Agenda Item #:	6	B	•	3
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PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	February 7, 2023	[] Consent [] Ordinance	[X] Regular [] Public Hearing
Department:	Housing and Econon	nic Development	

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) approve a Budget Transfer in the amount of \$287,709 from the American Rescue Plan Act (ARPA) Response Replacement Fund to provide funding to the Community Land Trust of Palm Beach County and the Treasure Coast (CLT of PBCTC) for the North "E" Street Cottage Homes project (North "E" Street), toward the construction of three single family homes;
- B) direct staff to negotiate the loan agreements; and
- **C) authorize** the County Administrator, or designee, to execute the loan agreement, amendments thereto, and all other documents necessary for project implementation.

Summary: On April 26, 2022, CLT of PBCTC submitted a funding proposal for two separate projects (Davis Commons and North "E" Street) through Request for Proposals HED.2022.2 (RFP). Due to a technical inconsistency within the RFP relating to the maximum funding per unit, the RFP was cancelled and re-issued. CLT of PBCTC submitted only the Davis Commons project as part of the re-issued RFP (HED.2022.3) for the entire amount available. The Davis Commons project was awarded and approved by the Board of County Commissioners on September 13, 2022 for the full \$2,000,000 available. The North "E" Street Cottage Homes project in the City of Lake Worth Beach did not receive any other funding and has not proceeded. The project is comprised of three affordable single-family homes built on three adjacent lots located in the heart of the City. The lots were donated by the Lake Worth Beach CRA for the development of affordable housing. All units will be three bedrooms, two baths and 1,277 square feet. The homes will be sold to families with income between 60% - 120% of Area Median Income (AMI). The homes will be sold under the community land trust model of homeownership thereby ensuring they will remain affordable in perpetuity. The total project development cost is \$847,708.50. In an effort to support shovel ready projects, we recommend providing the \$287,709 requested in the prior CLT of PBCTC RFP application. The funding agreements and related documents pursuant to these funds will be between the County and CLT of PBCTC or their respective successors and/or assigns. To facilitate project implementation, staff requests authorization for the County Administrator, or designee, to execute the loan agreements and related documents. These are County ARPA Response Replacement funds that do not require a local match. District 3 (HJF)

Background and Policy Issues: The Department of the Treasury allocated ARPA grant funding to Palm Beach County through the State and Local Fiscal Recovery Funding Program. On November 2, 2021, the Board of County Commissioners (BCC) directed that ARPA Funds in the amount of \$60M be allocated to housing uses. On March 8, 2022, the BCC changed the allocation of ARPA Funds to a revenue replacement category. The change in allocation category did not affect the project uses as previously directed by the BCC. The CLT of PBCTC was formed in 2006 to help address the need for affordable housing in Palm Beach County. The core mission of the CLT of PBCTC is to create a permanent stock of rental and homeownership opportunities that will remain affordable in perpetuity by retaining ownership of the land and selling or renting just the physical units.

Attachment(s):

1 Project Description 2 Budget Transfer	$\overline{\}$	
Recommended By	: Xonathon Brun	1202023
	Department Director	Date
Approved By:	Assistant County Administrator	<u> </u>

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Grant Expenditures					
Operating Costs	\$287,709				
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	\$287,709				

ADDITIONAL FTE POSITIONS (Cumulative) -0-

Is Item Included In Proposed Budget?Yes XNoDoes this Item include the use of Federal funds?Yes _____No _X

Budget Account No.:

Fund 1164 Dept. 143 Unit 310L Object 2201 Program Code/Period N/A

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

Approval of this agenda item will appropriate \$287,709 in County ARPA Response Replacement Funds for the North "E" Street Cottage Homes project.

C. Departmental Fiscal Review:

Allevne, Division Director II Valleria

III. REVIEW COMMENTS

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

12512. Con ct Development and Control ra 23-23

B. Legal Sufficiency:

Chief Ssistant County Attorney

C. Other Department Review:

Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

Attachment 1 - Project Description

The Community Land Trust of Palm Beach County and the Treasure Coast (CLT of PBCTC) will be developing the North "E" Street Cottage Homes project in the City of Lake Worth Beach. The project will be comprised of three affordable single-family homes built on three adjacent lots located in the heart of the City of Lake Worth Beach. The lots were donated by the Lake Worth Beach CRA for the development of affordable housing. The homes will be sold under the community land trust model of homeownership thereby ensuring they will remain affordable in perpetuity. We are requesting \$287,709 in SHIP funding to complete the financing and bring this project into fruition.

Development Category

New Construction for Homeownership.

Development Type

Community Land Trust of Palm Beach County and the Treasure Coast

Single Family Infill Cottage Style Homes.

Number and Type of Building

There will be a total of three buildings. Each of the buildings will be a single-family home.

Total Number of Housing Units by Size and Designated Income Set-aside

All three units will be three bedrooms and two baths and 1,277 square feet. All three units will be SHIP assisted units.

Two units will be set aside for 100% AMI households.

Site Amenities

- Well-designed energy efficient homes
- Concrete patio, driveway and entry walkway
- Covered entryway
- Fully landscaped with irrigation system ٠
- Alarm system on all exterior door
- Washer and dryer in home

Targeted Resident Populations

Families with incomes between 60%-100% AMI will be targeted for the project.

Green Building Features

Energy Star Appliances Hurricane Impact Windows and Doors

One unit will be set aside for an 80% AMI household. 311 North E Street 309 North E Street 313 North E Street

FILE CIPRCISE RESPONSE (* 1919-1919-2011)

23-0323

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET TRANSFER

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FUND 1164 -ARPA Response Replacement Fund

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 01/11/2023	REMAINING BALANCE
EXPENDITURES								
143-310C-4900	Disaster Expenses	0	5,615,499	0	287,709	5,327,790	0	5,327,790
143-310L-8201	Contributions-Non-Govts Agnces	0	0	287,709	0	287,709	0	287,709
	TOTAL EXPENDITURES			287,709	287,709			

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

Date Signatures 23

By Board of County Commissioners At Meeting of : February 7, 2023 Deputy Clerk to the Board of County Commissioners