

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: August 17, 2021 Consent Regular
 Ordinance Public Hearing

Department: Housing and Economic 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 \$366,775 to Berkeley Landing Ltd. for the Berkeley Landing rental 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 \$322,190 in Impact Fee Assistance Program – Roads Zone 1 to appropriate funds for the Berkeley Landing rental project;
- D) approve** a Budget Transfer of \$26,594 in Impact Fee Assistance Program – Parks Zone 1 to appropriate funds for the Berkeley Landing rental project; and
- E) approve** a Budget Transfer of \$17,991 in Impact Fee Assistance Program – Public Building to appropriate funds for the Berkeley Landing rental 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. Berkeley Landing Ltd. submitted an application in response to the NOFA. Staff recommends that up to \$366,775 be provided as a credit for impact fees associated with the Berkeley Landing rental project (Project). Berkeley Landing Ltd. will be given credits for Roads Zone 1 (\$322,190), Parks Zone 1 (\$26,594) and Public Building Zone 1 (\$17,991) Impact Fees for the construction of the Project. Berkeley Landing Ltd. will pay impact fees above the allocated \$366,775. The Project entails construction of a 112 multi-family rental complex located at 3100 and 3124 Broadway in the City of Riviera Beach. The developer is requesting IFAHAP assistance for 110 of 112 units. The project will provide affordable housing to tenants with income between 30% and 80% of the Area Median Income. The units will be restricted to remain affordable for 30 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 Map
- 2 Budget Transfers

Recommended By: Jonathan Brown 7/16/2021
 Department Director Date

Approved By: Ronda M. Miller 7/29/2021
 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	\$366,775				
External Revenues					
Program Income (County)	(\$366,775)				
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 1490 Object 8201: \$322,190
 Fund 3621 Dept 143 Unit 1490 Object 8201: \$ 26,594
 Fund 3815 Dept 143 Unit 1490 Object 8201: \$ 17,991

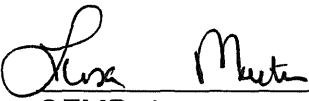
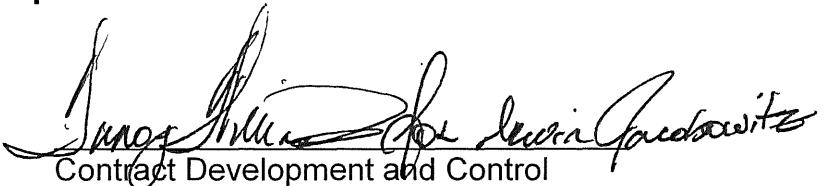
B. Recommended Sources of Funds/Summary of Fiscal Impact:

Approval of this agenda item will allocate \$366,775 to Berkeley Landing Ltd. for construction of the Berkeley Landing rental project under the Impact Fee Affordable Housing Assistance Program.

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

III. REVIEW COMMENTS

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

 7/21/21
 OFMB 
 Contract Development and Control
 7-28-21 TW

B. Legal Sufficiency:


 Assistant County Attorney
 for Howard Falcon

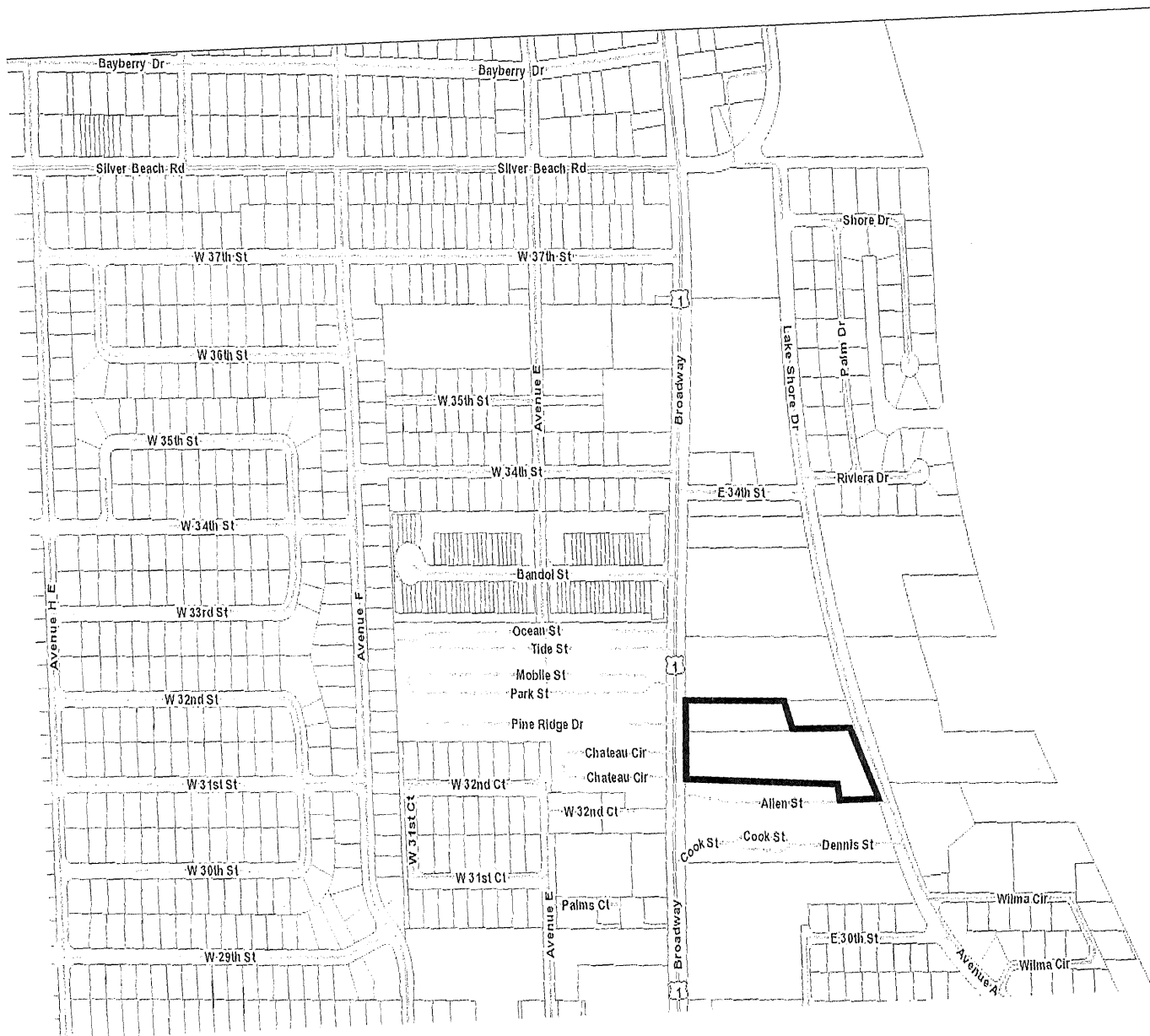
C. Other Department Review:

 Department Director

LOCATION MAP



3100 AND 3124 Broadway, Riviera Beach, FL



21-1000

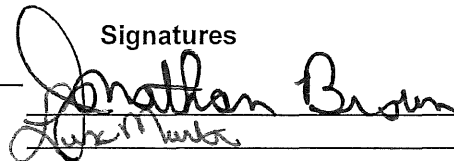
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

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 06/24/21	REMAINING BALANCE
EXPENDITURES								
143-1490-8201	Contributions - Non Governmental Agency	0	0	322,190	0	322,190	0	322,190
821-9706-9902	Operating Reserves	553,331	553,331	0	322,190	231,141	0	231,141
TOTAL EXPENDITURES				322,190	322,190			

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

Signatures


Date
7/16/2021
7/21/21

By Board of County Commissioners
At Meeting of :
August 17, 2021
Deputy Clerk to the
Board of County Commissioners

21-1001

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

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	EXPENDED/ ENCUMBERED 06/24/21	REMAINING BALANCE
EXPENDITURES								
143-1490-8201	Contributions - Non Governmental Agency	0	0	26,594	0	26,594	0	26,594
821-9706-9902	Operating Reserves	28,381	28,381	0	26,594	1,787	0	1,787
TOTAL EXPENDITURES				26,594	26,594			

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

Signatures
Jonathan Brown
[Signature]

Date
7/16/2021
7/21/21

By Board of County Commissioners
At Meeting of :
August 17, 2021
Deputy Clerk to the
Board of County Commissioners

21-1002

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

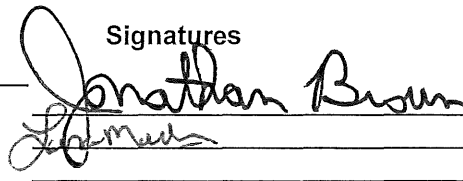
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BGEX-143-07072100001564

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 06/24/21	REMAINING BALANCE
EXPENDITURES								
143-1490-8201	Contributions - Non Governmental Agency	0	0	17,991	0	17,991	0	17,991
821-9706-9902	Operating Reserves	149,530	149,530	0	17,991	131,539	0	131,539
TOTAL EXPENDITURES				17,991	17,991			

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