PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	August 17, 2021	[] Consent [] Ordinance	[X] Regular [] Public Hearing
Department:	Housing and Economic I	Development	

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

A) the proposed Fiscal Year 2021-2022 State Housing Initiatives Partnership (SHIP) Program budget allocations for affordable housing strategies as follows: and

•	Purchase Assistance	\$1,500,000
•	Replacement Housing	\$ 331,888
•	Foreclosure Prevention	\$ 161,105
•	Owner Occupied Housing Rehabilitation	\$1,125,000
•	Emergency Repairs	\$ 750,000
•	Single Family New Construction	\$1,000,000
•	Developer Rental Assistance Program	\$1,000,000
•	Project Delivery	\$ 733,000
•	Administrative Costs	\$ 733,000

B) a Budget Amendment to the Affordable Housing Trust Fund 2020-2021 Budget to recognize a funding allocation for the Fiscal Year 2021-2022 State Housing Initiative Partnership (SHIP) Program grant award of \$7,333,993.

Summary: Staff recommends that the Board of County Commissioners (BCC) approve the proposed SHIP budget allocations for Fiscal Year 2021-2022. Palm Beach County receives an annual allocation from the State of Florida Housing Finance Corporation (FHFC) through the SHIP Program to implement various affordable housing programs and other related activities. On April 16, 2019, the Board of County Commissioners (BCC) approved the SHIP Local Housing Assistance Plan (LHAP) for fiscal years 2019-2020, 2020-2021 and 2021-2022 (R2019-0547). For Fiscal Year 2021-2022, Palm Beach County will receive \$7,333,993. At the July 7, 2021 public meeting of the Commission on Affordable Housing (CAH), staff's proposed budget recommendations received unanimous support. SHIP regulations require that a minimum of 65% of a local jurisdiction's SHIP funding be allocated to homeownership activities, and 20% of the fiscal year's funding allocation be expended on special needs households. Special needs households will be assisted through the Purchase Assistance, Foreclosure Prevention, Owner Occupied Housing Rehabilitation, Emergency Repair, Single Family New Construction, and the Developer Rental Assistance Program strategies. In accordance with SHIP regulations, the funds need to be encumbered within two (2) years and expended within three (3) years of allocation. These are State SHIP funds which require no local match. Countywide (HJF)

Background and Policy Issues: On April 16, 2019, the BCC approved the three-year LHAP via Resolution R2019-0547, which include the SHIP housing strategies. Funding for the various strategies is allocated on an annual basis. The housing strategies will provide assistance to income eligible households as described herein, including the allowable ten percent administrative costs associated with implementing the SHIP program.

Continued on Page 3

Attachments:

1 2021-2022 SHIP Disbursement Allocation publication

2 Budget Amendment

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures					
Operating Costs	\$7,333,993				
External Revenues	<\$7,333,993>				
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				
# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
s Item Included In Curre Does this item include th		Funds	Yes Yes	No X No X	
Budget Account No.:					
Fund <u>1100</u> Dept. <u>143</u> Uni	t <u>7175/7176</u> Obje	ct <u>various</u>	Program C	ode/Period	<u>various</u>
B. Recommended So	ources of Funds/S	Summary	of Fiscal Im	npact:	
Approval of this a SHIP funds to the	_				/2022 State
C. Departmental Fisc		airette Majo	or, Division	Director II	
	III. <u>REVIEV</u>	V COMME	<u>NTS</u>		
A. OFMB Fiscal and/	or Contract Deve	lopment a	and Control	Comments	:
Palynfa OFMBOA 720	W 7/23/21	Contra	ct Developn	dent and Co	8/0/2
B. Legal Sufficiency:					
Assistant County A	ttorney				
C. Other Department	Review:				
Department Directo	or				

Background and Policy Issues: (Continued from Page 1)

<u>Purchase Assistance</u>: provides first-time homebuyers assistance with gap financing, lot acquisition, down payment, closing costs and/or rehabilitation to purchase a new or existing home.

<u>Replacement Housing:</u> provides assistance to homeowners residing in dilapidated structures that are beyond rehabilitation.

<u>Foreclosure Prevention</u>: assist with delinquent mortgage payments, including late fees, attorney's fees, homeowners' association payments, special assessments, other foreclosure associated costs, property taxes, homeowners' insurance and default resolution counseling.

<u>Owner-Occupied Housing Rehabilitation:</u> provides assistance for substantial rehabilitation to correct housing life, health or safety items, incipient code violations, sewer and water connection and utility connections.

<u>Emergency Repair</u>: assist income eligible owner occupied residences to address emergency conditions such as roofing, electrical, plumbing or structural repairs.

<u>Single Family New Construction</u>: funding awarded to contractors, non-profit housing developers to construct affordable single-family units for eligible first time homebuyers. Funds can be used for site acquisition, soft costs, site development, infrastructure improvements, demolition, construction and other eligible construction related costs.

<u>Developer Rental Assistance Program</u>: funding will provide assistance to not-for-profit and for-profit housing developers to acquire, construct and/or rehabilitate affordable rental or single-family units. Additionally, funding will provide developers applying for Low Income Housing Tax Credits, State Apartment Incentive Loan (SAIL), State HOME Investment Partnership Program or other multi-family funding, with local government contribution or other leverage/match financing for affordable rental projects.

Table 1: 2019/2020 and 2021/2022 Comparison:

SHIP Approved Activities	2019-2020 Funding Allocations \$1,865,560	2021-2022 Funding Recommendations \$7,333,993
Purchase Assistance	\$673,108	\$1,500,000
Replacement Housing	\$0	\$331,888
Foreclosure Prevention	\$168,430	\$161,105
Owner Occupied Housing Rehabilitation	\$500,000	\$1,125,000
Emergency Repairs	\$151,022	\$750,000
Single Family New Construction	\$0	\$1,000,000
Developer Rental Assistance Program	\$0	\$1,000,000
First Mortgage Loan Assistance Program	\$0	\$0
Disaster Mitigation	\$0	\$0
Rental Housing Re-Entry Assistance	\$0	\$0
Administrative Costs	\$186,500	\$733,000
Project Delivery Costs	\$186,500	\$733,000

Projected SHIP 2021-2022

\$ 146,700,000

CHIP of	location	hasad r	n SR	2500

Projected SHIP 2021-2	2022	\$ 146,700,000		
Local Government	County Total	County Share/ City Share		
ALACHUA	1,814,478	911,957		
Gainesville		902,521		
BAKER	350,000	350,000		
BAY	1,170,563	938,909		
Panama City		231,654		
BRADFORD	350,000	350,000		
BREVARD	4,017,139	2,223,084		
Cocoa		128,147		
Melbourne		558,784		
Palm Bay		784,949		
Titusville		322,175		
BROWARD	12,768,885	2,289,460		
Coconut Creek		388,174		
Coral Springs		854,238		
Davie		694,627		
Deerfield Beach		529,909		
Fort Lauderdale		1,251,351		
Hollywood		1,003,634		
Lauderhill		478,833		
Margate		392,005		
Miramar		918,083		
Pembroke Pines		1,116,001		
Plantation		600,138		
Pompano Beach		746,980		
Sunrise		623,122		
Tamarac		436,696		
Weston		445,634		
CALHOUN	350,000	350,000		
CHARLOTTE	1,256,943	1,120,439		
Punta Gorda		136,504		
CITRUS	1,001,722	1,001,722		
CLAY	1,468,960	1,468,960		
COLLIER	2,568,332	2,428,615		
Naples		139,717		
COLUMBIA	479,528	479,528		
DE SOTO	350,000	350,000		
DIXIE	350,000	350,000		
DUVAL	6,506,417	6,506,417		
ESCAMBIA	2,152,133	1,783,257		
Pensacola		368,876		
FLAGLER	766,144	166,023		
Palm Coast		600,121		

Local Government	County Total	County Share/ City Share		
FRANKLIN	350,000	350,000		
GADSDEN	350,000	350,000		
GILCHRIST	350,000	350,000		
GLADES	350,000	350,000		
GULF	350,000	350,000		
HAMILTON	350,000	350,000		
HARDEE	350,000	350,000		
HENDRY	350,000	350,000		
HERNANDO	1,280,503	1,280,503		
HIGHLANDS	711,188	711,188		
HILLSBOROUGH	9,780,946	7,182,149		
Tampa		2,598,797		
HOLMES	350,000	350,000		
INDIAN RIVER	1,072,404	1,072,404		
JACKSON	350,000	350,000		
JEFFERSON	350,000	350,000		
LAFAYETTE	350,000	350,000		
LAKE	2,434,832	2,434,832		
LEE	4,971,231	3,116,962		
Cape Coral		1,240,819		
Fort Myers		613,450		
LEON	1,999,017	673,269		
Tallahassee		1,325,748		
LEVY	350,000	350,000		
LIBERTY	350,000	350,000		
MADISON	350,000	350,000		
MANATEE	2,650,794	2,260,862		
Bradenton		389,932		
MARION	2,438,749	2,027,820		
Ocala		410,929		
MARTIN	1,084,184	1,084,184		
MIAMI-DADE	11,878,389	7,636,615		
Hialeah		1,006,100		
Miami		2,088,221		
Miami Beach		394,363		
Miami Gardens		479,887		
North Miami		273,203		
MONROE	526,649	526,649		
NASSAU	605,166	605,166		
OKALOOSA	1,359,020	1,218,633		
Fort Walton Beach		140,387		
OKEECHOBEE	350,000	350,000		

Local Government	County Total	County Share/ City Share
ORANGE	9,349,048	7,374,529
Orlando		1,974,519
OSCEOLA	2,568,332	1,728,744
Kissimmee		501,852
St. Cloud		337,736
PALM BEACH	9,698,484	7,333,993
Boca Raton		629,432
Boynton Beach		518,869
Delray Beach		444,191
West Palm Beach		771,999
PASCO	3,597,023	3,597,023
PINELLAS	6,518,198	3,381,641
Clearwater		781,532
Largo		559,913
St. Petersburg		1,795,112
POLK	4,735,653	3,700,439
Lakeland		723,608
Winter Haven		311,606
PUTNAM	499,171	499,171
ST. JOHNS	1,743,796	1,743,796
ST. LUCIE	2,140,353	497,418
Fort Pierce		295,369
Port St. Lucie		1,347,566
SANTA ROSA	1,241,245	1,241,245
SARASOTA	2,909,905	2,527,252
Sarasota		382,653
SEMINOLE	3,165,125	3,165,125
SUMTER	938,903	938,903
SUWANNEE	350,000	350,000
TAYLOR	350,000	350,000
UNION	350,000	350,000
VOLUSIA	3,651,979	2,566,976
Daytona Beach		464,897
Deltona		620,106
WAKULLA	350,000	350,000
WALTON	514,869	514,869
WASHINGTON	350,000	350,000
TOTAL	141,136,400	141,136,400
DR Holdback		5,000,000
Catalyst		563,600
Total appropriation		146,700,000

21-1009

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET AMENDMENT

<u>Page 1 of 1</u> BGEX-143-071921000001646 BGRV-143-071921000000523

FUND 1100 - Affordable Housing Trust Fund (SHIP)

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 July 15, 2021	REMAINING BALANCE
REVENUE								
143-7176-3469	State Grant - Other Human Services	1,494,822	1,494,822	5,839,171	0	7,333,993		
	TOTAL REVENUE	5,184,382	7,416,708	5,839,171	0	13,255,879		
EXPENDITURES								
143-7175-3401	Other Contractual Services	19,390	568,964	100,000		668,964	138,416	530,548
143-7175-9902	Operating Reserves	0	0	797,036		797,036	0	797,036
143-7176-8201	Contributions Non Govt Agency	1,562,243	3,453,395	1,000,000		4,453,395	0	4,453,395
143-7176-8301	Contributions For Individuals	2,973,175	5,036,201	3,942,135		8,978,336	2,381,834	6,596,502
	TOTAL EXPENDITURES	5,184,382	7,416,708	5,839,171	0	13,255,879		

Department of Housing and Economic Development

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

Signatures

Date

10001

At Meeting of: August 17, 2021

Deputy Clerk to the

Board of County Commissioners

By Board of County Commissioners