

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

Meeting Date: September 13, 2022 [] Consent [X] Regular [] Ordinance [] Public Hearing Department: Housing and Economic Development

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

A) the proposed \$10,302,276 Fiscal Year 2022-2023 State Housing Initiatives Partnership (SHIP) Program budget allocations for affordable housing strategies as follows:

- Purchase Assistance with/without Rehabilitation \$2,500,000
• Foreclosure Prevention \$ 507,049
• Owner Occupied Housing Rehabilitation \$2,700,000
• Emergency Repairs \$1,050,000
• Single Family New Construction \$1,000,000
• Developer Rental Assistance Program \$1,000,000
• Project Delivery \$ 515,000
• Administrative Costs \$1,030,227

B) a Budget Amendment to the Affordable Housing Trust Fund 2022-2023 Budget to recognize a funding allocation for the Fiscal Year 2022-2023 for the State Housing Initiative Partnership (SHIP) Program grant award of \$10,302,276.

Summary: Staff recommends that the Board of County Commissioners (BCC) approve the proposed SHIP budget allocations for Fiscal Year 2022-2023. 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 12, 2022, the Board of County Commissioners (BCC) approved the SHIP Local Housing Assistance Plan (LHAP) for fiscal years 2022-2023, 2023-2024 and 2024-2025 (R2022-0374). For Fiscal Year 2022-2023, Palm Beach County will receive \$10,302,276. At the July 13, 2022 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 12, 2022, the BCC approved the three-year LHAP via Resolution R2022-0374, 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 2022-2023 SHIP Disbursement Allocation publication
2 Budget Amendment

Recommended By: Jonathan Brown (Signature) 8/24/2022 (Date) Department Director Date
Approved By: Donna M. Mills (Signature) 9/6/2022 (Date) Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2022	2023	2024	2025	2026
Grant Expenditures					
Operating Costs	\$10,302,267				
External Revenues	<\$10,302,267>				
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
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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 1100 Dept. 143 Unit 7175/7176 Object various Program Code/Period various

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

Approval of this agenda item will appropriate \$10,302,267 in 2022/2023 State SHIP funds to the Affordable Housing Trust Fund budget.

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

III. REVIEW COMMENTS

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

 ASD 8/31 OFMB 9A 8/31 8/31 UM 8/31	 Contract Development and Control
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B. Legal Sufficiency:


 Assistant County Attorney 9/6/22

C. Other Department Review:

 Department Director

Background and Policy Issues: (Continued from Page 1)

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

Foreclosure Prevention: assists with delinquent mortgage payments, including late fees, attorney’s fees, homeowners’ association payments, special assessments, and other foreclosure associated costs, property taxes, homeowners’ insurance and default resolution counseling.

Owner-Occupied Housing Rehabilitation: provides assistance for substantial rehabilitation to correct housing life, health or safety items, incipient code violations, sewer and water connection, utility connections and adapt residence to meet accessibility.

Emergency Repair: assists income eligible owner occupied residences to address emergency conditions such as roofing, electrical, plumbing, hurricane hardening (impact windows and doors) and structural repairs.

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

Developer Rental Assistance Program: funding provides assistance to not-for-profit and for-profit housing developers to acquire, construct and/or rehabilitate affordable rental units. Additionally, this strategy provides developers applying for Low Income Housing Tax Credits, State Apartment Incentive Loan (SAIL), State HOME Investment Partnership Program other leverage/match financing for affordable rental projects.

Table 1: 2021/2022 and 2022/2023 Comparison:

SHIP Approved Activities	2021-2022 Funding Expenditures \$7,333,993	2022-2023 Funding Recommendations \$10,302,276
Purchase Assistance	\$500,000	\$2,500,000
Foreclosure Prevention	\$215,933	\$507,049
Owner Occupied Housing Rehabilitation	\$2,300,000	\$2,700,000
Emergency Repairs	\$1,000,000	\$1,050,000
Replacement Housing	\$352,000	0
Single Family New Construction	\$1,000,000	\$1,000,000
Developer Rental Assistance Program	\$1,000,000	\$1,000,000
Project Delivery Costs	\$733,000	\$515,000
Administrative Costs	\$733,000	\$1,030,227

Projected SHIP 2022-2023

\$ 209,475,000

Local Government	County Total	County Share/ City Share
ALACHUA	2,726,840	1,348,695
Gainesville		1,378,145
BAKER	350,000	350,000
BAY	1,709,854	1,377,116
Panama City		332,738
BRADFORD	350,000	350,000
BREVARD	5,922,144	3,258,956
Cocoa		188,916
Melbourne		823,770
Palm Bay		1,179,099
Titusville		471,403
BROWARD	18,721,189	3,308,034
Coconut Creek		554,147
Coral Springs		1,288,018
Davie		1,016,561
Deerfield Beach		833,093
Fort Lauderdale		1,782,257
Hollywood		1,473,358
Lauderhill		713,277
Margate		561,636
Miramar		1,302,995
Pembroke Pines		1,636,232
Plantation		887,384
Pompano Beach		1,083,957
Sunrise		932,315
Tamarac		694,556
Weston		653,369
CALHOUN	350,000	350,000
CHARLOTTE	1,824,182	1,636,291
Punta Gorda		187,891
CITRUS	1,499,257	1,499,257
CLAY	2,131,049	2,131,049
COLLIER	3,677,575	3,493,328
Naples		184,247
COLUMBIA	668,830	668,830
DE SOTO	355,981	355,981
DIXIE	350,000	350,000
DUVAL	9,743,259	9,743,259
ESCAMBIA	3,105,938	2,584,451
Pensacola		521,487
FLAGLER	1,156,274	258,890
Palm Coast		897,384

SHIP allocation based on current budget offers including estimated Catalyst proviso

Local Government	County Total	County Share/ City Share
FRANKLIN	350,000	350,000
GADSDEN	422,117	422,117
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	398,078	398,078
HERNANDO	1,896,413	1,896,413
HIGHLANDS	987,773	987,773
HILLSBOROUGH	14,280,359	10,526,053
Tampa		3,754,306
HOLMES	350,000	350,000
INDIAN RIVER	1,553,430	1,553,430
JACKSON	464,214	464,214
JEFFERSON	350,000	350,000
LAFAYETTE	350,000	350,000
LAKE	3,846,076	3,846,076
LEE	7,498,690	4,689,680
Cape Coral		1,931,663
Fort Myers		877,347
LEON	2,841,167	936,449
Tallahassee		1,904,718
LEVY	422,117	422,117
LIBERTY	350,000	350,000
MADISON	350,000	350,000
MANATEE	3,942,346	3,401,062
Bradenton		541,284
MARION	3,659,518	3,042,889
Ocala		616,629
MARTIN	1,535,372	1,535,372
MIAMI-DADE	16,694,457	11,008,324
Hialeah		1,377,293
Miami		2,747,908
Miami Beach		505,842
Miami Gardens		687,812
North Miami		367,278
MONROE	807,196	807,196
NASSAU	897,485	897,485
OKALOOSA	2,046,856	1,845,650
Fort Walton Beach		201,206
OKEECHOBEE	380,020	380,020

Local Government	County Total	County Share/ City Share
ORANGE	13,955,434	10,945,247
Orlando		3,010,187
OSCEOLA	3,900,249	2,537,112
Kissimmee		777,320
St. Cloud		585,817
PALM BEACH	14,394,686	10,302,276
Boca Raton		939,973
Boynton Beach		775,874
Delray Beach		642,003
Wellington		591,622
West Palm Beach		1,142,938
PASCO	5,524,988	5,524,988
PINELLAS	9,237,757	4,816,567
Clearwater		1,127,930
Largo		795,371
St. Petersburg		2,497,889
POLK	7,173,765	5,567,559
Lakeland		1,116,238
Winter Haven		489,968
PUTNAM	717,022	717,022
ST. JOHNS	2,732,821	2,732,821
ST. LUCIE	3,256,381	742,129
Fort Pierce		460,127
Port St. Lucie		2,054,125
SANTA ROSA	1,854,316	1,854,316
SARASOTA	4,237,251	3,705,900
Sarasota		531,351
SEMINOLE	4,580,233	4,580,233
SUMTER	1,294,641	1,294,641
SUWANNEE	422,117	422,117
TAYLOR	350,000	350,000
UNION	350,000	350,000
VOLUSIA	5,398,584	3,778,469
Daytona Beach		710,454
Deltona		909,661
WAKULLA	355,981	355,981
WALTON	759,118	759,118
WASHINGTON	350,000	350,000
TOTAL	203,911,400	203,911,400
DR Holdback		5,000,000
Catalyst		563,600
Total appropriation		209,475,000

ATTACHMENT 1

22- 0951

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET AMENDMENT

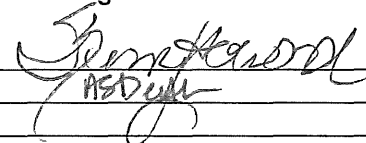
Page 1 of 1
BGEX-143-081622000001681
BGRV-143-081622000000509

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 August 11, 2022	REMAINING BALANCE
REVENUE								
143-7176-3469	State Grant - Other Human Services	0	5,545,460	10,302,276	0	15,847,736		
TOTAL REVENUE		3,716,160	15,475,240	10,302,276	0	25,777,516		
EXPENDITURES								
143-7175-3401	Other Contractual Services	50,000	50,000	500,000		550,000	7,492	542,508
143-7175-9902	Operating Reserves	0	0	1,045,227		1,045,227	0	1,045,227
143-7176-8201	Contributions Non Govt Agency	1,726,274	7,155,814	2,000,000		9,155,814	0	9,155,814
143-7176-8301	Contributions For Individuals	1,639,886	7,519,426	6,757,049		14,276,475	1,989,878	12,286,597
TOTAL EXPENDITURES		3,716,160	15,475,240	10,302,276	0	25,777,516		

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

Signatures


Date
 8-30-22
 8/31/22

By Board of County Commissioners
 At Meeting of :
 September 13, 2022
 Deputy Clerk to the
 Board of County Commissioners