Agenda Item #: 6F-3

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	December 2, 2025	[] Consent [] Ordinance	[X] Regular [] Public Hearing
Department:	Housing and Economic Dev	elopment	

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 \$332,131 to Peace Village, Ltd. (PV);
- 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 \$265,673 in Impact Fee Assistance Program Roads Zone 2 to appropriate funds for PV;
- **D) approve** a Budget Transfer of \$47,197 in Impact Fee Assistance Program Parks Zone 2 to appropriate funds for PV; and
- **E) approve** a Budget Transfer of \$19,261 in Impact Fee Assistance Program Public Building Zone 1 to appropriate funds for PV.

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. PV (an affiliate of Green Mills Holdings, LLC and The Union Congregational United Church of West Palm Beach) submitted an application in response to the NOFA. Staff recommends that up to \$332,131 be provided as a credit for impact fees associated with the construction of Peace Village (Project), which consists of 104 one (1) bedroom senior rental apartments located southwest of the intersection of Summit Boulevard and Haverhill Road in unincorporated West Palm Beach. PV will be given credits for Roads Zone 2 Impact Fees (\$265,673), Parks Zone 2 Impact fees (\$47,197) and Public Building Impact Fees Zone 1 (\$19,261). PV will pay impact fees above the allocated \$332,131. 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 104 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 16 units at 30% AMI (income < \$24,570 for a household of one (1)), 62 units at 60% AMI (income < \$49,140 for a household of one (1)), four units at 70% AMI (income < \$57,330 for a household of one (1)), and 22 units at 80% AMI (income < \$65,520 for a household of one (1)). Rents will not exceed applicable program limits, currently \$658 for 30% AMI, \$1,316 for 60% AMI, \$1,535 for 70% AMI, and \$1,755 for 80% AMI. These funds are from interest earned by the Impact Fee Fund. District 3 (HJF)

Background and Policy: 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. **(Continued on Page 3)**

Attachments:

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

Recommended By	1: Sonathan Brun	11/12/2025	_
Approved By:	Department Director	Date 8 2 5	
· · · · · · · · · · · · · · · · · · ·	Deputy County Administrator	Date	_

II. FISCAL IMPACT ANALYSIS

Δ Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures					
Operating Costs	\$332,131				
External Revenues					
Program Income (County)	(\$332,131)				
In-Kind Match (County)					<u> </u>
NET FISCAL IMPACT	-0-				
# ADDITIONAL FTE POSITIONS (Cumulative)					
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Fund <u>3532</u> Dept. <u>143</u> Unit <u>1520</u> Object <u>8201</u>: \$265,673 Fund 3622 Dept. 143 Unit 1520 Object 8201: \$ 47,197 Fund 3815 Dept. 143 Unit 1520 Object 8201: \$ 19,261

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

Approval of this agenda item will allocate \$332,131 to Peace Village, Ltd. for construction of Peace Village under the Impact Fee Affordable Housing Assistance Program.

C. Departmental Fiscal Review:

Department Director

Valerie Alleyne, Division Director II Finance and Administrative Services, DHED

	III. <u>REVIEW</u>	COMMENTS	
A.	OFMB Fiscal and/or Contract Develop	Mindamallo	11/17/25
В.	OFMB DA 11/13 Legal Sufficiency: The Assistant County Attorney		16, 11.14.25 H-14-25 Ta
C.	Other Department Review:		

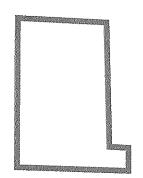
(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

IFAHAP Peace Village December 2, 2025 Page 3

Background and Policy Issues: (continued from Page 1)

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. On October 21, 2025 (Agenda Item # 5C-1), the Project received \$1,000,000 in HOME funds, which are contingent on approval of the 9% Housing Credits from the Florida Housing Finance Corporation (FHFC). The total estimated Project cost is \$38,247,750.

LOCATION MAP



Peace Village

(southwest of the intersection of Summit Boulevard and Haverhill Road in unincorporated West Palm Beach, FL 33415

North 1



ATTACHMENT 1

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

BGEX 143 102725*292

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 10/27/25	REMAINING BALANCE
EXPENDITURES									
143-1520-8201	Contributions Non-Govts-Agnces	Peace Village, Ltd. (December 02, 2025)	0	0	265,673	0	265,673	0	265,673
821-9711-9902	Operating Reserves	Impact Fee Program Reserve - FY2025	781,153	781,153	0	265,673	515,480	0	515,480
	Total Expenditures				265,673	265,673			
1									1

Initiating Department/Division

Administration/Budger Department Approval

OFMB Department - Posted

BY BOARD OF	COUNTY COMMISSIONERS
At Meeting of:	12/2/2025
-	uty Clerk to the ounty Commissioners

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

BGEX 143 102725*293

FUND 3622 - Impact Fee Assistance Program - Parks Zone 2

ACCOUNT NUMBER EXPENDITURES	ACCOUNT NAME	UNIT NAME	ORIGINAL Budget	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 10/27/25	REMAINING BALANCE
143-1520-8201	Contributions Non-Govts-Agnces	Peace Village, Ltd. (December 02, 2025)	0	0	47,197	0	47,197	0	47,197
821-9711-9902	Operating Reserves	Impact Fee Program Reserve - FY2025	138,216	138,216	0	47,197	91,019	_ 0	91,019
	Total Expenditures				47,197	47,197		_	

SIGNATURES	DATES
	10/29/2025
Initiating Department/Division (//	
Lux Mun	11/4/2020
Administration/\$6aget Department Approval	
OFMB Department - Posted	

BY BOARD OF	COUNTY COMMISSIONERS
At Meefing of:	12/2/2025
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Board of C	ounty Commissioners

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

BGEX 143 102725*294

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 10/27/25	REMAINING BALANCE
<u>EXPENDITURES</u>									
143-1520-8201	Contributions Non-Govts-Agnces	Peace Village, Ltd. (December 02, 2025)	0	0	19,261	0	19,261	0	19,261
821-9711-9902	Operating Reserves	Impact Fee Program Reserve - FY2025	166,909	166,909	0	19,261	147,648	0	147,648
	Total Expenditures				19,261	19,261			

SIGNATURES	DATES
	10/29/2025
Initiating Department/Division//	
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Administration/Budget Department Approval	
OFMB Department - Posted	

BY BOARD OF	COUNTY COMMISSIONE	RS
At Meeting of:	12/2/2025	****
-	uty Clerk to the county Commissioners	

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

2025 Median Income: \$111,800

Income	Income Limit by Number of Persons in Household																
Category		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%	\$1	06,470	\$	121,680	\$	136,760	\$	151,970	\$	164,190	\$	176,410	\$	188,500	\$ 200,720	\$ 212,758	\$ 224,916
140%	\$ 1	14,660	\$	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	Rent Limit by Unit Size / Number of Bedrooms													
Category		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.