Agenda Item #: 31-5

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	February 6, 2024	[X] Consent [] Ordinance	[] Regular [] Public Hearing
Department:	Housing and Econor	nic 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 \$108,601 to Riviera Beach Community Development Corporation (RBCDC);
- **B)** authorize the Mayor to execute a Certificate of Award to be released to RBCDC pursuant to IFAHAP Guidelines;
- **C) approve** a Budget Transfer of \$92,009 in Impact Fee Assistance Program Roads Zone 1 to appropriate funds for RBCDC;
- **D) approve** a Budget Transfer of \$10,507 in Impact Fee Assistance Program Parks Zone 1 to appropriate funds for RBCDC; and
- **E) approve** a Budget Transfer of \$6,085 in Impact Fee Assistance Program Public Building to appropriate funds for RBCDC.

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. RBCDC submitted an application for \$108,602.49 in response to the NOFA. Staff recommends that up to \$108,601 be provided as a credit for impact fees associated with the construction of 28 for-sale townhomes located on Avenue J east of the FEC railroad tracks in the City of Riviera Beach. RBCDC will be given credits for Roads Zone 1 Impact Fees (\$92,009), Parks Zone 1 (\$10,507), and Public Building Impact Fees (\$6,085) for the construction of the Villas at Solana project. RBCDC will pay impact fees above the allocated \$108,601. The Certificate of Award and related documents will be issued to RBCDC and its successors and/or assigns. According to IFAHAP requirements, the units will be sold 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		1/9/2024		
	Department Director	Date		
Approved By:	Jum Jal	1-24-24		
	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	\$108,601				
External Revenues					
Program Income (County)	(\$108,601)				
In-Kind Match (County)					
NET FISCAL IMPACT	-0-	-			

<u> </u>	 	·····				
Is Item included in Current	t Budget?	Yes _	X	No _		
Does this item include the	use of Federal funds?	Yes		No	X	

Budget Account No.:

ADDITIONAL FTE POSITIONS (Cumulative)

Fund <u>3531</u> Dept. <u>143</u> Unit <u>1504</u> Object <u>8201</u>: \$92,009 Fund <u>3621</u> Dept. <u>143</u> Unit <u>1504</u> Object <u>8201</u>: \$10,507 Fund <u>3815</u> Dept. <u>143</u> Unit <u>1504</u> Object <u>8201</u>: \$ 6,085

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 \$108,601 to Riviera Beach Community Development Corporation for construction of the Villas at Solana project under the Impact Fee Affordable Housing Assistance Program.

C. Departmental Fiscal Review:

Valerie Alleyne, Division Director II

Yes ____

Finance and Administrative Services, DHED

No X

III. REVIEW COMMENTS

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

OFMB 97 1/10 DAI 17 Contract Development and Control

B. Legal Sufficiency:

Chief Assistant County Attorney

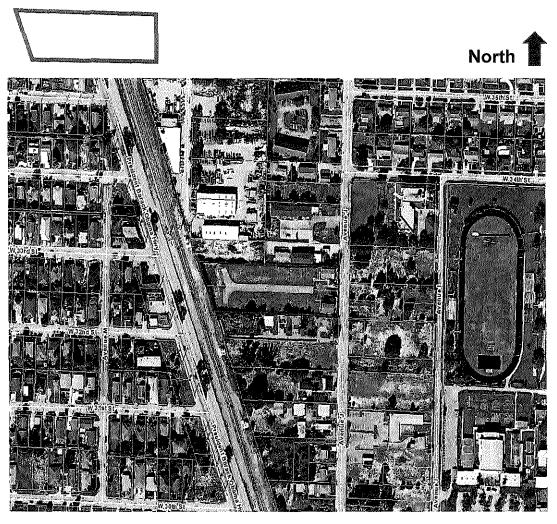
C. Other Department Review:

Department Director

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

LOCATION MAP

Villas at Solana (3211 & 3201 Avenue J, Riviera Beach)



24-0326

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET TRANSFER

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Use this form to provide budget for items not anticipated in the budget.

FUND 3531-Impact Fee Assistance Program-Road Zone 1

ACCOUNT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED 12/19/2023	REMAINING BALANCE
EXPENDITURES 143-1504-8201	Contributions-None-Govts Agences	0	0	92,009	0	92,009	0	92,009
821-9708-9902	Operating Reserves	203,707	203,707	0	92,009	111,698	0	111,698
	TOTAL EXPENDITURES			92,009	92,009	***		

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

Signatures

nother Brain

Date

1024

By Board of County Commissioners At Meeting of :

February 6, 2024

Deputy Clerk to the

Board of County Commissioners

24-0324

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 143-1504-8201	Contributions-None-Govts Agences	0	0	6,085	0	6,085	0	6,085
821-9708-9902	Operating Reserves	23,638	23,638	0	6,085	17,553	0	17,553
	TOTAL EXPENDITURES	···········		6,085	6,085			

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

nathan Brun

1/17/2024

By Board of County Commissioners At Meeting of :

February 6, 2024

Deputy Clerk to the

Board of County Commissioners

24-0325

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA BUDGET TRANSFER

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FUND 3621-Impact Fee Assistance Program-Park Zone 1

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 143-1504-8201	Contributions-None-Govts Agences	0	0	10,507	0	10,507	0	10,507
821-9708-9902	Operating Reserves	17,232	17,232	0	10,507	6,725	0	6,725
	TOTAL EXPENDITURES			10,507	10,507			

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

117/2024

By Board of County Commissioners At Meeting of :

February 6, 2024

Deputy Clerk to the

Board of County Commissioners