Agenda Item #: 6F-3

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	January 6, 2026	[] 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 \$5,850 to WeSecondChance, LLC (WSC);
- 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 \$5,597 in Impact Fee Assistance Program Roads Zone 2 to appropriate funds for WSC; and
- **D) approve** a Budget Transfer of \$253 in Impact Fee Assistance Program Public Building to appropriate funds for WSC.

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. WSC submitted an application in response to the NOFA. Staff recommends that up to \$5,850 be provided as a credit for impact fees associated with the construction of a single-family home (4bed/2bath) located at 711 22nd Street in West Palm Beach (Project). WSC will be given credits for Roads Zone 2 Impact Fees (\$5,597) and Public Building Impact Fees Zone 1 (\$253). WSC will pay impact fees above the allocated \$5,850. The Certificate of Award and related documents will be issued to the entity identified herein and its successors and/or assigns and will impose IFAHAP policies that require the Project to provide affordable rental housing to persons at or below 110% Area Median Income (AMI) (\$128,590 for a family of four (4) for 2025) for no less than 30 years. However, WSC intends to partner with local not for profit service providers to house formerly homeless individuals who are unemployed or underemployed at time of initial placement at the property, and who will be connected to employment, benefits, and supportive services after housing stabilization. These funds are from interest earned by the Impact Fee Fund. District 7 (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 \$250,000.

Attachment(s):

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

Recommended By:	Sonotton Brown	12/16/2025
•	Department Director	Date/
Approved By:	Tam-1/Chil	12/18/25
	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	\$5,850						
External Revenues							
Program Income (County)	(\$5,850)						
In-Kind Match (County)							
NET FISCAL IMPACT	-0-			***************************************			
			<u> </u>		***		
# ADDITIONAL FTE POSITIONS (Cumulative)							

is item included in Current Budget?	Yes_	<u>X</u>	No_	
Does this item include the use of Federal funds?	Yes _		No _	Χ
Does this item include the use of State funds?	Yes _		No _	Χ

Budget Account No.:

Fund <u>3532</u> Dept. <u>143</u> Unit <u>1521</u> Object <u>8201</u>: \$5,597 Fund <u>3815</u> Dept. <u>143</u> Unit <u>1521</u> Object <u>8201</u>: \$ 253

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

Approval of this agenda item will allocate \$5,850 to WeSecondChance, LLC for the construction of 711 22nd 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:

The Male 12/16/2021 OFMB DA 12/16 OPA 12/16	Contract Development and Control 76 12,17-25
Legal Sufficiency:	12-17-2570

12/18

B.

C. Other Department Review:

Department Director

LOCATION MAP

711 22nd Street, West Palm Beach, FL 33407





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

BGEX 143 112125*490

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 11/21/25	REMAINING BALANCE
143-1521-8201 821-9711-9902	Contributions Non-Govts-Agnces Operating Reserves	WeSecondChance, LLC (January 06, 2026) Impact Fee Program Reserve - FY2025	0 781,153	0 781,153	5,597 0	0 5,597	5,597 775,556	0	5,597 775,556
321 7711 7732	Total Expenditures	impuorito riogiam kotorio 172020	701,100	7017100	5,597	5,597	770,000	-	7 1 0,000

SIGNATURES	DATES
	12/15/2025
Initiating Department/Division	_
June Wast	12/16/2028
Administration/Budger Department Approval	
OFMB Department - Posted	

BY BOARD OF COUNTY COMMISSIONERS											
At Meeting of:	1/6/2026										
•	Deputy Clerk to the Board of County Commissioners										

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

BGEX 143 112125*491

FUND 3815 - Impact Fee Assistance Program - Public Building

ACCOUNT NUMBER	R ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT Budget	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 11/21/2025	REMAINING BALANCE
EXPENDITURES									
143-1521-8201	Contributions Non-Govts-Agnces	WeSecondChance, LLC (January 06, 2026)	0	0	253	0	253	. 0	253
821-9711-9902	Operating Reserves	Impact Fee Program Reserve - FY2025	166,909	166,909	0	253	166,656	0	166,656
	Total Expenditures				253	253			

SIGNATURES	DATES
	12/15/2025
Initiating Department/Division	
Luzikal	12/16/2028
Administration/Budget Department Approval	
OFMB Department - Posted	

BY BOARD OF COUNTY COMMISSIONERS											
At Meeting of:	1/6/2026										
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		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	106,470	\$	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.