Agenda Item #: 31-3

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	January 23, 2024	[X] Consent [] Ordinance	[] Regular [] 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 \$8,569 to R.A. Ransom & Associates, Inc. and;
- **B) authorize** the Mayor to execute a Certificate of Award to be released to R.A. Ransom & Associates, Inc. pursuant to IFAHAP Guidelines; and
- C) approve a Budget Transfer of \$7,257 in Impact Fee Assistance Program Roads Zone 2 to appropriate funds for R.A. Ransom & Associates, Inc.; and
- **D) approve** a Budget Transfer of \$942 in Impact Fee Assistance Program Parks Zone 2 to appropriate funds for R.A. Ransom & Associates, Inc.; and
- **E) approve** a Budget Transfer of \$370 in Impact Fee Assistance Program Public Building to appropriate funds for R.A. Ransom & Associates, Inc.

Summary: On October 6, 2023, the Department of Housing and Economic Development issued a Notice of Funding Availability (NOFA) making \$1,372,640 in IFAHAP funding available from Palm Beach County's Fiscal Year 2023 allotment funding cycle. R.A. Ransom & Associates, Inc. submitted an application for \$8,569.91 in response to the NOFA. Staff recommends that up to \$8,569 be provided as a credit for impact fees associated with the construction of two (2) dwellings consisting of a single-family home (4bed/2bath), and a rental apartment (2bed/1.5 bath) located at 1126 9th Street, in West Palm Beach (the Project). R.A. Ransom & Associates, Inc. will be given credits for Roads Zone 2 Impact Fees (\$7,257), Parks Zone 2 (\$942), and Public Building Impact Fees (\$370) for the construction of the Project. R.A. Ransom & Associates, Inc. will pay impact fees above the allocated \$8,569. The Certificate of Award and related documents will be issued to R.A. Ransom & Associates, Inc. and its successors and/or assigns. According to IFAHAP requirements, the units will be rented to persons with income at or below 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:	Smother Brun	12/27/2023
-	Openation Director	'Datle
Approved By:	The Later	1/16/24
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures					
Operating Costs	\$8,569		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<u></u>	
External Revenues	***************************************				
Program Income (County)	(\$8,569)	····			
In-Kind Match (County)		1,			
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)	
Is Item Included In Current Budget?	Yes X No

Yes

Yes

Budget Account No.:

Fund <u>3532</u> Dept. <u>143</u> Unit <u>1503</u> Object <u>8201</u>: \$ 7,257 Fund <u>3622</u> Dept. <u>143</u> Unit <u>1503</u> Object <u>8201</u>: \$ 942 Fund <u>3815</u> Dept. <u>143</u> Unit <u>1503</u> Object <u>8201</u>: \$ 370

Does this item include the use of Federal funds?

Does this item include the use of State funds?

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

Approval of this agenda item will allocate \$8,569 to R.A. Ransom & Associates, Inc. for construction of 1126 9th Street project under the Impact Fee Affordable Housing Assistance Program.

C. Departmental Fiscal Review:

Valerie Alleyne Division Director II
Finance and Administrative Services, DHED

III. REVIEW COMMENTS

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

OFMB OF CB 1/3/24 Contract Development and Control

B. Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

Department Director

LOCATION MAP

1126 9th Street

North 1



BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET TRANSFER

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EXPENDED/

FUND 3532-Impact Fee Assistance Program-Road 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	ENCUMBERED 12/19/2023	REMAINING BALANCE
EXPENDITURES 143-1503-8201	Contributions-None-Govts Agences	0	0	7,257	0	7,257	0	7,257
821-9708-9902	Operating Reserves	192,123	192,123	0	7,257	184,866	0	184,866
	TOTAL EXPENDITURES			7,257	7,257			

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

Signatures Prom

Date 1/3/24 By Board of County Commissioners At Meeting of :

January 23, 2024

Deputy Clerk to the

Board of County Commissioners

24-0308

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET TRANSFER

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EXPENDED/

FUND 3622-Impact Fee Assistance Program-Park 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	ENCUMBERED 12/19/2023	REMAINING BALANCE
EXPENDITURES 143-1503-8201	Contributions-None-Govts Agences	0	0	942	0	942	0	942
821-9708-9902	Operating Reserves	5,561	5,561	0	942	4,619	· 0	4,619
	TOTAL EXPENDITURES			942	942			

Department of Housing and Economic Development

INITIATING DEPARTMENT/DIVISION
Administration/Budget Department Approval
OFMB Department - Posted

Signatunes

Date

1/2024

By Board of County Commissioners

At Meeting of :

January 23, 2024

Deputy Clerk to the

Board of County Commissioners

24-0309

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET TRANSFER

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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 12/19/2023	REMAINING BALANCE
EXPENDITURES 143-1503-8201	Contributions-None-Govts Agences	0	0	370	0	370	0	370
821-9708-9902	Operating Reserves	23,638	23,638	0	370	23,268	0	23,268
	TOTAL EXPENDITURES			370	370			

Department of Housing and Economic Development
INITIATING DEPARTMENT/DMSION
Administration/Budget Department Approval

OFMB Department - Posted

Signatures

Date

12024

By Board of County Commissioners

At Meeting of:

January 23, 2024 Deputy Clerk to the

Board of County Commissioners