

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

**Meeting Date:** June 14, 2022                       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 \$152,174 to CP Renaissance LLC and;

**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 \$125,947 in Impact Fee Assistance Program – Roads Zone 2 to appropriate funds for CP Renaissance LLC; and

**D) approve** a Budget Transfer of \$19,220 in Impact Fee Assistance Program – Park Zone 2 to appropriate funds for CP Renaissance LLC; and

**E) approve** a Budget Transfer of \$7,007 in Impact Fee Assistance Program – Public Building to appropriate funds for CP Renaissance LLC.

**Summary:** On March 1, 2022, the Department of Housing and Economic Development issued a Notice of Funding Availability (NOFA) making \$2,114,290 in IFAHAP funding available from Palm Beach County's Fiscal Year 2021 funding cycle. CP Renaissance LLC submitted an application in response to the NOFA. Staff recommends that up to \$152,174 be provided as a credit for impact fees associated with the construction of 43 affordable rental units within five (5) buildings on four (4) separate sites within a project area along Tamarind Ave., West Palm Beach (the Project). CP Renaissance LLC will be given credits for Roads Zone 2 Impact Fees (\$125,947), Park Zone 2 Impact Fees (\$19,220) and Public Building Impact Fees (\$7,007) for the construction of the Project. CP Renaissance LLC will pay impact fees above the allocated \$152,174. According to IFAHAP requirements, all units will be rented to persons with incomes no greater than 140% of Area Median Income. The assisted 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 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 IFAHAP make 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 IFAHAP funding award will expire two (2) years after the date of the approval by the BCC. 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 the funding approval by the BCC.

**Attachment(s):**  
 1 Location Map  
 2 Budget Transfers

**Recommended By:** Jonathan Brown                      4/29/2022  
                                                                                                   Department Director                      Date

**Approved By:** Donna M. Miller                      5/17/2022  
                                                                                                   Assistant County Administrator                      Date

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2022	2023	2024	2025	2026
Capital Expenditures					
Operating Costs	\$152,174				
External Revenues					
Program Income (County)	(\$152,174)				
In-Kind Match (County)					
<b>NET FISCAL IMPACT</b>	<b>-0-</b>				

# ADDITIONAL FTE POSITIONS (Cumulative)					

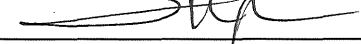
Is Item Included In Current Budget? Yes X No       
 Does this item include the use of Federal funds? Yes      No X

Budget Account No.:

Fund 3532 Dept. 143 Unit 1494 Object 8201 : \$125,947  
 Fund 3622 Dept. 143 Unit 1494 Object 8201 : \$ 19,220  
 Fund 3815 Dept. 143 Unit 1494 Object 8201 : \$ 7,007

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

Approval of this agenda item will allocate \$152,174 to CP Renaissance LLC for construction of the Coleman Park Renaissance project under the Impact Fee Affordable Housing Assistance Program.

C. Departmental Fiscal Review:  DC  
 Shairrette Major, Division Director II

**III. REVIEW COMMENTS**

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

 5/16/22  
 OFMB QA 5-3-22  
 (M) 5-6-22

 5/16/22  
 Contract Development and Control  
 5-14-22 TD

**B. Legal Sufficiency:**

 5/17/22  
 Assistant County Attorney

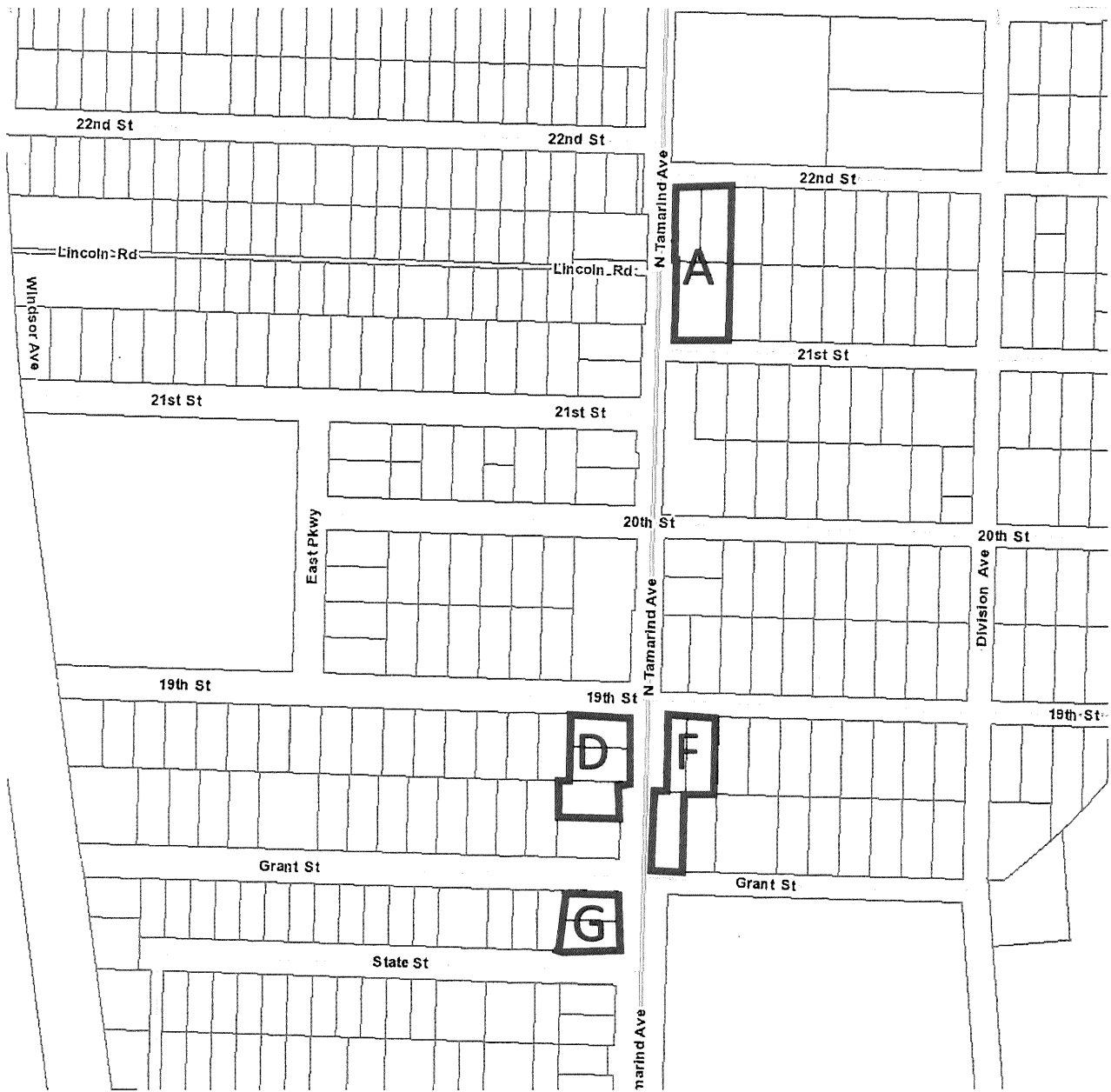
**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

# LOCATION MAP



<b>Site A</b>	<b>Site G</b>
<ul style="list-style-type: none"> <li>• 918 22nd Street</li> </ul>	<ul style="list-style-type: none"> <li>• 1002 Grant Street</li> </ul>
<ul style="list-style-type: none"> <li>• 2212 N. Tamarind Avenue</li> </ul>	<ul style="list-style-type: none"> <li>• 1001 State Street</li> </ul>
<ul style="list-style-type: none"> <li>• 933 21st Street</li> </ul>	
<b>Site D</b>	<b>Site F</b>
<ul style="list-style-type: none"> <li>• 1004 19<sup>th</sup> Street</li> </ul>	<ul style="list-style-type: none"> <li>• 1940 N. Tamarind Avenue</li> </ul>
<ul style="list-style-type: none"> <li>• 1977 N. Tamarind Avenue</li> </ul>	<ul style="list-style-type: none"> <li>• 1980 N. Tamarind Avenue</li> </ul>
<ul style="list-style-type: none"> <li>• 1945 N. Tamarind Avenue</li> </ul>	<ul style="list-style-type: none"> <li>• 910 19<sup>th</sup> Street</li> </ul>



22-0728

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
BUDGET TRANSFER

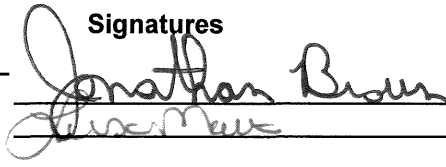
Page 1 of 1  
BGEX-143-04252200001222

FUND 3532 -Impact Fee Assistance Program - Roads Zone 2

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 04/22/22	REMAINING BALANCE
<b>EXPENDITURES</b>								
143-1494-8201	Contributions - Non Governmental Agency	0	0	125,947	0	125,947	0	125,947
821-9707-9902	Operating Reserves	476,723	476,423	0	125,947	350,476	0	350,476
<b>TOTAL EXPENDITURES</b>				<b>125,947</b>	<b>125,947</b>			

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

Signatures  


Date  
4/28/2022  
5/6/22

By Board of County Commissioners  
At Meeting of :  
June 14, 2022  
Deputy Clerk to the  
Board of County Commissioners

22- 0729

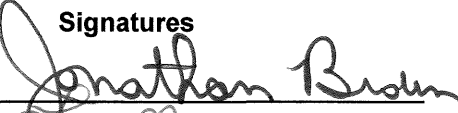
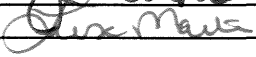
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
BUDGET TRANSFER

FUND 3622 -Impact Fee Assistance Program - Parks Zone 2

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 04/22/22	REMAINING BALANCE
<b>EXPENDITURES</b>								
143-1494-8201	Contributions - Non Governmental Agency	0	0	19,220	0	19,220	0	19,220
821-9707-9902	Operating Reserves	57,408	57,408	0	19,220	38,188	0	38,188
<b>TOTAL EXPENDITURES</b>				<b>19,220</b>	<b>19,220</b>			

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

Signatures	Date
	4/28/2022
	5/6/22

By Board of County Commissioners  
 At Meeting of :  
 June 14, 2022  
 Deputy Clerk to the  
 Board of County Commissioners

22- 0730

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
BUDGET TRANSFER

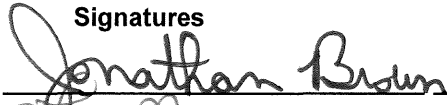
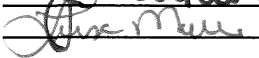
Page 1 of 1  
BGEX-143-04252200001229

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 4/22/22	REMAINING BALANCE
<b>EXPENDITURES</b>								
143-1494-8201	Contributions - Non Governmental Agency	0	0	7,007	0	7,007	0	7,007
821-9707-9902	Operating Reserves	110,523	110,523	0	7,007	103,516	0	103,516
<b>TOTAL EXPENDITURES</b>				<b>7,007</b>	<b>7,007</b>			

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

Signatures	Date
	4/28/2022
	5/6/22

By Board of County Commissioners  
At Meeting of :  
June 14, 2022  
Deputy Clerk to the  
Board of County Commissioners