

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: August 25, 2026 **[X] Consent** **[] 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 \$5,874 to Ronald Alfaro;
- 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 4 Fund to appropriate funds for Ronald Alfaro; and
- D) approve** a Budget Transfer of \$277 in Impact Fee Assistance Program – Public Building Zone 1 Fund to appropriate funds for Ronald Alfaro.

Summary: On April 21, 2026, the Department of Housing and Economic Development (HED) issued a Notice of Funding Availability (NOFA) making \$3,396,841 in IFAHAP funding available from the Fiscal Year (FY) 2026 allotment funding cycle. Ronald Alfaro submitted an application in response to the NOFA. Staff recommends that up to \$5,874 be provided as a credit for impact fees associated with the construction of 9111 Melody Road (Project), which consists of one (1) residential dwelling unit (three [3]-bedroom, two [2]-bathroom) located at 9111 Melody Road in the unincorporated area of the Village of Wellington. Ronald Alfaro will be given credits for Roads Zone 4 Impact Fees (\$5,597), and Public Building Zone 1 Impact Fees (\$277). Ronald Alfaro will pay impact fees above the allocated \$5,874. The Certificate of Award and related documents will be issued to Ronald Alfaro and its successors and/or assigns. The applicant will construct and occupy the single family housing unit. Ronald Alfaro's household income does not exceed 140% of the Area Median Income (AMI) (income no greater than \$143,920 for a household of two [2]), and the unit will be subject to a 30-year affordability restriction. **(Continued on Page 3)**

Background and Justification: (Continued on Page 3)

Attachments:

1. Location Map
2. Budget Transfers
3. 2026 Income & Rent Limits Chart

Recommended By:  7-13-26
Department Director Date

Approved By:  7/23/2026
Deputy County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures	\$5,874				
Operating Costs					
External Revenues					
Program Income (County)	(\$5,874)				
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 3534 Dept. 143 Unit 1527 Object: 8201 \$5,597
Fund 3815 Dept. 143 Unit 1527 Object: 8201 \$ 277

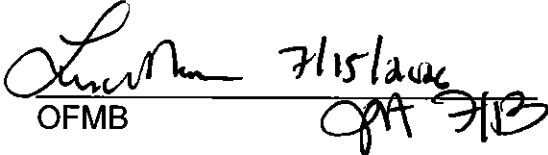
B. Recommended Sources of Funds/Summary of Fiscal Impact:

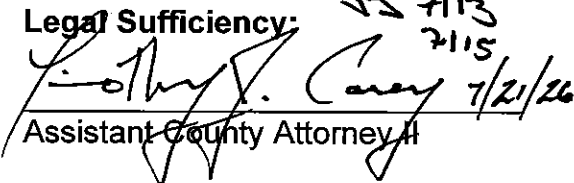
Approval of this agenda item will allocate \$5,874 to Ronald Alfaro for construction of the 9111 Melody Road project under the Impact Fee Affordable Housing Assistance Program.

C. Departmental Fiscal Review: 
Valerie Alleyne, Division Director III
Finance and Administrative Services, HED

III. REVIEW COMMENTS

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

 7/15/2026
OFMB
 7/16/2026
Contract Development and Control
26 7.16.26

B. Legal Sufficiency:  7/21/26
Assistant County Attorney II

C. Other Department Review:

Department Director

Summary:

The total estimated project cost is \$354,500 and County funds will total \$5,874 with approval of this item. The applicant provided a pre-approval letter from Signature Mortgage indicating a one-time closed construction loan of up to \$370,000. As the pre-approval letter reflects a maximum loan amount that exceeds the estimated project cost, and the requested impact fee assistance of \$5,874 was not included in the applicant’s submitted development sources, the total development sources reflected below exceed the estimated project cost by \$21,374.

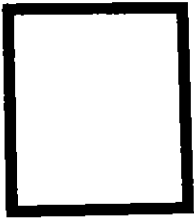
Development Sources	
Construction Loan – Signature Mortgage (Up To)	\$370,000
PBC Impact Fee Affordable Housing Assistance Program	\$5,874
Total Development Sources	\$375,874

These funds are from interest earned by the Impact Fee Fund. District 6 (TC)

Background and Justification:

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 projects. On December 10, 2024, the BCC approved revisions to the IFAHAP Guidelines. The IFAHAP make 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 affordable individual homes for use as their principal place of residence. The IFAHAP funding award will expire two (2) years after the date of the approval by the BCC. Certificate(s) of Occupancy must be obtained for all assisted units, and such units must be occupied by eligible households within four (4) years after the date of the funding approval by the BCC.

LOCATION MAP



Ronald Alfaro

9111 Melody Road, Wellington FL 33467

North ↑



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

BGEX 143 070226*1683

FUND 3534 - Impact Fee Assistance Program - Roads Zone 4

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 07/01/2026	REMAINING BALANCE
EXPENDITURES									
143-1527-8201	Contributions Non-Govts-Agncs	Ronald Alfaro (August 18,2026)	0	0	5,597	0	5,597		5,597
821-9712-9908	Res-New Projects	Impact Fee Program Reserve - FY2026	0	460,899	0	5,597	455,302		455,302
	Total Expenditures				5,597	5,597			

SIGNATURES

DATES

Initiating Department/Division

7/6/2026

Administration/Budget Department Approval

7/15/2026

OFMB Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: August 25, 2026

Deputy Clerk to the
Board of County Commissioners

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

BGEX 143 070226*1684

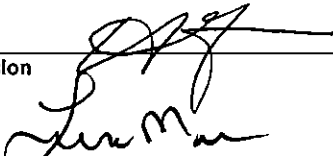
FUND 3815 - Impact Fee Assistance Program - Public Building

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 07/01/2026	REMAINING BALANCE
EXPENDITURES									
143-1527-8201	Contributions Non-Govts-Agnces	Ronald Alfaro (August 18,2026)	0	0	277	0	277		277
821-9712-9908	Res-New Projects	Impact Fee Program Reserve - FY2026	0	46,003	0	277	45,726		45,726
	Total Expenditures				277	277			

SIGNATURES

DATES

Initiating Department/Division



7/6/2026

Administration/Budget Department Approval



7/15/2026

OFMB Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: August 25, 2026

Deputy Clerk to the
Board of County Commissioners

Palm Beach County Department of Housing and Economic Development
2026 Income Limits
PBC 2026 Median Income: \$107,600

Effective Date: 5/1/26

Percentage Category	Income Limit by Number of Persons in Household									
	1	2	3	4	5	6	7	8	9	10
20%	18,000	20,550	23,100	25,700	27,750	29,800	31,900	33,950	35,980	38,036
25%	22,500	25,700	28,925	32,125	34,700	37,275	39,850	42,425	44,975	47,545
28%	25,200	28,784	32,396	35,980	38,864	41,748	44,632	47,516	50,372	53,250
30%	27,000	30,850	34,700	38,550	41,650	44,750	47,800	50,900	53,970	57,054
33%	29,700	33,924	38,181	42,405	45,804	49,203	52,602	56,001	59,367	62,759
35%	31,500	35,980	40,495	44,975	48,580	52,185	55,790	59,395	62,965	66,563
40%	36,000	41,100	46,250	51,400	55,500	59,650	63,750	67,900	71,960	76,072
45%	40,500	46,260	52,065	57,825	62,460	67,095	71,730	76,365	80,955	85,581
50%	45,000	51,400	57,850	64,250	69,400	74,550	79,700	84,850	89,950	95,090
60%	54,000	61,680	69,420	77,100	83,280	89,460	95,640	101,820	107,940	114,108
70%	63,000	71,950	81,000	89,950	97,150	104,350	111,600	118,800	125,930	133,126
80%	72,000	82,250	92,550	102,800	111,050	119,300	127,500	135,750	143,920	152,144
90%	81,000	92,520	104,130	115,650	124,920	134,190	143,460	152,730	161,910	171,162
100%	90,000	102,800	115,700	128,500	138,800	149,100	159,400	169,700	179,900	190,180
110%	99,000	113,080	127,270	141,350	152,680	164,010	175,340	186,670	197,890	209,198
120%	108,000	123,360	138,840	154,200	166,560	178,920	191,280	203,640	215,880	228,216
130%	117,000	133,640	150,410	167,050	180,440	193,830	207,220	220,610	233,870	247,734
140%	126,000	143,920	161,980	179,900	194,320	208,740	223,160	237,580	251,860	266,252

Note:

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 2026 Rent Limits

Effective Date: 5/1/26

Percentage Category	Rent Limit by Number of Bedrooms in Unit					
	0	1	2	3	4	5
20%	450	481	577	688	745	823
25%	562	602	723	835	931	1,028
28%	630	674	809	935	1,043	1,151
30%	675	723	867	1,002	1,118	1,233
33%	742	795	954	1,102	1,230	1,357
35%	787	843	1,012	1,169	1,304	1,439
40%	900	963	1,156	1,336	1,491	1,645
45%	1,012	1,084	1,301	1,503	1,677	1,851
50%	1,125	1,205	1,446	1,670	1,863	2,056
60%	1,350	1,446	1,735	2,004	2,236	2,468
70%	1,575	1,686	2,025	2,338	2,608	2,880
80%	1,800	1,928	2,313	2,673	2,982	3,290
90%	2,025	2,169	2,603	3,007	3,354	3,702
100%	2,250	2,410	2,892	3,341	3,727	4,113
110%	2,475	2,651	3,181	3,675	4,100	4,525
120%	2,700	2,892	3,471	4,009	4,473	4,936
130%	2,925	3,133	3,760	4,343	4,846	5,348
140%	3,150	3,374	4,049	4,677	5,218	5,759

Note:

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4. 130% AMI limits imputed by Palm Beach County based on FHFC rent limits.