

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: January 10, 2023 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 total amount of \$3,594 to Atlantic Grove Partners, 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 \$3,034 in Impact Fee Assistance Program – Roads Zone 5 to appropriate funds for Atlantic Grove Partners, LLC; and
- D) approve** a Budget Transfer of \$353 in Impact Fee Assistance Program – Park Zone 3 to appropriate funds for Atlantic Grove Partners, LLC; and
- E) approve** a Budget Transfer of \$207 in Impact Fee Assistance Program – Public Building to appropriate funds for Atlantic Grove Partners, LLC.

Summary: On October 8, 2022, the Department of Housing and Economic Development issued a Notice of Funding Availability (NOFA) making \$1,353,370 in IFAHAP funding available from Palm Beach County’s Fiscal Year 2022 funding cycle. Atlantic Grove Partners, LLC submitted an application for \$3,595.71 in response to the NOFA. Staff recommends that up to \$3,594 be provided as a credit for impact fees associated with the construction of one (1) townhome for-sale unit located north of W. Atlantic Avenue on NW 4th Avenue in the City of Delray Beach (the Project). Atlantic Grove Partners, LLC will be given credits for Roads Zone 5 Impact Fees (\$3,034), Park Zone 3 Impact Fees (\$353) and Public Building Impact Fees (\$207) for the construction of the Project. Atlantic Grove Partners, LLC will pay impact fees above the allocated \$3,594. The Certificate of Award and related documents will be issued to the entity identified herein and its successors and/or assigns. According to IFAHAP requirements, the unit will be sold to persons with income at or below 120% of Area Median Income. The assisted unit 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 Braun 12/15/2022
Department Director Date

Approved By: Donald A. Rich 12/30/2022
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures					
Operating Costs	\$3,594				
External Revenues					
Program Income (County)	(\$3,594)				
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 3535 Dept. 143 Unit 1501 Object 8201: \$3,034
 Fund 3623 Dept. 143 Unit 1501 Object 8201: \$ 353
 Fund 3815 Dept. 143 Unit 1501 Object 8201: \$ 207
\$3,594

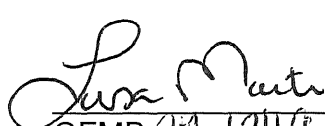
B. Recommended Sources of Funds/Summary of Fiscal Impact:


Approval of this agenda item will allocate \$3,594 to Atlantic Grove Partners, LLC for construction of the Atlantic Grove II project under the Impact Fee Affordable Housing Assistance Program.

C. Departmental Fiscal Review: 
 Valerie Alleyne, Division Director II

III. REVIEW COMMENTS

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

 12/28/2022
 OFMB JH 12/19 LM 12/22

 12/29/22
 Contract Development and Control 12/29/22 JH

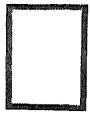
B. Legal Sufficiency:

 12/29/22
 Assistant County Attorney

C. Other Department Review:

 Department Director

LOCATION MAP



Atlantic Grove II

North ↑



23-0266

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

Page 1 of 1
BGEX-121422*517

FUND 3535 -Impact Fee Assistance Program-Road Zone 5

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 12/14/2022	REMAINING BALANCE
EXPENDITURES								
143-1501-8201	Contributions-None-Govts Agencies	0	0	3,034	0	3,034	0	3,034
821-9708-9902	Operating Reserves	342,981	342,981	0	3,034	339,947	0	339,947
TOTAL EXPENDITURES				3,034	3,034			

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

Signatures
Jonathan Brown
[Signature]

Date
12/28/2022
12/28/2022

By Board of County Commissioners
At Meeting of :
January 10, 2023
Deputy Clerk to the
Board of County Commissioners

23-0265

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

Page 1 of 1
BGEX-121422*518

FUND 3623 -Impact Fee Assistance Program-Park Zone 3

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 12/14/2022	REMAINING BALANCE
EXPENDITURES								
143-1501-8201	Contributions-None-Govts Agencies	0	0	353	0	353	0	353
821-9708-9902	Operating Reserves	54,654	54,654	0	353	54,301	0	54,301
TOTAL EXPENDITURES				353	353			

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

Signatures
Jonathan Brown
[Signature]

Date
12/28/2022
12/28/2022

By Board of County Commissioners
At Meeting of :
January 10, 2023
Deputy Clerk to the
Board of County Commissioners

23-0267

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA
 BUDGET TRANSFER

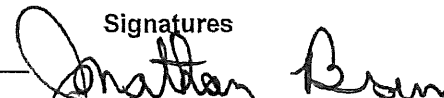

Page 1 of 1
 BGEX-121422*519

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 12/14/2022	REMAINING BALANCE
EXPENDITURES								
143-1501-8201	Contributions-None-Govts Agencies	0	0	207	0	207	0	207
821-9708-9902	Operating Reserves	47,906	47,906	0	207	47,699	0	47,699
TOTAL EXPENDITURES				207	207			

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

Signatures



Date
 12/28/2022
 12/28/2022

By Board of County Commissioners
 At Meeting of :
 January 10, 2023
 Deputy Clerk to the
 Board of County Commissioners