Guidelines; and
- **C) approve** a Budget Transfer of \$1,973 in Impact Fee Assistance Program Public Building to appropriate funds for ME-ST, 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. ME-ST submitted an application in response to the NOFA. Staff recommends that up to \$1,973 be provided as a credit for impact fees associated with the 4825 Maine Street project (Project). ME-ST will be given credit for Public Building Impact Fees (\$1,973) for the construction of the Project. ME-ST will pay impact fees above the allocated \$1,973. The Project entails construction of a 14-unit affordable rental building for single homeless veterans located at 4825 Maine Street in unincorporated Palm Beach County. 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 15 years. These funds are from interest earned by the Impact Fee Fund. District 3 (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 ME-ST application was responsive thus warranting recommendation for a funding reservation of impact fee credits.

#### Attachment(s):

- 1. Location Map
- 2. Budget Transfer

Recommended By: _	SymHayan.	1-7-21
	Department Director	Date
Approved By:	Doonso M. With	1/28/2001
	Assistant County Administrator	Date

### II. FISCAL IMPACT ANALYSIS

Fi	scal Years	2021	2022	2023	2024	2025
Ca	apital Expenditures					
Ol	perating Costs	\$1,973				
E	ternal Revenues					
Pr	ogram Income (County)	(\$1,973)				
ln-	Kind Match (County)					
NE	ET FISCAL IMPACT	-0-				
	ADDITIONAL FTE DSITIONS (Cumulative)					
	get Account No.:					
Fun	get Account No.:  d <u>3815</u> Dept <u>143</u> Unit <u>1482</u> Recommended Source			iscal Impad	ot:	
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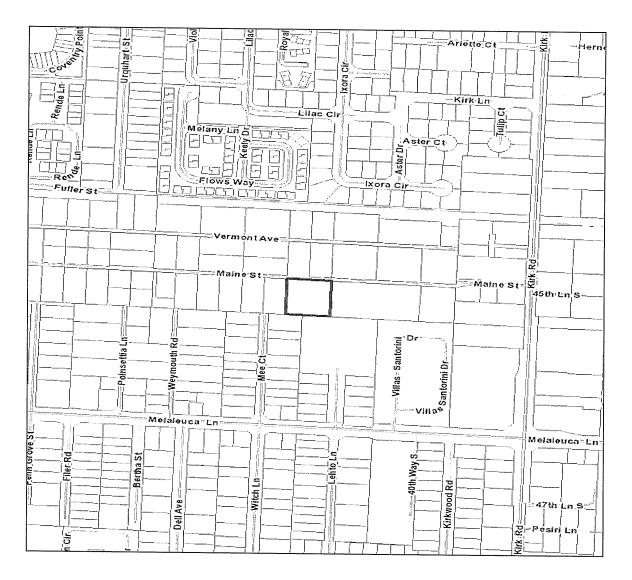
Assistant County Attorney

C.	Other	Department	Review:
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Department Director

## **Location Map**







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

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EVDENDED

BGEX-143-121720000000478

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	ENCUMBERED 12/11/20	REMAINING BALANCE
EXPENDITURES								
143-1483-8201	Contributions - Non Governmental Agency	0	0	1,973	0	1,973	0	1,973
821-9705-9902	Operating Reserves	90,637	38,875	0	1,973	36,902	0	36,902
	TOTAL EXPENDITURES			1,973	1,973			

Department of Housing and Economic Sustainability

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

Date

1/12/20

By Board of County Commissioners

At Meeting of: February 9, 2021

Deputy Clerk to the

**Board of County Commissioners**