

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: **September 15, 2026**

[] Consent **[X] Regular**
[] Ordinance **[] Public Hearing**

Department: Housing and Economic Development

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: an extension of the deadline for One North Lake, LLC to commence construction of the One North Lake Project from July 9, 2026, to November 6, 2026.

Summary: On March 11, 2025, the Board of County Commissioners (BCC) approved a \$4,650,000 Housing Initiative Program (HIP) award to One North Lake, LLC for the One North Lake Project (Agenda Item 6D-1). The HIP award requires the construction of 54 workforce rental units, with rents restricted to eligible households earning 120% of the Area Median Income (AMI) (income no greater than \$154,200 for an eligible household of four [4] persons). However, the primary funding from the United States Department of Housing and Urban Development (HUD) restricts the monthly rents based on a market study conducted by HUD. The rents will be limited to \$1,422 for one (1)-bedroom units; \$1,825 and \$1,835 for two (2)-bedroom units; and \$1,975 for three (3)-bedroom units. These amounts are below the current rent limits for eligible households with incomes at or below 70% AMI (income no greater than \$89,950 for an eligible household for four [4] persons). The total Project cost is \$17,270,028 (\$319,815 per unit). Total County investment for this Project is \$4,750,000, including HIP and a \$100,000 Ad Valorem Infrastructure Grant approved by the BCC on August 25, 2020 (Agenda Item 3I-3) is 27.5% (\$87,962 per unit). Additional funding sources for this Project are as follows:

Funding Sources	
Newmark/FHA Mortgage	\$ 9,054,000
PBC Housing Initiatives Program (HIP)	\$ 4,650,000
PBC Ad Valorem Infrastructure Grant	\$ 100,000
Owner Equity	\$ 3,466,028
Total Development Cost	\$17,270,028

At the December 2, 2025, BCC meeting, the BCC approved a 120-day extension of the project construction commencement deadline due to delays associated with the federal government shutdown. One North Lake, LLC has requested an additional extension of the project construction commencement deadline to November 6, 2026, to allow additional time to complete the remaining permitting approvals needed to close the County loan. District 6 (TJC)

Background and Policy Issues: Continued on Page 3.

Attachments:

1. Loan Term Sheet
2. 2026 Income Limits & Rent Chart
3. Request for Extension and Timeline of events prior to closing

Recommended By:

Department Director

8/20/26

Date _____

Approved By:

Deputy County Administrator

8/29/2026

Date _____

II. FISCAL IMPACT ANALYSIS

A. **Five Year Summary of Fiscal Impact:**

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures					
Operating Costs	\$4,650,000				
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	\$4,650,000				

# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
---	-----	--	--	--	--

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 1701 Object 8201 Program Code/Period N/A

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

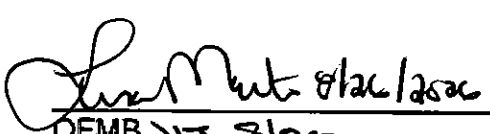
The PBC Ad Valorem infrastructure grant of \$100,000 was expended in FY 2025.
Fund 1539 Dept 143 Unit 2111 Object 8201 Program Code/Period N/A

C. **Departmental Fiscal Review:**


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

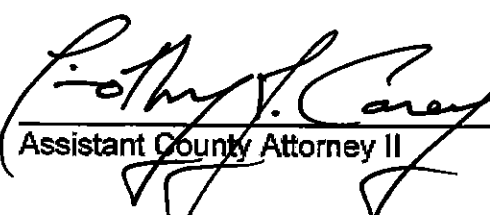
III. REVIEW COMMENTS

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


OFMB VS 8/25


Contract Development and Control
26 8.26.26

B. **Legal Sufficiency:**


Assistant County Attorney II

C. **Other Department Review:**

Department Director

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

September 15, 2026

Approve Extension for One North Lake

Page 3 – Continued from Page 1

Background and Policy Issues: In 2021, the BCC began allocating Ad Valorem funding for HIP to be utilized as gap funding for housing projects. HIP funds are awarded by the BCC in place of funding for projects that have requirements which are not permissible by the original funding but still advance the County's goal to assist with the creation of workforce and affordable housing. On August 25, 2020, the BCC approved a \$100,000 grant for the One North Lake project to assist with the costs associated with site improvements.



**DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT
COMPREHENSIVE LOAN TERM SHEET**

Project and Funding Program Information

Funding program: Housing Initiatives Program (HIP)

RFP number and name: HBLP.2024.4 – Workforce Housing Multifamily Development

Project name: One North Lake

Borrower name: One North Lake, LLC

Contracting entity: One North Lake LLC

Project type: Multifamily Rental Development- Workforce Housing Development

Brief Project Description: The project will entail the new construction of a 4-story building consisting of 54 multi-family apartment rental units

Loan Terms

Loan amount: \$ 4,650,000

Rental Increases: Rent increases on individual units will be permitted only at lease renewal

Interest rate: 1%

Affordability period: 50 years

Affordability: 54 Units at or below 70% Area Media Income (AMI)

Number of total project units: 54

Number of County-assisted units: 54

Percentage of County-assisted units: 100%

Additional information: Additional information is provided in the preliminary underwriting report dated January 29, 2025, which includes the full capitalization of the project financing and lien priority, operational proforma, and complete rental information for units.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

COMPREHENSIVE LOAN TERM SHEET

Bond Loan term:

- 40-year term
- Payments deferred until primary loan conversion
- Payments are based on a 40-year amortization calculation
- Payments are subject to available cash flow with unpaid payments deferred to the end of the term.

Personal Guarantee: Completion and Operating Deficit Guarantee

Term commencement: Upon closing of the loan concurrent with primary financing

Property re-sale:

If the project development is sold, or 50% (aggregate) or more of the ownership changes to a non-affiliated entity, the loan must be satisfied.

Estimated Construction start: November 2026

Disbursement of funds:

The disbursement of HIP funds provided by this Agreement shall be provided based on a draw or a reimbursement of Eligible Project Costs as negotiated between the Borrower and the County.

Eligible uses of the County Loan funds are limited to Project development costs attributable to the County-Assisted Units and shall include, but not be limited to, cost associated with the below:

Soft Costs

- Consultant and Professional Services, which includes Architectural, Engineering, Design, Project Management, Asbestos Survey, and asbestos abatement oversight consultant, if needed.
- Permits, Fees, etc.
- Utility Connection Fees and Utility Relocation.

Hard Cost

- Construction Materials.
- Labor.
- Utilities.
- HVAC.
- Painting.
- Paving sidewalks, parking lots, and driveways.
- Landscaping.
- Demolition.
- Site improvement General conditions, builder's profit and overhead under the construction



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT COMPREHENSIVE LOAN TERM SHEET

Construction Costs: Determination of cost eligibility and reasonableness shall be at the County's sole and absolute discretion. Cost for off-site improvements, payment of delinquent taxes, legal fees and other fees, and costs related to other Project financing are ineligible for payment with County funds.

Construction Considerations:

Bond requirements:

Payment and performance bond equal to 100% of the total hard construction cost of the project

Retainage requirements: 10% retainage until work is 50% completed, 0% retainage required thereafter

The terms outlined above shall be detailed in the loan documents consisting of a loan agreement, mortgage and security agreement, promissory note, and declaration of restrictions.

Projects must be Shovel Ready prior to final approval by the Board of County Commissioners in order to be eligible for funding.

Shovel Ready is defined as a project where the proposer has site control and the property has the correct and approved development requirements for the project including zoning designation, platting, site plan approval for the housing units it proposes to create.

Please attach any documentation to verify that the project is **Shovel Ready**.

All terms contained herein are contingent upon approval by the Palm Beach County Board of County Commissioners (BCC). The funding for this project and the terms contained herein are anticipated to be presented to the BCC for final approval at the August 25, 2026, agenda meeting.



DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT
COMPREHENSIVE LOAN TERM SHEET

By signing below, you are verifying that this project is **Shovel Ready**, as well as acknowledging and accepting of loan terms:

Requirements/Preconditions to Disbursement of County Funds:

- Jurisdiction of authority approval of site plan and development order
- Jurisdiction of authority approval of project construction plans, including civil design/utilities, etc.
- Jurisdiction of authority issuance of primary building permit
- Executed construction contract

By signing below you are verifying that this project is **Shovel Ready**, as well as acknowledging and accepting of loan terms:

☒ **Accept Terms**

☐ **Does Not Accept Terms**

Borrower Name:

By: Leonard Schwartz

Leonard Schwartz

Name (printed)

Managing Member

Title

Palm Beach County 2026 Multifamily Income Limits and Rents

Income Category	2026 Income Limit by Number of Persons in Household									
	1	2	3	4	5	6	7	8	9	10
30%	\$ 27,000	\$ 30,850	\$ 34,700	\$ 38,550	\$ 41,650	\$ 44,750	\$ 47,800	\$ 50,900	\$ 53,970	\$ 57,054
40%	\$ 36,000	\$ 41,100	\$ 46,250	\$ 51,400	\$ 55,500	\$ 59,650	\$ 63,750	\$ 67,900	\$ 71,960	\$ 76,072
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
140%	\$ 126,000	\$ 143,920	\$ 161,980	\$ 179,900	\$ 194,320	\$ 208,740	\$ 223,160	\$ 237,580	\$ 251,860	\$ 266,252

2026 Median Income: \$107,600
Based on Florida Housing Finance Corporation *Multifamily Rental Programs and CWHIP Homeownership Program*
130% AMI limits imputed by Palm Beach County based on FHFC rent limits.

Income Category	2026 Rent Limit by Number of Bedrooms in Unit					
	0	1	2	3	4	5
30%	\$ 675	\$ 723	\$ 867	\$ 1,002	\$ 1,118	\$ 1,233
40%	\$ 900	\$ 963	\$ 1,156	\$ 1,336	\$ 1,491	\$ 1,645
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
140%	\$ 3,150	\$ 3,374	\$ 4,049	\$ 4,677	\$ 5,218	\$ 5,759

ONE NORTH LAKE LLC

257 SE Dr. Martin Luther King, Jr. Boulevard
Belle Glade, FL 33430

July 22, 2026

Jonathan B. Brown, Deputy County Administrator
County Administration
Palm Beach County Board of County Commissioners
301 North Olive Avenue, Suite 1101
West Palm Beach, FL 33401

Re: One North Lake Project — Request for Four-Month Extension

Dear Deputy County Administrator:

As discussed in meetings with you and your staff, as well as in meetings with the County Administrator and the Mayor of the Palm Beach County Board of County Commissioners (the “BCC”), the Developer respectfully requests that, at its September 15, 2026, meeting (or whatever meeting is appropriate), the BCC approve a four-month extension for the One North Lake Project. This loan was approved under Palm Beach County’s HIP – Workforce Housing Development Program, with a \$4,650,000 loan to One North Lake, LLC.

Reasons for the Extension Request

1. The City requested that we change the height from three stories to four in order to maximize the number of affordable units (and improve the view), which required a complete redesign and submittal of site and building plans.
2. A second redesign/resubmittal of plans to eliminate originally-planned rooftop amenities as a result of PBC Fire Review requirements that would have classified the roof as a 5th floor, thereby triggering additional cost-prohibitive HUD requirements and costly code mandated adjustments .
3. Additional time required to obtain final building permit approval.
4. Multiple changes in the City of Pahokee administration.
5. Time required to negotiate and successfully resolve conflicts between HUD financial underwriting standards and County underwriting standards.

Current Project Status as of July 22, 2026

1. The Development Team has transmitted its final resubmittal addressing the remaining building permit comments.
2. The Development Team has transmitted its final resubmittal addressing the remaining Water Utilities Department (WUD) permit comments.
3. The Development Team is finalizing the underwriting process with Palm Beach County’s third-party underwriter. We are still awaiting completion of loan documents from the County that conform to the HUD guidelines.

Estimated Timeline to Break Ground/Commence Construction: Four Months

The requested extension is necessary to account for delays outside the Developer’s control while allowing the Development Team to complete the remaining approvals and action items identified

One North Lake Project

Attachment 3/Page 1 of 2

above. The Developer has continued to advance the project diligently and remains committed to commencing construction as promptly as possible.

We appreciate your continued support of this project.

Very truly yours,

ONE NORTH LAKE LLC

Leonard Schwartz

Leonard Schwartz
Managing Member

Cc: Hon. Sarah Baxter, Mayor, Palm Beach County
Joseph Abruzzo, County Administrator, Palm Beach County
Axel Miranda, Director, PBC Housing & Economic Development

Carlos Serrano, Deputy Director, PBC Housing & Economic Development