

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

| | | | |
|---------------|----------------------------------|------------------------------------|---------------------------------------------|
| Meeting Date: | January 6, 2026 | <input type="checkbox"/> Consent | <input checked="" type="checkbox"/> Regular |
| | | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Public Hearing |
| Department: | Housing and Economic Development | | |

I. EXECUTIVE BRIEF

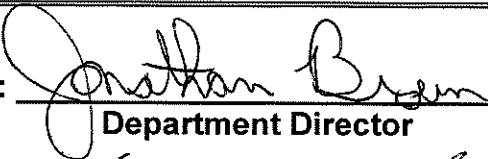

Motion and Title: Staff recommends motion to:

- A) approve an Ad Valorem funding allocation of \$500,000 to Harra Homes, LLC for demucking costs associated with the development of 18 affordable single-family homes located in the City of Belle Glade; and
- B) authorize staff to negotiate the funding agreement with Harra Homes, LLC; and
- C) delegate authority to the County Administrator, or designee, to execute the agreement, amendments thereto, and all other documents necessary for implementation of the project award that do not substantially change the scope of the work, terms, or conditions of the funding award.

Summary: On October 9, 2025, Harra Homes, LLC (an affiliate of Harra Investments, LLC) submitted a funding proposal to the Department of Housing and Economic Development (DHED) requesting funds as reimbursement for demucking costs associated with the new construction of 18 for-sale single-family detached homes to be located at 125 E. Canal Street Belle Glade, FL. The development will consist of 11 3BR/2BA and seven (7) 4BR/2BA homes, each with a two-car garage, ranging in size from 1,400 to 1,950 total square feet. Three (3) units will be set aside for households with income 80%-100% AMI (\$89,440 to \$111,800); eight (8) units will be set aside for households with income 100%-120% AMI (\$111,800 to \$134,160); and seven (7) units will be set aside for households with income 120%-140% AMI (\$134,160 to \$156,520). The sales prices of the units will not exceed the maximum limits set by the County's Workforce Housing Program and will have an affordability period of no less than 15 years. Funding will be secured by a mortgage to be satisfied upon the sale of the home to a qualified buyer, and a declaration of restrictions will be recorded against the property to require the property only to be sold to a homebuyer meeting the affordability restrictions for the duration of the affordability period. Upon sale of the final home, the mortgage will be forgiven. The County funding contribution equates to \$27,778 per assisted unit and constitutes 8% of the \$6,576,504 total development cost. The funding award will be issued to the entity identified herein and its successors and/or assigns. These are Ad Valorem funds which require no local match. District 6 (HJF)

Background and Policy Issues: The Board of County Commissioners (BCC), through the County's annual budget allocation process, appropriated Ad Valorem funding in the amount of \$3,000,000 (FY 2025) and \$1,500,000 (FY 2026) for a demucking program in which funds would be made available to affordable and workforce housing developers in the Glades area to defray the additional costs associated with soil demucking and site preparation.

- Attachment(s):
- 1. Harra Homes Project Description
 - 2. Project Map
 - 3. Workforce Housing Income Limits/Sales Price Limits Chart

| | | |
|-----------------|-------------------------------------------------------------------------------------|------------|
| Recommended By: |  | 12/11/2025 |
| | Department Director | Date |
| Approved By: |  | 12/17/25 |
| | Deputy County Administrator | Date |

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

| Fiscal Years | 2026 | 2027 | 2028 | 2029 | 2030 |
|------------------------|-----------|------|------|------|------|
| Capital Expenditures | | | | | |
| Operating Costs | \$500,000 | | | | |
| External Revenues | | | | | |
| Program Income | | | | | |
| In-Kind Match (County) | | | | | |
| NET FISCAL IMPACT | \$500,000 | | | | |

| | | | | | |
|-----------------------------------------|--|--|--|--|--|
| # ADDITIONAL FTE POSITIONS (Cumulative) | | | | | |
|-----------------------------------------|--|--|--|--|--|

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 1116 Dept 143 Unit 2115 Object 8201 Program Code/Period N/A

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


Approval of this agenda item will appropriate \$500,000 of demucking program funding to Harra Homes, LLC for the construction of 18 affordable single-family new housing units.

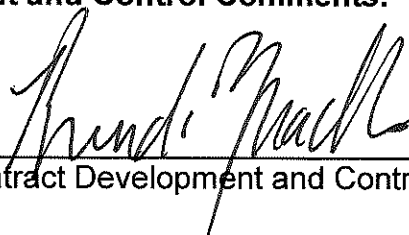
C. Departmental Fiscal Review:


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

III. REVIEW COMMENTS

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


OFMB DA 12/9 QA 12/8 12/9/2025


Contract Development and Control 12/10/25
26 12.9.25
12-9-25 TW

B. Legal Sufficiency:


12/11/25
Chief Assistant County Attorney

C. Other Department Review:

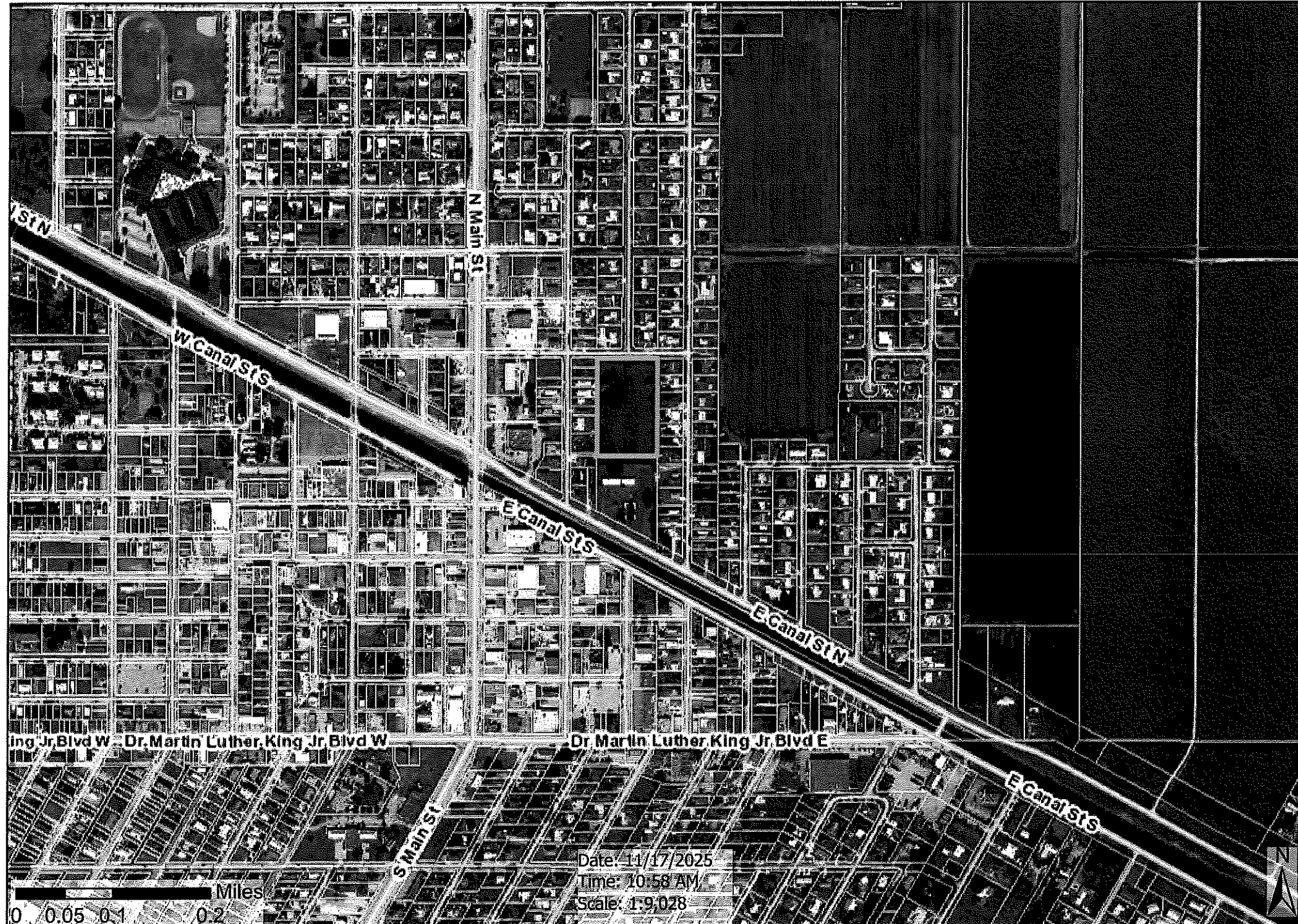
Department Director

Harra Homes Project Description

The Project entails the new construction of an 18-unit affordable single-family home development on a four (4) acre parcel, located at 125 E. Canal Street N., Belle Glade, FL 33430. The development will be a mix of three (3) and four (4) bedroom units, ranging in size from 1,400 to 1,950 total square feet. All 18 units will be set aside as affordable housing units. Three (3) units will be set-aside for households with income at 80-100% AMI (Moderate-1 Income), eight (8) units will be set-aside for households with income 100-120% AMI (Moderate-2 Income), and seven (7) units will be set-aside for households with income no greater than 140% AMI (Middle Income). County funding would be utilized to offset the additional costs associated with soil demucking and site preparation that is necessary in the Glades area.



125 E. Canal Street N., Belle Glade,





**Workforce Housing Program (WHP)
2025 For Sale Prices and Incomes
Effective July 1, 2025**

WHP prices are set annually, based on the provisions of Article 5.G.1.A.3.c of the Unified Land Development Code reflected below, and the following:

2025 PBC Median Family Income: \$111,800 (per HUD)

WHP Sales Prices (homes cannot be sold at a higher price)

| WHP Income Category | | | 2025 (WHP) Sales Prices |
|---------------------|-------------------|------------------------|-------------------------|
| Low | 60 - 80% of MFI | \$67,080 - \$89,440 | \$234,780 |
| Moderate 1 | >80 -100% of MFI | >\$89,440 - \$111,800 | \$301,860 |
| Moderate 2 | >100 -120% of MFI | >\$111,800 - \$134,160 | \$368,940 |
| Middle | >120 -140% of MFI | >\$134,160 - \$156,520 | \$436,020* |

**Middle Income category does not apply to WHP units in projects approved under WHP Code adopted 8/22/2019.*

For information on WHP pricing, contact Michael Howe, Planning Division, at mhowe@pbcgov.org or 561-233-5361

Note: The general hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release: 4/1/2025
Effective: 4/1/2025
Implement on/before: 5/15/2025

2025 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program
NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

| County (Metro) | Percentage Category | Income Limit by Number of Persons in Household | | | | | | | | | | Rent Limit by Number of Bedrooms in Unit | | | | | |
|---------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------------------------------------|-------|-------|-------|-------|-------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 0 | 1 | 2 | 3 | 4 | 5 |
| Palm Beach County (West Palm Beach- Boca Raton HMFA) | 20% | 16,380 | 18,720 | 21,040 | 23,380 | 25,260 | 27,140 | 29,000 | 30,880 | 32,732 | 34,602 | 409 | 438 | 526 | 608 | 678 | 748 |
| | 25% | 20,475 | 23,400 | 26,300 | 29,225 | 31,575 | 33,925 | 36,250 | 38,600 | 40,915 | 43,253 | 511 | 548 | 657 | 760 | 848 | 935 |
| | 28% | 22,932 | 26,208 | 29,456 | 32,732 | 35,364 | 37,996 | 40,600 | 43,232 | 45,825 | 48,443 | 573 | 614 | 736 | 851 | 949 | 1,047 |
| | 30% | 24,570 | 28,080 | 31,560 | 35,070 | 37,890 | 40,710 | 43,500 | 46,320 | 49,098 | 51,904 | 614 | 658 | 789 | 912 | 1,017 | 1,122 |
| | 33% | 27,027 | 30,888 | 34,716 | 38,577 | 41,679 | 44,781 | 47,850 | 50,952 | 54,008 | 57,094 | 675 | 723 | 867 | 1,003 | 1,119 | 1,235 |
| | 35% | 28,665 | 32,760 | 36,820 | 40,915 | 44,205 | 47,495 | 50,750 | 54,040 | 57,281 | 60,554 | 716 | 767 | 920 | 1,064 | 1,187 | 1,309 |
| | 40% | 32,760 | 37,440 | 42,080 | 46,760 | 50,520 | 54,280 | 58,000 | 61,760 | 65,464 | 69,205 | 819 | 877 | 1,052 | 1,216 | 1,357 | 1,497 |
| | 45% | 36,855 | 42,120 | 47,340 | 52,605 | 56,835 | 61,065 | 65,250 | 69,480 | 73,647 | 77,855 | 921 | 987 | 1,183 | 1,368 | 1,526 | 1,684 |
| | 50% | 40,950 | 46,800 | 52,600 | 58,450 | 63,150 | 67,850 | 72,500 | 77,200 | 81,830 | 86,506 | 1,023 | 1,096 | 1,315 | 1,520 | 1,696 | 1,871 |
| | 60% | 49,140 | 56,160 | 63,120 | 70,140 | 75,780 | 81,420 | 87,000 | 92,640 | 98,196 | 103,807 | 1,228 | 1,316 | 1,578 | 1,824 | 2,035 | 2,245 |
| | 70% | 57,330 | 65,520 | 73,640 | 81,830 | 88,410 | 94,990 | 101,500 | 108,080 | 114,562 | 121,108 | 1,433 | 1,535 | 1,841 | 2,128 | 2,374 | 2,619 |
| | 80% | 65,520 | 74,880 | 84,160 | 93,520 | 101,040 | 108,560 | 116,000 | 123,520 | 130,928 | 138,410 | 1,638 | 1,755 | 2,104 | 2,432 | 2,714 | 2,994 |
| | 90% | 73,710 | 84,240 | 94,680 | 105,210 | 113,670 | 122,130 | 130,500 | 138,960 | 147,294 | 155,711 | 1,842 | 1,974 | 2,367 | 2,736 | 3,053 | 3,368 |
| | 100% | 81,900 | 93,600 | 105,200 | 116,900 | 126,300 | 135,700 | 145,000 | 154,400 | 163,660 | 173,012 | 2,047 | 2,193 | 2,630 | 3,040 | 3,392 | 3,742 |
| | 110% | 90,090 | 102,960 | 115,720 | 128,590 | 138,930 | 149,270 | 159,500 | 169,840 | 180,026 | 190,313 | 2,252 | 2,413 | 2,893 | 3,344 | 3,731 | 4,116 |
| | 120% | 98,280 | 112,320 | 126,240 | 140,280 | 151,560 | 162,840 | 174,000 | 185,280 | 196,392 | 207,614 | 2,457 | 2,632 | 3,156 | 3,648 | 4,071 | 4,491 |
| | 140% | 114,660 | 131,040 | 147,280 | 163,660 | 176,820 | 189,980 | 203,000 | 216,160 | 229,124 | 242,217 | 2,866 | 3,071 | 3,682 | 4,256 | 4,749 | 5,239 |
| HERA Special Limits per Section 142(d)(2)(E) | 25% - HS | 20,525 | 23,450 | 26,375 | 29,300 | 31,650 | 34,000 | 36,350 | 38,700 | 41,020 | 43,364 | 513 | 549 | 659 | 761 | 850 | 938 |
| | 28% - HS | 22,988 | 26,264 | 29,540 | 32,816 | 35,448 | 38,080 | 40,712 | 43,344 | 45,942 | 48,568 | 574 | 615 | 738 | 853 | 952 | 1,050 |
| | 30% - HS | 24,630 | 28,140 | 31,650 | 35,160 | 37,980 | 40,800 | 43,620 | 46,440 | 49,224 | 52,037 | 615 | 659 | 791 | 914 | 1,020 | 1,125 |
| | 33% - HS | 27,093 | 30,954 | 34,815 | 38,676 | 41,778 | 44,880 | 47,982 | 51,084 | 54,146 | 57,240 | 677 | 725 | 870 | 1,005 | 1,122 | 1,238 |
| | 35% - HS | 28,735 | 32,830 | 36,925 | 41,020 | 44,310 | 47,600 | 50,890 | 54,180 | 57,428 | 60,710 | 718 | 769 | 923 | 1,066 | 1,190 | 1,313 |
| | 40% - HS | 32,840 | 37,520 | 42,200 | 46,880 | 50,640 | 54,400 | 58,160 | 61,920 | 65,632 | 69,382 | 821 | 879 | 1,055 | 1,219 | 1,360 | 1,501 |
| | 45% - HS | 36,945 | 42,210 | 47,475 | 52,740 | 56,970 | 61,200 | 65,430 | 69,660 | 73,836 | 78,055 | 923 | 989 | 1,186 | 1,371 | 1,530 | 1,688 |
| | 50% - HS | 41,050 | 46,900 | 52,750 | 58,600 | 63,300 | 68,000 | 72,700 | 77,400 | 82,040 | 86,728 | 1,026 | 1,099 | 1,318 | 1,523 | 1,700 | 1,876 |
| For use by projects that placed in service at least one building on or before 12/31/2008 | 60% - HS | 49,260 | 56,280 | 63,300 | 70,320 | 75,960 | 81,600 | 87,240 | 92,880 | 98,448 | 104,074 | 1,231 | 1,319 | 1,582 | 1,828 | 2,040 | 2,251 |
| | 80% - HS | 65,680 | 75,040 | 84,400 | 93,760 | 101,280 | 108,800 | 116,320 | 123,840 | 131,264 | 138,765 | 1,642 | 1,759 | 2,110 | 2,438 | 2,720 | 3,002 |