Agenda Item #: 4D-3

### PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

### **AGENDA ITEM SUMMARY**

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

#### 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 \$20,384 to Riviera Beach Community Development Corporation for the Villas at Solana 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 \$17,574 in Impact Fee Assistance Program Roads Zone 1 to appropriate funds for the Villas at Solana project;
- **D) approve** a Budget Transfer of \$1,787 in Impact Fee Assistance Program Parks Zone 1 to appropriate funds for the Villas at Solana project; and
- **E) approve** a Budget Transfer of \$1,023 in Impact Fee Assistance Program Public Building to appropriate funds for the Villas at Solana project.

Summary: On February 12, 2021, the Department of Housing and Economic Development issued a Notice of Funding Availability (NOFA) making \$3,124,923 in IFAHAP funding available from Palm Beach County's Fiscal Year 2020 funding cycle. Riviera Beach Community Development Corporation (RBCDC) submitted an application in response to the NOFA. Staff recommends that up to \$20,384 be provided as a credit for impact fees associated with the Villas at Solana project (Project). RBCDC will be given credits for Roads Zone 1 Impact Fees (\$17,574), Parks Zone 1 (\$1,787) and Public Building Zone1 (\$1,023) Impact Fees for the construction of the Project. RBCDC will pay impact fees above the allocated \$20,384. The Project entails construction of 28 for-sale townhomes consisting of 12 two bedrooms units at 1,163 sq. feet and 16 three bedrooms units at 1,721 sq. feet each. The units will be constructed on 3211 & 3201 Avenue J, east of the FEC railroad tracks, in the City of Riviera Beach. RBCDC is requesting IFAHAP assistance for 6 of the 28 units. The project will provide affordable homes to first time homebuyers with income no greater than 140% of the Area Median Income. The 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 Policy Issues: 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 2020 NOFA funds must be encumbered no later than March 24, 2022 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.

### Attachment(s):

1 Location Map2 Budget Transfers

Recommended By:	Inathan Brum	7/16/2021
•	( ) Department Director	<sup>'</sup> Date
Approved By:	Soma M. Nella	H29/2021
	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	\$20,384				
External Revenues					
Program Income (County)	(\$20,384)				
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				
# ADDITIONAL FTE POSITIONS (Cumulative)					

Frogram income (County)	(φ20,364)						
In-Kind Match (County)							
NET FISCAL IMPACT	-0-						
# ADDITIONAL FTE							
POSITIONS (Cumulative)							
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>14</u>	91 Object 8201	<u>l</u> : \$17,574					
Fund 3621 Dept 143 Unit 1491 Object 8201 : \$ 1,787							
Fund 3815 Dept 143 Unit 1491 Object 8201: \$ 1,023							
B. Recommended Sources of Funds/Summary of Fiscal Impact:							
Approval of this agenda item will allocate \$20,384 to Riviera Beach Community Development Corporation for construction of the Villas at Solana project under							

the Impact Fee Affordable Housing Assistance Program.

C. Shairette Major, Division Director II **Departmental Fiscal Review:** 

### III. REVIEW COMMENTS

**OFMB Fiscal and/or Contract Development and Control Comments:** A.

OFMB Contract Development and Control 7-28-21 The	Lize Marte 7	121/21 Janox Millia Son lewin Jacobowit	12
7-28-21 Tw	OFMB (1)	Contract Development and Control	
7-20-21 M		- 0-3:	
• •		7-20-21 M	
		, -	

В. **Legal Sufficiency:** 

Assistant County Attorney
For Howard Falcon

C. **Other Department Review:** 

**Department Director** 

## LOCATION MAP

3211 AND 3201 Avenue J, Riviera Beach, FL -----W-34lh-St W-33rd-St -W-32nd-St--W-31st St--W-31st-St-

## 21- [003

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

<u>Page 1 of 1</u> BGEX-143-07072100001565

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 06/24/21	REMAINING BALANCE
EXPENDITURES 143-1491-8201	Contributions - Non Governmental Agency	0	0	17,574	0	17,574	0	17,574
821-9706-9902	Operating Reserves	553,331	553,331	0	17,574	535,757	0	535,757
	TOTAL EXPENDITURES			17,574	17,574			

Department of Housing and Economic Development

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

Signatures

Pate

7/16/202

By Board of County Commissioners

At Meeting of: August 17, 2021

Deputy Clerk to the

**Board of County Commissioners** 

## 21- **100**4

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

<u>Page 1 of 1</u> BGEX-143-07072100001566

EXPENDED/

FUND 3621 -Impact Fee Assistance Program - Parks 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 06/24/21	REMAINING BALANCE
EXPENDITURES 143-1491-8201	Contributions - Non Governmental Agency	0	0	1,787	0	1,787	0	1,787
821-9706-9902	Operating Reserves	28,381	28,381	0	1,787	26,594	0	26,594
	TOTAL EXPENDITURES			1,787	1,787			

Department of Housing and Economic Development

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

Signatures

nathan Brown

Date

3/21/21

By Board of County Commissioners

At Meeting of: August 17, 2021

Deputy Clerk to the

**Board of County Commissioners** 

# 21- 1005

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

Page 1 of 1

BGEX-143-07072100001567

EXPENDED/

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 06/24/21	REMAINING BALANCE
EVDENDITUDES								
143-1491-8201	Contributions - Non Governmental Agency	0	0	1,023	0	1,023	0	1,023
821-9706-9902	Operating Reserves	149,530	149,530	0	1,023	148,507	0	148,507
Vo	TOTAL EXPENDITURES			1,023	1,023			

Department of Housing and Economic Development

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

ignatures

Date

7 2 2 2

By Board of County Commissioners

At Meeting of:

August 17, 2021

Deputy Clerk to the

**Board of County Commissioners**