

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: September 16, 2025

☐ **Consent**

[X] 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 \$205,949 to West Palm Beach Baptist-Seventh Day Church (WPBBSDC);
- B) authorize** the Mayor to execute a Certificate of Award to be released to the recipient pursuant to IFAHAP Guidelines;
- C) approve** a Budget Transfer of \$155,827 in Impact Fee Assistance Program – Roads Zone 2 to appropriate funds for WPBBSDC;
- D) approve** a Budget Transfer of \$38,165 in Impact Fee Assistance Program – Parks Zone 2 to appropriate funds for WPBBSDC; and
- E) approve** a Budget Transfer of \$11,957 in Impact Fee Assistance Program – Public Building to appropriate funds for WPBBSDC.

Summary: On May 5, 2025, the Department of Housing and Economic Development (DHED) issued a Notice of Funding Availability (NOFA) making \$3,370,272 in IFAHAP funding available from the Fiscal Year (FY) 2025 allotment funding cycle. WPBBSDC, an affiliate of developer Haverhill Owner, LLC submitted an application in response to the NOFA. Staff recommends that up to \$205,949 be provided as a credit for impact fees associated with the construction of 7th on Haverhill (Project), which consists of 101 rental apartments located at 1473 N Haverhill Road, an unincorporated area of West Palm Beach. WPBBSDC requested impact fee assistance with 61 out of the 101 units. WPBBSDC will be given credits for Roads Zone 2 Impact Fees (\$155,827), Parks Zone 2 Impact Fees (\$38,165), and Public Building Impact Fees (\$11,957). WPBBSDC will pay impact fees above the allocated \$205,949. The Certificate of Award and related documents will be issued to the entity identified herein and its successors and/or assigns and will require the Project to provide all 61 assisted units at or below the 110% Area Median Income (AMI) for no less than 30 years. Affordability restrictions from other non-County funding sources will require the Project to provide 10 units at 50% AMI, and 91 units at 60% AMI. **These funds are from interest earned by the Impact Fee Fund.** District 2 (HJF)

Background and Policy Issues: 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. On December 10, 2024, the BCC approved revisions to the IFAHAP Guidelines. The IFAHAP makes 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 homes for their principal place of residence. The IFAHAP funding award will expire two (2) years after the date of BCC approval. Certificate(s) of Occupancy (CO) must be obtained for all assisted units and such units occupied within four (4) years after the date of BCC approval. The total estimated Project cost is \$37,924,000.

Attachments:

1. Location Map
2. Budget Transfers
3. Income Limits Chart
4. Rent Limits Chart

Recommended By: SP8 BCL For JONATHAN BROWN
Department Director

Date _____

Approved By: 
Deputy County Administrator

Date _____

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs	\$205,949				
External Revenues					
Program Income (County)	(\$205,949)				
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Current Budget? Yes X No
Does this item include the use of Federal funds? Yes No X
Does this item include the use of State funds? Yes No X

Budget Account No.:

Fund 3532 Dept. 143 Unit 1519 Object 8201: \$155,827
Fund 3622 Dept. 143 Unit 1519 Object 8201: \$ 38,165
Fund 3815 Dept. 143 Unit 1519 Object 8201: \$ 11,957

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

Approval of this agenda item will allocate \$205,949 to West Palm Beach Baptist-Seventh Day Church for construction of 7th on Haverhill 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:

 8/26/25
OFMB DAS/26 QA 8/30
 8/27/25
Contract Development and Control 26/8.27.25

B. Legal Sufficiency:

 9/2/25
Chief Assistant County Attorney

C. Other Department Review:

Department Director

LOCATION MAP



7th on Haverhill
(1473 N Haverhill Road, West Palm Beach, FL 33417)



Expense Budget 29 (BGEX) ☆ | Draft  | 

Edit


Validate

Submit

Close

Department: 143 | Unit: - | Transaction ID: 0805250000000001673 | Version: 1

1 of 1: Transaction validated successfully

Grid Actions 

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<input type="checkbox"/>	 New	BG06	2025	3532	143	1431519GA	1519	8201	\$155,827.00	Increase								
Fiscal Year		Period	Name		Budget Reference													
2025		12	-		25-0943													
Description				Contact	Contact Name													
AIS 9/16/25 West Palm Beach Baptist-Seventh Day Church				-	-													
Start Date		End Date																
-		-																
<input type="checkbox"/>	 Modify	BG06	2025	3532	821	8219711NB	9711	9902	\$155,827.00	Decrease								

Expense Budget 29 (BGEX) ☆ | Draft

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Department: 143 | Unit: - | Transaction ID: 0805250000000001672 | Version: 1

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<input type="checkbox"/>	Action	Event Type	Budget FY	Fund	Department	Appr Unit	Unit	Object	Dollar Amount	Increase/Decrease
<input type="checkbox"/>	▼ New	BG06	2025	3622	143	1431519GB	1519	8201	\$38,165.00	Increase

Fiscal Year

2025

Period

12

Name

-

Budget Reference

25-0944

Description

AIS 9/16/25 West Palm Beach Baptist-Seventh Day Church

Contact

-

Contact Name

-

Start Date

-

End Date

-

▶

Modify

BG06

2025

3622

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\$38,165.00

Decrease

Expense Budget 29 (BGEX) ☆ | Draft

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Department: 143 | Unit: - | Transaction ID: 0805250000000001674 | Version: 1

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<input type="checkbox"/>	Action	Event Type	Budget FY	Fund	Department	Appr Unit	Unit	Object	Dollar Amount	Increase/Decrease	
<input type="checkbox"/>	<div><div></div></div> New	BG06	2025	3815	143	1431519GC	1519	8201	\$11,957.00	Increase	<div><div></div></div>
Fiscal Year		Period	Name			Budget Reference					
2025		12	-			25-0945					
Description			Contact			Contact Name					
AIS 9/16/25 West Palm Beach Baptist-Seventh Day Church			-			-					
Start Date		End Date									
-		-									

<input type="checkbox"/>	<div><div></div></div> Modify	BG06	2025	3815	821	8219711NI	9711	9902	\$11,957.00	Decrease	<div><div></div></div>
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25-0943

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
EXPENDITURE BUDGET TRANSFER

BGEX 143 080525*1673

FUND 3532 - Impact Fee Assistance Program - Roads Zone 2

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 08/05/25	REMAINING BALANCE
EXPENDITURES									
143-1519-8201	Contributions Non-Govts-Agncs	West Palm Beach Baptist-Seventh Day Church(Sept.16,2025)	0	0	155,827	0	155,827	0	155,827
821-9711-9902	Operating Reserves	Impact Fee Program Reserve - FY2025	0	781,153	0	155,827	625,326	0	625,326
Total Expenditures					155,827	155,827			

SIGNATURES

DATES

Initiating Department/Division

8/26/2025

Administration/Budget Department Approval

8/26/25

OFMB Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: 9/16/2025

Deputy Clerk to the
Board of County Commissioners

25-0944

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
EXPENDITURE BUDGET TRANSFER

BGEX 143 080525*1672

FUND 3622 - Impact Fee Assistance Program - Parks Zone 2

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 08/05/25	REMAINING BALANCE
EXPENDITURES									
143-1519-8201	Contributions Non-Govts-Agncs	West Palm Beach Baptist-Seventh Day Church(Sept.16,2025)	0	0	38,165	0	38,165	0	38,165
821-9711-9902	Operating Reserves	Impact Fee Program Reserve - FY2025	0	85,362	0	38,165	47,197	0	47,197
	Total Expenditures				38,165	38,165			

SIGNATURES

DATES

Initiating Department/Division

8/26/2025

Administration/Budget Department Approval

8/26/25

OFMS Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: 9/16/2025

Deputy Clerk to the
Board of County Commissioners

25-0945

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
EXPENDITURE BUDGET TRANSFER

BGEX 143 080525*1674

FUND 3815 - Impact Fee Assistance Program - Public Building

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 08/05/25	REMAINING BALANCE
EXPENDITURES									
143-1519-8201	Contributions Non-Govts-Agnces	West Palm Beach Baptist-Seventh Day Church(Sept.16,2025)	0	0	11,957	0	11,957	0	11,957
821-9711-9902	Operating Reserves	Impact Fee Program Reserve - FY2025	0	133,139	0	11,957	121,182	0	121,182
Total Expenditures					11,957	11,957			

SIGNATURES

DATES

Initiating Department/Division

8/26/2025

Administration/Budget Department Approval

8/26/25

OFMB Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: 9/16/2025

Deputy Clerk to the Board of County Commissioners

Palm Beach County Department of Housing and Economic Development
2025 Income Limits, Palm Beach County

2025 Median Income : \$111,800

Income Category	Income Limit by Number of Persons in Household									
	1	2	3	4	5	6	7	8	9	10
30%	\$ 24,570	\$ 28,080	\$ 31,560	\$ 35,070	\$ 37,890	\$ 40,710	\$ 43,500	\$ 46,320	\$ 49,098	\$ 51,904
40%	\$ 32,760	\$ 37,440	\$ 42,080	\$ 46,760	\$ 50,520	\$ 54,280	\$ 58,000	\$ 61,760	\$ 65,464	\$ 69,205
50%	\$ 40,950	\$ 46,800	\$ 52,600	\$ 58,450	\$ 63,150	\$ 67,850	\$ 72,500	\$ 77,200	\$ 81,830	\$ 86,506
60%	\$ 49,140	\$ 56,160	\$ 63,120	\$ 70,140	\$ 75,780	\$ 81,420	\$ 87,000	\$ 92,640	\$ 98,196	\$ 103,807
70%	\$ 57,330	\$ 65,520	\$ 73,640	\$ 81,830	\$ 88,410	\$ 94,990	\$ 101,500	\$ 108,080	\$ 114,562	\$ 121,108
80%	\$ 65,520	\$ 74,880	\$ 84,160	\$ 93,520	\$ 101,040	\$ 108,560	\$ 116,000	\$ 123,520	\$ 130,928	\$ 138,410
90%	\$ 73,710	\$ 84,240	\$ 94,680	\$ 105,210	\$ 113,670	\$ 122,130	\$ 130,500	\$ 138,960	\$ 147,294	\$ 155,711
100%	\$ 81,900	\$ 93,600	\$ 105,200	\$ 116,900	\$ 126,300	\$ 135,700	\$ 145,000	\$ 154,400	\$ 163,660	\$ 173,012
110%	\$ 90,090	\$ 102,960	\$ 115,720	\$ 128,590	\$ 138,930	\$ 149,270	\$ 159,500	\$ 169,840	\$ 180,026	\$ 190,313
120%	\$ 98,280	\$ 112,320	\$ 126,240	\$ 140,280	\$ 151,560	\$ 162,840	\$ 174,000	\$ 185,280	\$ 196,392	\$ 207,614
130%	\$ 106,470	\$ 121,680	\$ 136,760	\$ 151,970	\$ 164,190	\$ 176,410	\$ 188,500	\$ 200,720	\$ 212,758	\$ 224,916
140%	\$ 114,660	\$ 131,040	\$ 147,280	\$ 163,660	\$ 176,820	\$ 189,980	\$ 203,000	\$ 216,160	\$ 229,124	\$ 242,217

- Notes:
1. Income category is an income level expressed as a percentage of Area Median Income (AMI).
 2. Income limit amounts represent the maximum income for a household of a certain size in the identified income category.
 3. Limits are based on Florida Housing Finance Corporation(FHFC) Multifamily Rental Programs.
 4. 130% AMI limits imputed by Palm Beach County based on FHFC rent limits.

Palm Beach County Department of Housing and Economic Development
2025 Rent Limits, Palm Beach County

Income Category	Rent Limit by Unit Size / Number of Bedrooms					
	0	1	2	3	4	5
30%	\$ 614	\$ 658	\$ 789	\$ 912	\$ 1,017	\$ 1,122
40%	\$ 819	\$ 877	\$ 1,052	\$ 1,216	\$ 1,357	\$ 1,497
50%	\$ 1,023	\$ 1,096	\$ 1,315	\$ 1,520	\$ 1,696	\$ 1,871
60%	\$ 1,228	\$ 1,316	\$ 1,578	\$ 1,824	\$ 2,035	\$ 2,245
70%	\$ 1,433	\$ 1,535	\$ 1,841	\$ 2,128	\$ 2,374	\$ 2,619
80%	\$ 1,638	\$ 1,755	\$ 2,104	\$ 2,432	\$ 2,714	\$ 2,994
90%	\$ 1,842	\$ 1,974	\$ 2,367	\$ 2,736	\$ 3,053	\$ 3,368
100%	\$ 2,047	\$ 2,193	\$ 2,630	\$ 3,040	\$ 3,392	\$ 3,742
110%	\$ 2,252	\$ 2,413	\$ 2,893	\$ 3,344	\$ 3,731	\$ 4,116
120%	\$ 2,457	\$ 2,632	\$ 3,156	\$ 3,648	\$ 4,071	\$ 4,491
130%	\$ 2,662	\$ 2,852	\$ 3,419	\$ 3,952	\$ 4,410	\$ 4,865
140%	\$ 2,866	\$ 3,071	\$ 3,682	\$ 4,256	\$ 4,749	\$ 5,239

- Notes:
- 1. Income category is an income level expressed as a percentage of Area Median Income (AMI).
 - 2. Rent limit amounts represent the maximum rent that may be charged for a unit of a certain size in the identified income category.
 - 3. Rent limits are based on Florida Housing Finance Corporation(FHFC) Multifamily Rental Programs.
 - 4. 130% AMI limits imputed by Palm Beach County based on FHFC rent limits.