

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: January 6, 2026

[] Consent

[X] Regular

[] Ordinance

[] Public Hearing

Department: Housing and Economic Development

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) conceptually approve** a General Obligation Housing Bond Loan Program (HBLP) award for Affordable Housing Multifamily Development to Haverhill Owner LLC in the amount of \$7,441,000 for the Seventh on Haverhill (Project); and
- B) authorize** staff to transmit the approved proposal to Palm Beach County's (County) third-party underwriter and to negotiate the loan agreement.

Summary: On June 25, 2025, the Department of Housing and Economic Development (DHED) issued Request for Proposal (RFP) No. HED.HBLP.2025.2 making County funding available to Developers to create additional housing units to expand the local inventory of multifamily rental housing units for Affordable Housing serving households earning up to 80% of Area Median Income (AMI) (income no greater than \$74,880 for a household of two (2) persons). All HBLP awards are contingent upon the issuance of General Obligation Bonds by the Board of County Commissioners (BCC), compliance with the Bond Allocation Process Criteria, and satisfaction of the applicable RFP requirements. Funding will be provided as a 20-year permanent financing loan secured by a mortgage and note, requiring repayment of principal and interest. On December 2, 2025 (through Agenda Item 6E-1) DHED recommended the denial of the Project which had requested \$7,441,000 in funding for 40 units. The developer had intended to include all 101 units but due to a misunderstanding of the RFP guidelines, the developer only submitted the project with the 40 units designated as County assisted. **(Continued on Page 3)**

Funding sources for this project are as follows:

Funding Sources	Funding Amount
First Mortgage	\$8,525,000
Housing Bond Funds – HBLP	\$7,441,000
7 th Day land escrow	\$1,000,000
LIHTC Equity	\$13,880,000
Positive Arbitrage	\$834,000
Deferred Developer Fee	\$3,449,000
Sponsor Self-Sourced Financing	\$2,451,000
Total Funding Sources	\$37,580,000

Background and Policy Issues: On Page 3.

Attachment(s):

1. Letter from Developer
2. Income Limit Chart
3. Proposal Summary
4. Project Rendering
5. Location Map

Recommended By:

Department Director

12	10	2025
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Date _____

Approved By:

Deputy County Administrator

12/17/25

Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
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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

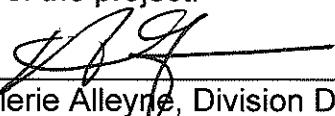
Budget Account No.:

Fund 1117 Dept 143 Unit 7299 Object 9908 Program Code/Period N/a

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

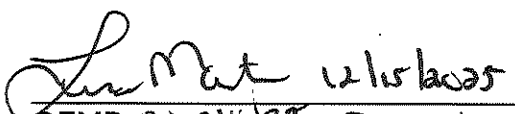
No fiscal impact at the time of the conceptual award. Fiscal impact will be determined upon final BCC approval of the project.

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:


OFMB 03/24/25 DF 12/11/25
MB 12/12


Contract Development and Control 12/15/25
25 12.15.25
12-15-25 (TW)

B. Legal Sufficiency:


12/16/25
Chief Assistant County Attorney

C. Other Department Review:

Department Director

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

Summary: Continued from Page 1

The BCC directed DHED to allow the developer to increase the number of County-Assisted units to include all 101 units in the project, and resubmit the project for consideration at the January 6, 2026, BCC meeting. DHED further notes that the permanent first mortgage loan amount has increased by \$1,565,000 due to a reduction in projected self-sourced funding. The project will consist of a six (6)-story midrise building with 101 affordable housing units. The units will serve families earning 50% and 60% of the AMI. The developer is committing to a 50-year affordability period. The total project cost is \$37,580,000 with a County HBLP investment of \$7,441,000 for a per unit cost of \$73,673. Total County HBLP investment in this project is 20%.

Upon conceptual approval, the project will proceed to underwriting, and the Developer will be required to submit a cost certification for review and approval by DHED prior to commencement of construction. Staff will subsequently present comprehensive terms and conditions to the BCC for final approval. The loan agreement and all related documents associated with these Bond funds will be executed between the County and the respective development entity (and/or their successors and assigns). District 2 (HJF).

Background and Policy Issues: DHED is responsible for administering the voter-approved Housing Bond Loan Program. Pursuant to Palm Beach County Resolution R2022-1405, Bond funds may be issued in full or in tranches, as determined by the BCC. The process is guided by the General Guidelines approved in Resolution R2022-0626, which establishes the voter-approved Bond framework and outlines the funding criteria and requirements, including project eligibility, loan terms, deed restrictions, project selection, credit underwriting, and compliance and monitoring obligations. The Housing Bond Proceeds Allocation Process was approved by the BCC on May 6, 2025 (Agenda Item 6E-5).

Attachment 1

December 5, 2025

Jonathan B. Brown
Director, Department of Housing & Economic Development
Palm Beach County
100 Australian Avenue, 5th Floor
West Palm Beach, FL 33406

Re: Seventh at Haverhill's application to RFP HED.HBLP.2025.2

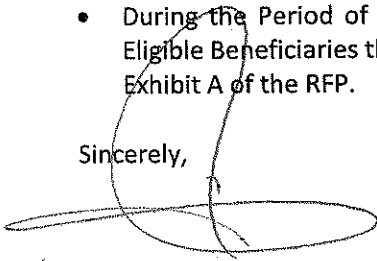
Dear Mr. Brown,

Haverhill Owner LLC (the "Developer") submitted an application on August 11, 2025 to Palm Beach County in response to RFP HED.HBLP.2025.2 requesting \$7,441,000.00 in Housing Bond Loan Program funding for the "Seventh on Haverhill" (the "Project"). Haverhill Owner LLC will be the owner of the Project which will consist of 101 affordable housing units, all of which will be affordable housing units serving lower income households.

We confirm through this letter that all 101 residential units are committed to being County-assisted units that will have affordability restrictions in compliance with the requirements outlined in RFP HED.HBLP.2025.2

- All 101 units are to be County-Assisted Housing Units that will bear the Affordability Requirements of RFP HED.HBLP.2025.2 for no less than fifty (50) years (the Period of Affordability). During the Period of Affordability, all County-Assisted Housing Units will be occupied by Eligible Beneficiaries as leasehold tenants.
- During the Period of Affordability, the Project's 101 County-Assisted Housing Units will be set aside for Eligible Beneficiaries that are for households among the various income tiers less than 80% AMI identified in Exhibit A of the RFP.

Sincerely,



Mario Procida
Haverhill Owner LLC
C/O Haverhill LIHTC LLC
C/O TBP Haverhill LLC

2025 INCOME LIMITS CHART

2025 Income Limits for Palm Beach County (West Palm Beach – Boca Raton)
Based on Florida Housing Finance Corporation Income Limits

Percentage Category	Income Limit by Number of Persons in Household									
	1	2	3	4	5	6	7	8	9	10
20%	\$16,380	\$18,720	\$21,040	\$23,380	\$25,260	\$27,140	\$29,000	\$30,880	\$32,732	\$34,602
25%	\$20,475	\$23,400	\$26,300	\$29,225	\$31,575	\$33,925	\$36,250	\$38,600	\$40,915	\$43,253
28%	\$22,932	\$26,208	\$29,456	\$32,732	\$35,364	\$37,996	\$40,600	\$43,232	\$45,825	\$48,443
30%	\$24,570	\$28,080	\$31,560	\$35,070	\$37,890	\$40,710	\$43,500	\$46,320	\$49,098	\$51,904
33%	\$27,027	\$30,888	\$34,716	\$38,577	\$41,679	\$44,781	\$47,850	\$50,952	\$54,008	\$57,094
35%	\$28,665	\$32,760	\$36,820	\$40,915	\$44,205	\$47,495	\$50,750	\$54,040	\$57,281	\$60,554
40%	\$32,760	\$37,440	\$42,080	\$46,760	\$50,520	\$54,280	\$58,000	\$61,760	\$65,464	\$69,205
45%	\$36,855	\$42,120	\$47,340	\$52,605	\$56,835	\$61,065	\$65,250	\$69,480	\$73,647	\$77,855
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%	\$7,330	\$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

PBC 2025 Median Income: \$111,800

RFP HED.HBLP.2025.2
Affordable Housing Multifamily Rental Housing Development

Proposal Summary Overview & Scoring

Project name: Seventh on Haverhill

Selection Committee Recommendation: Recommended for denial

Respondent/Developer: The respondent/developer is Haverhill Owner LLC, a for-profit organization located in Dade County, Florida. The Respondent is a Special Purpose Entity constituted exclusively for the development of the Seventh on Haverhill Project. Haverhill Owner LLC will be structured as a partnership between Haverhill LIHTC LLC (the "Manager" entity) and the LIHTC investor. The Manager entity is jointly owned by SDB Housing Development LLC (51%) and TBP Haverhill LLC (49%). SDB Housing Development LLC is a not-for-profit entity wholly owned by West Palm Beach 7th Day Baptist Church, the entity with site control. Through this structure, the Respondent maintains site control via the Manager's ownership chain.

Requested HBLP Funding Amount: \$7,441,000

Basic Funding Terms: The loan will have a term of twenty (20) years. For-profit Developers will be subject to an interest rate of one percent (1%), while non-profit Developers will be subject to a zero percent (0%) interest rate. A detailed Loan Term Sheet will be provided to the BOCC for final project approval, following receipt of a third-party underwriting report and staff review.

Project Location: The project, known as *Seventh on Haverhill*, is located at 1473 N Haverhill Road, West Palm Beach, FL (PCN: 00-42-43-26-02-000-0010) and comprises a total of 3.37 acres. Commission District 2.

Project Description: Seventh on Haverhill proposes the development of a 5-story mixed-use building with 101 affordable rental units, a 5,000 square foot place of worship and additional community spaces. The units will serve families earning 50% and 60% of the Area Median Income (AMI).

Green Building and Sustainability:

- Energy-efficient appliances and fixtures, durable, modern interior finishes, ample lighting and closet space, central AC systems.
- Built to National Green Building Standard Silver Certification

Extended Affordability: The proposal did not provide any commitment beyond the minimum of 50 years of affordability.

County-Assisted Units: The Respondent indicates that 40 of the 101 total units will be designated as County-Assisted Units, reserved for households with income at or below 60% AMI.

Other Local Obligation Units: No other local obligations were identified in the proposal.

Development Costs and Funding Sources:

Summary Sources and Uses	Permanent

Development Cost	
Acquisition	\$1,200,000
Hard Costs	\$20,670,000
Soft Costs	\$10,379,000
Developer Fee	\$5,331,000
Total Development Cost	\$37,580,000
Funding Sources	
First Mortgage	\$6,960,000
Housing Bond Funds – HBLP	\$7,441,000
7 th day land escrow	\$1,000,000
LIHTC Equity	\$13,880,000
Positive Arbitrage	\$834,000
Deferred Dev Fee	\$3,449,000
Sponsor Self-Sourced Financing	\$4,016,000
Total Funding Sources	\$37,580,000

Funding Commitment: Respondent documented availability of Project funding as follows:

- Proposal letter from Capital One Investing, dated August 4, 2025, for permanent financing in the amount of \$6,960,000.
- Letter of interest from Hudson Housing Capital for LIHTC equity dated August 5, 2025, in the amount of \$13,880,000.
- Letter of interest from Stifel Public Finance for construction financing in the amount of \$10,000,000.

Acquisition and Site Control: The Respondent provided a recorded Warranty Deed dated November 29, 1999, between MARGARET ANN BATES, BETTY L GARDNER, HARVEY AND MILLIE KEATLEY TRUST (the "Grantors"), and WEST PALM BEACH BAPTIST-SEVENTH DAY CHURCH- (the "Grantee").

Cost allocation:

Total Construction Cost	\$37,580,000
Total Number of Units	101
Cost Per Unit	\$372,079
Number of County-Assisted Units	40
County Funding Amount	\$7,441,000
County Funding Per Unit	\$186,025
County Funding percentage of Total Project Cost	20%

Rental Pricing: The proposal lists monthly rent charged per unit for households with an income of 50% and 60% AMI as follows:

HOUSING UNITS' BREAKDOWN & COUNTY-ASSISTED UNITS

UNIT TYPE	UNIT COUNT	SQUARE FOOTAGE	AMI LEVEL	PROPOSED RENT WITH UTILITIES	UTILITY ALLOWANCE	FHFC ALLOWABLE RENT
STUDIO	4	391 sf	50%	\$1,023	\$104	\$1,023
STUDIO	36	391 sf	60%	\$1,228	\$104	\$1,228
1BR/1BA	4	587 sf	50%	\$1,096	\$121	\$1,096
1BR/1BA	39	587 sf	60%	\$1,316	\$121	\$1,316
2BR/1BA	2	867 sf	50%	\$1,315	\$142	\$1,315
2BR/1BA	16	867 sf	60%	\$1,578	\$142	\$1,578
TOTAL UNITS	101					

Income Tier Distribution: Ten (10) units at 50% AMI * Ninety-one (91) units at 60% AMI

COUNTY-ASSISTED UNITS BREAKDOWN

These units will be intermixed throughout the building along with the non-County-Assisted units and will consist of the following mix:

UNIT TYPE	UNIT COUNT	SQUARE FOOTAGE	AMI LEVEL	PROPOSED RENT WITH UTILITIES	UTILITY ALLOWANCE	FHFC ALLOWABLE RENT
STUDIO	4	391 sf	50%	\$1,023	\$104	\$1,023
STUDIO	12	391 sf	60%	\$1,228	\$104	\$1,228
1BR/1BA	4	587 sf	50%	\$1,096	\$121	\$1,096
1BR/1BA	12	587 sf	60%	\$1,316	\$121	\$1,316
2BR/1BA	2	867 sf	50%	\$1,315	\$142	\$1,315
2BR/1BA	6	867 sf	60%	\$1,578	\$142	\$1,578
TOTAL UNITS	40					

RFP Scoring

Leveraging: (0 points)

Rental Affordability: Based on Respondent's proposal, rents in County-Assisted Housing Units shall not exceed the FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income set forth in Exhibit B **(5 points)**.

Green Building and Sustainability: Based on Respondent's proposal the project will comply with a sustainable building rating system or a national model green code **(5 points)**.

Targeting very low-income Housing Units: Based on Respondent's proposal 25% of County-Assisted Units are designated for 50% AMI or less **(15 points)**.

AFFORDABLE HOUSING BOND
SEVENTH ON HAVERHILL
Proposal Recommended for Approval
Rendering

Attachment 4

1473 North Haverhill Road
West Palm Beach, FL
Commission District 2



LOCATION MAP

Attachment 5

PCN: 00-42-43-26-02-000-0010

Commission District 3

Project Name: SEVENTH ON HAVERHILL



Site address: 1473 n. Haverhill Road
West Palm Beach, FL 33415