

**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 \$41,006 to ME-ST, 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 \$41,006 in Impact Fee Assistance Program – Roads Zone 4 to appropriate funds for ME-ST, 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. ME-ST, LLC submitted an application in response to the NOFA. Staff recommends that up to \$41,006 be provided as a credit for impact fees associated with the construction of 14 affordable rental units to house homeless veterans located at 4825 Maine Street in unincorporated Palm Beach County (the Project). ME-ST, LLC will be given credits for Roads Zone 4 Impact Fees (\$41,006) for the construction of the Project. ME-ST, LLC will pay impact fees above the allocated \$41,006. 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 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 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 Transfer:

Recommended By: Jonathan Brown 4/28/2022
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	\$41,006				
External Revenues					
Program Income (County)	(\$41,006)				
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Current Budget? Yes No
 Does this item include the use of Federal funds? Yes No

Budget Account No.:

Fund 3534 Dept. 143 Unit 1497 Object 8201 : \$ 41,006

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

Approval of this agenda item will allocate \$41,006 to ME-ST, LLC for construction of the 4825 Maine Street project under the Impact Fee Affordable Housing Assistance Program.

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

III. REVIEW COMMENTS

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

 5/6/22
 OFMB JA 55-22
 (2W) 5-6-22

 5/16/22
 Contract Development and Control
 5-16-22 TW

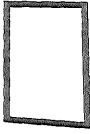
B. Legal Sufficiency:

 5/17/22
 Assistant County Attorney

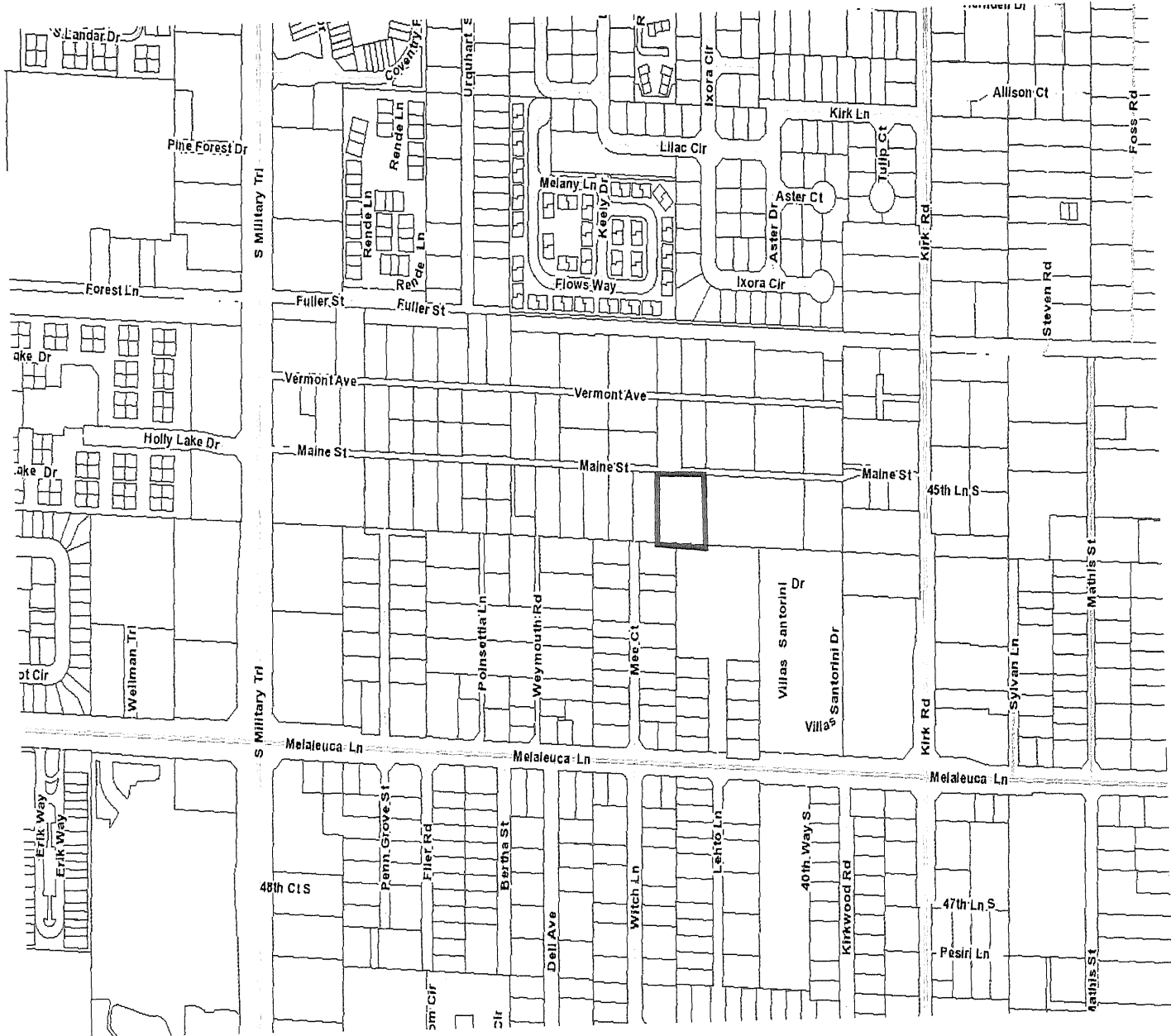
C. Other Department Review:

 Department Director

LOCATION MAP



4825 Maine Street, Lake Worth



22-0724

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

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BGEX-143-04262200001248

FUND 3534 - Impact Fee Assistance Program - Roads Zone 4

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
EXPENDITURES								
143-1497-8201	Contributions - Non Governmental Agency	0	0	41,006	0	41,006	0	41,006
821-9707-9902	Operating Reserves	273,885	273,885	0	41,006	232,879	0	232,879
TOTAL EXPENDITURES				41,006	41,006			

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

Signatures	Date
<u>Jonathan Brown</u>	<u>4/29/2022</u>
<u>[Signature]</u>	<u>5/6/22</u>

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