

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: September 15, 2026 ☒ **Consent** ☐ **Regular**
 ☐ **Ordinance** ☐ **Public Hearing**

Department: **Housing and Economic Development**

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

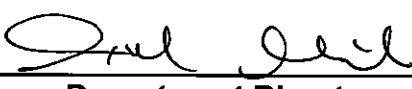
- A) approve** an Impact Fee Affordable Housing Assistance Program (IFAHAP) funding award in the total amount of \$257,742 to Country Grove Housing Partners, LP (CGHP);
- B) authorize** the Mayor to execute a Certificate of Award to be released to the recipient pursuant to IFAHAP Guidelines;
- C) approve** a Budget Transfer of \$155,240 in Impact Fee Assistance Program – Roads Zone 3 Fund to appropriate funds for CGHP;
- D) approve** a Budget Transfer of \$76,723 in Impact Fee Assistance Program – Parks Zone 2 Fund to appropriate funds for CGHP; and
- E) approve** a Budget Transfer of \$25,779 in Impact Fee Assistance Program – Public Building Zone 1 Fund to appropriate funds for CGHP.

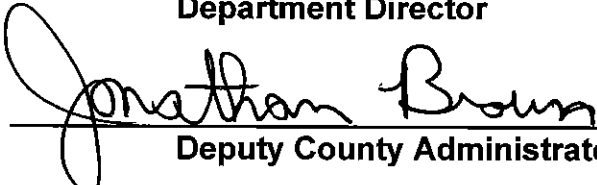
Summary: On April 21, 2026, the Department of Housing and Economic Development (HED) issued a Notice of Funding Availability (NOFA) making \$3,396,841 in IFAHAP funding available from the Fiscal Year (FY) 2026 allotment funding cycle. CGHP, a joint venture between NuRock Development Partners, Inc., R. Howell Development, LLC, and R. Block Development, LLC, submitted an application in response to the NOFA. Staff recommends that up to \$257,742 be provided as a credit for impact fees associated with the construction of Residences at Country Grove (Project), which consists of 106 rental units (63 two [2]-bedroom and 43 three [3]-bedrooms) located northeast of the intersection of Seminole Pratt Whitney Road and Velazquez Road, less than half mile north of Southern Boulevard in the Village of Wellington. CGHP will be given credits for Roads Zone 3 Impact Fees (\$155,240), Parks Zone 2 (\$76,723), and Public Building Zone 1 Impact Fees (\$25,779). CGHP will pay impact fees above the allocated \$257,742. The Certificate of Award and related documents will be issued to CGHP and its successors and/or assigns. CGHP will provide all 106 units at or below 80% Area Median Income for a period of 30 years (\$102,800 for a household of four [4]). **(Continued on Page 3)**

Background and Justification: (Continued on Page 3)

Attachments:

- 1. Location Map
- 2. Budget Transfers
- 3. 2026 Income & Rent Limits Chart
- 4. Disclosure of Ownership Interests Form

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	\$257,742				
Operating Costs					
External Revenues					
Program Income (County)	(\$257,742)				
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 3533 Dept. 143 Unit: 1524 Object: 8201 \$155,240
Fund 3622 Dept. 143 Unit: 1524 Object: 8201 \$ 76,723
Fund 3815 Dept. 143 Unit 1524 Object: 8201 \$ 25,779

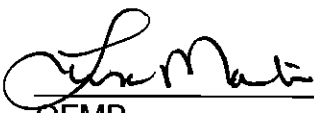
B. Recommended Sources of Funds/Summary of Fiscal Impact:

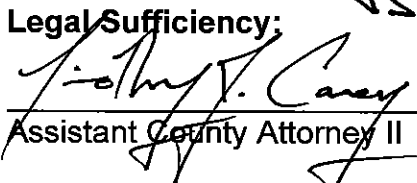
Approval of this agenda item will allocate \$257,742 to Country Grove Housing Partners, LP for construction of the Residences at Country Grove project under the Impact Fee Affordable Housing Assistance Program.

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:

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

B. Legal Sufficiency: 
Assistant County Attorney II
7/15/26

C. Other Department Review:

Department Director

Summary:

The total estimated project cost is \$51,153,802 and County funds will total \$10,257,742 with approval of this item. The project’s development sources are listed in the table below.

Development Sources	
First Mortgage – Citibank	\$15,500,000
PBC HBLP Loan (PBC HED.HBLP.2025.2)	\$10,000,000
PBC Impact Fee Affordable Housing Assistance Program	\$257,742
Deferred Development Fee	\$5,411,170
General Partner Equity	\$100
Limited Partner Equity	\$19,984,790
Total Development Sources	\$51,153,802

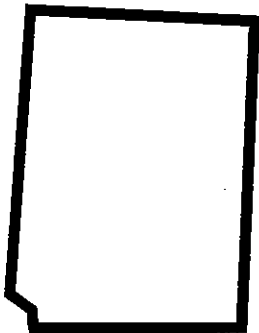
These funds are from interest earned by the Impact Fee Fund. District 6 (TC)

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. On December 2, 2025 (Agenda Item # 6E-1), the BCC conceptually approved an award of \$10,000,000 for this project under the General Obligation Housing Bond Loan Program (HBLP). The HBLP, when approved and executed, will require CGHP provide all 106 units at or below 80% Area Median Income for a period of 50 years (\$102,800 for a household of [4]).

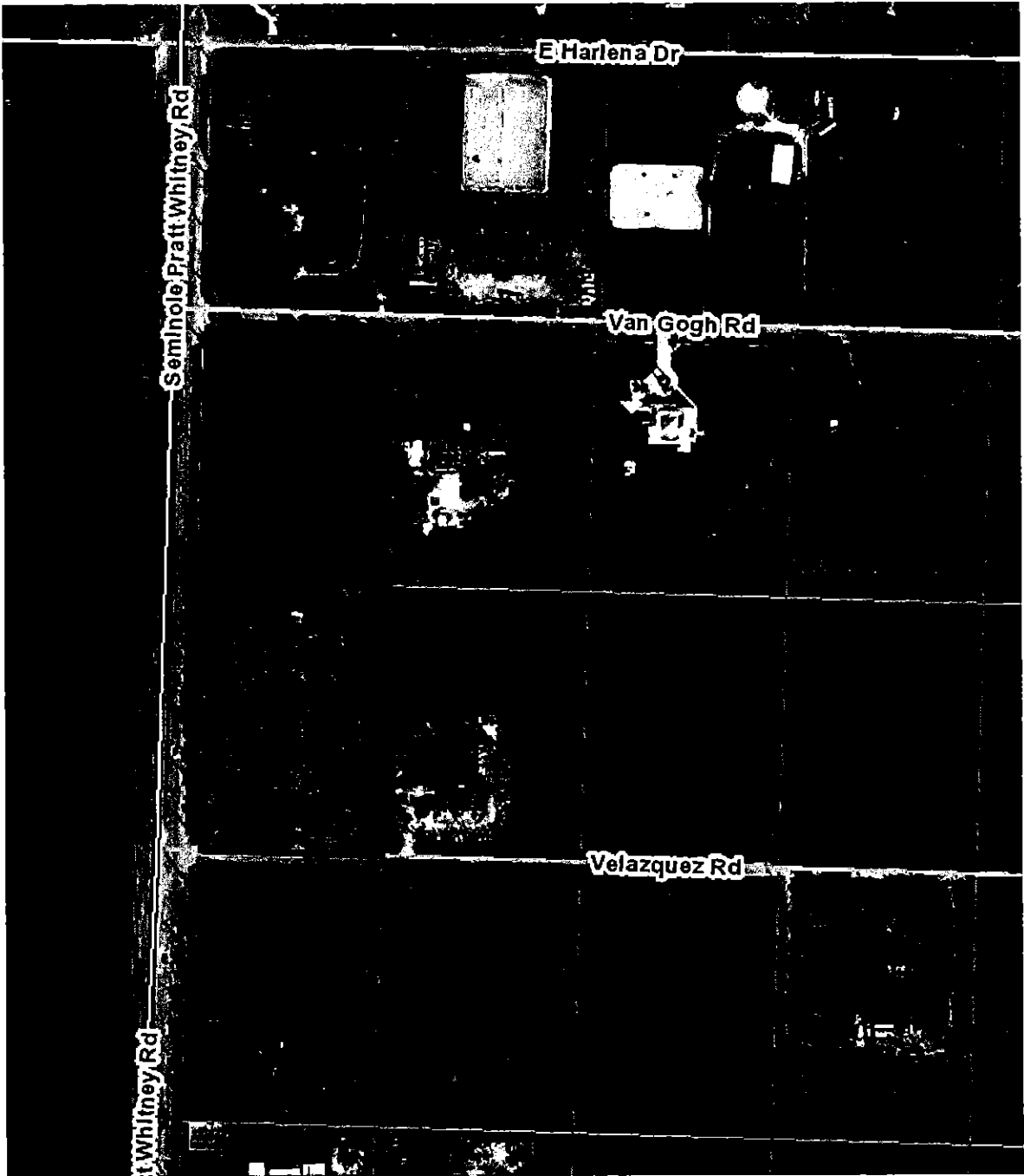
LOCATION MAP



Residences at Country Grove

(Northeast of the intersection of Seminole Pratt Whitney Road and Velazquez Road, less than half mile north of Southern Boulevard, Wellington, FL 33470)

North ↑



26-0865

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

BGEX 143 070226*1673

FUND 3533 - Impact Fee Assistance Program - Roads Zone 3

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 07/01/2026	REMAINING BALANCE
EXPENDITURES									
143-1524-8201	Contributions Non-Govts-Agnces	Country Grove Housing Partners (August 18,2026)	0	0	155,240	0	155,240		155,240
821-9712-9908	Res-New Projects	Impact Fee Program Reserve - FY2026	0	310,479	0	155,240	155,239		155,239
	Total Expenditures				155,240	155,240			

SIGNATURES

DATES

Initiating Department/Division

Administration/Budget Department Approval

OFMB Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: September 15, 2026

Deputy Clerk to the
Board of County Commissioners

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

BGEX 143 070226*1674

FUND 3622 - Impact Fee Assistance Program - Parks Zone 2

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 07/01/2026	REMAINING BALANCE
EXPENDITURES									
143-1524-8201	Contributions Non-Govts-Agnces	Country Grove Housing Partners (August 18,2026)	0	0	76,723	0	76,723		76,723
821-9712-9908	Res-New Projects	Impact Fee Program Reserve - FY2026	0	157,846	0	76,723	81,123		81,123
	Total Expenditures				76,723	76,723			

SIGNATURES

DATES

Initiating Department/Division

Administration/Budget Department Approval

OFMB Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: September 15, 2026

Deputy Clerk to the
Board of County Commssioners

26-0867

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

BGEX 143 070226*1675

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									
143-1524-8201	Contributions Non-Govts-Agncs	Country Grove Housing Partners (August 18,2026)	0	0	25,779	0	25,779		25,779
821-9712-9908	Res-New Projects	Impact Fee Program Reserve - FY2026	0	123,765	0	25,779	97,986		97,986
	Total Expenditures				25,779	25,779			

SIGNATURES

DATES

Initiating Department/Division

Administration/Budget Department Approval

OFMB Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: September 15, 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	1735	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:

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.

DISCLOSURE OF OWNERSHIP INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER,
OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day appeared
ROBERT HOSKINS, by means of ☒ physical presence
OR ☐ online notarization hereinafter referred to as "Affiant," who being by me first
duly sworn, under oath, deposes and states as follows:

1. Affiant appears herein as:

☐ an individual or
☒ the Manager of Country Grove Housing Partners, LP
[position—e.g., sole proprietor, president, partner, etc.] [name & type of entity—e.g., ABC Corp., XYZ Ltd. Partnership, etc.].
The Affiant or the entity the Affiant represents herein seeks to do business with
Palm Beach County through its Board of County Commissioners.

2. Affiant's address is: 800 N Point Parkway, #125
Highway 6A, 33405

3. Attached hereto as Exhibit "A" is a complete listing of the names and
addresses of every person or entity having a five percent (5%) or greater interest in the
Affiant's corporation, partnership, or other principal. Disclosure does not apply to
nonprofit corporations, government agencies, or to an individual's or entity's interest in
any entity registered with the Federal Securities Exchange Commission or registered
pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general
public.

4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach
County policy, and will be relied upon by Palm Beach County and the Board of County
Commissioners. Affiant further acknowledges that he or she is authorized to execute
this document on behalf of the entity identified in paragraph one, if any.

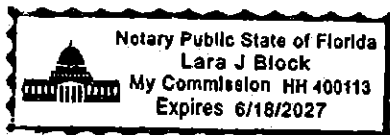
5. Affiant further states that Affiant is familiar with the nature of an oath and
with the penalties provided by the laws of the State of Florida for falsely swearing to
statements under oath.

6. Under penalty of perjury, Affiant declares that Affiant has examined this
Affidavit and to the best of Affiant's knowledge and belief it is true, correct and
complete.

FURTHER AFFIANT SAYETH NAUGHT.

ROBERT HOSKINS, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me by means of ☒ physical
presence OR ☐ online notarization this 23 day of June, 2026, by
ROBERT HOSKINS, ☒ who is personally known to me or ☐ who
has produced N/A as identification and who did
take an oath.



Lara J. Block
Notary Public
Lara J. Block
(Print Notary Name)
State of Florida at Large
My Commission Expires: 6/18/2027

EXHIBIT "A"

DISCLOSURE OF OWNERSHIP INTERESTS IN AFFIANT

Affiant must identify all entities and individuals owning five percent (5%) or more ownership interest in Affiant's corporation, partnership or other principal, if any. Affiant must identify individual owners. For example, if Affiant's principal is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to any nonprofit corporation, government agency, or to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
R. Howell & Co., LLC	803 N. Peachtree #125
Rebecca Howell	Atlanta, GA 30305

R. Black & Co., LLC	9200 Belvedere Rd, #209
Robby Black	RSB, FL 33411