Agenda Item #:

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	**December 1, 2026**	**[ ] Consent**	**[X] Regular**
		[ ] Ordinance	**[ ] Public Hearing**
Department:	**Housing and Economic Development**		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: an increase in the Ad Valorem funding allocation to Harra Homes, LLC, in the amount of $500,000 for demucking costs associated with the development of 18 affordable single-family homes located in the City of Belle Glade.

Summary: On January 6, 2026 (Agenda Item 6F-2), the Board of County Commissioners (BCC) approved an Ad Valorem funding award of $500,000 to Harra Homes, LLC for the demucking costs associated with new construction of 18 for-sale single family detached homes to be located at 125 E. Canal Street in Belle Glade. Additional funding is being requested to ensure the financial viability of the project due to changing conditions related to reductions in Palm Beach County's Workforce Housing Program (WHP) sales prices, which has caused the project's overall sales revenue to decrease. This loss of revenue adversely impacts the project's financial feasibility and limits the developer's ability to absorb costs related to unforeseen field conditions and other increases during site development and construction. The additional funding would allow for sufficient contingency to ensure the financial feasibility of the project, allowing development to advance.

The development will consist of 11 three (3) bedroom / two (2) bathroom and seven (7) four (4) bedroom / two (2) bathroom homes, each with a two (2) - car garage, ranging in size from 1,400 to 1,950 total square feet. Three (3) units will be set aside for eligible households within the County's WHP income 80%-100% of Area Median Income (AMI) ($86,080 to $107,600); eight (8) units will be set aside for eligible households with WHP income 100%-120% AMI ($107,600 to $129,120); and seven (7) units will be set aside for eligible households with income 120%-140% AMI ($129,120 to $150,640). The sales prices of the units will not exceed the maximum limits set by the WHP and will have an affordability period of no less than 15 years. Funding will be secured by a mortgage to be satisfied upon the sale of the home to a qualified buyer, and a declaration of restrictions will be recorded against the property to require the property only to be sold to a homebuyer meeting the affordability restrictions and AMI requirements for the duration of the affordability period. Upon sale of the final home, the mortgage will be forgiven. The County funding contribution equates to $55,555 per assisted unit and constitutes 15% of the $6,700,000 total development cost. **Continued on page 3.**

Background and Policy Issues: The Board of County Commissioners (BCC), through the County's annual budget allocation process, appropriated Ad Valorem funding in the amount of $3,000,000 (Fiscal Year 2025) and $1,500,000 (Fiscal Year 2026) for a demucking program in which funds would be made available to affordable and workforce housing developers in the Glades area to defray the additional costs associated with soil demucking and site preparation. Approving this additional $500,000 would leave the available budget for funds related to demucking at $3,500,000.

Attachment(s):
1. Harra Homes Project Description
2. Project Map
3. Workforce Housing Income Limits/Sales Price Limits Chart

Recommended By: _____ 11/03/2026
Department Director **Date**

Approved By: _____ 11/03/2026
Deputy County Administrator **Date**

II. **FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2027	2028	2029	2030	2031
Capital Expenditures					
Operating Costs	$500,000				
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	$500,000				

# ADDITIONAL FTE POSITIONS (Cumulative)					

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 2115 Object 8201 Program Code/Period N/A

B. **Recommended Sources of Funds/Summary of Fiscal Impact:**
Approval of this agenda item will appropriate an additional $500,000 of demucking program funding to Harra Homes, LLC for the construction of 18 affordable single-family new housing units.

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 _____ _____
Contract Development and Control

B. **Legal Sufficiency:**

_____
Assistant County Attorney II

C. **Other Department Review:**

_____
Department Director

ATTACHMENT 1

HARRA HOMES

COUNTY FUNDING SUBMISSION

Request for an Additional $500,000 in Ad Valorem Demucking Funds

CURRENT COUNTY ALLOCATION	ADDITIONAL REQUEST	TOTAL COUNTY DEMUCKING SUPPORT
$500,000	$500,000	$1,000,000

Project

Harra Homes Subdivision - 18 Single-Family Workforce Homes

Project Address	125 E Canal Street N., Belle Glade, Florida 33430
Developer	Harra Homes, LLC
Submitted By	Amin Mohamad, Owner/Developer
Submission Date	October 6, 2026
BCC Target Date	December 1, 2026

Submission Contents

#	Required Item	Status
1	Official funding request and justification	Included
2	Current project status and milestones completed	Included
3	Updated project schedule through completion	Included
4	Updated sources and uses reflecting $1,000,000 County demucking support	Included
5	City of Belle Glade letter of support	Included

Prepared to respond directly to Palm Beach County staff's October 2026 submission requirements for the December 1, 2026 Board of County Commissioners meeting.

OFFICIAL REQUEST

Letter to Palm Beach County

October 6, 2026

Axel Miranda
Director, Housing & Economic Development
Palm Beach County
100 Australian Avenue, 5th Floor
West Palm Beach, FL 33406

RE: Harra Homes Subdivision - Request for Additional $500,000 in Ad Valorem Demucking Funds

Dear Mr. Miranda:

On behalf of Harra Homes, LLC, I respectfully request an additional $500,000 allocation of Palm Beach County ad valorem demucking funds for the Harra Homes Subdivision in Belle Glade. Approval would increase total County demucking support from $500,000 to $1,000,000 for this 18-home workforce housing project.

This additional funding is necessary to ensure the financial viability of the project due to reductions in Palm Beach County's Workforce Housing Program sales prices, which has caused the project's overall sales revenue to decrease.

The required demucking scope totals $1,027,467. The site contains substantial unsuitable organic soils that must be removed and replaced with properly compacted fill before infrastructure and home construction can proceed. County funding would cover $1,000,000 of the required demucking and Harra Homes would fund the remaining $27,467 balance.

Harra Homes has invested substantial time and resources to advance the project through land acquisition, planning and engineering. The remaining funding gap, together with the required infrastructure and home-construction costs, materially affects project feasibility and leaves limited capacity to absorb unforeseen field conditions and construction cost increases.

The project is ready to move forward. City site plan approval, survey, geotechnical work, civil design, and lift-station engineering have been completed. The only remaining Palm Beach County Water Utilities item is final review/approval of the lift-station component of the civil plans; the broader civil design is complete. The City of Belle Glade has provided a formal letter supporting the 18-home development and the project's pursuit of Palm Beach County funding. Harra Homes is continuing to coordinate with the City on permitting and project implementation so infrastructure can begin promptly after the remaining approvals and funding are in place.

The additional $500,000 is the key funding step needed to ensure the project's viability and preserve a financially workable path to delivery of the 18 workforce housing homes. Harra Homes will remain responsible for the remaining site-development costs, land and soft costs, impact fees, vertical home construction, and other project costs.

Attached are the requested project status and milestone summary, updated schedule through completion, updated sources and uses reflecting total County demucking support of $1,000,000, and the City of Belle Glade letter of support. We respectfully request staff recommendation and Board approval of the additional $500,000 allocation at the December 1, 2026 meeting.

Respectfully,

Amin Mohamad
Owner/Developer
Harra Homes, LLC

EXHIBIT A

Current Project Status & Milestones

Current Position: Harra Homes is positioned to move into permitting and infrastructure construction once the final PBC Water Utilities lift-station review and County funding action are completed.

Milestone	Status	Current Detail
Land control / acquisition	COMPLETE	Project property acquired.
Geotechnical investigation	COMPLETE	Subsurface exploration documented unsuitable organic soils (muck) and the need for demucking before fill and construction.
Boundary/topographic survey	COMPLETE	Updated boundary and topographic survey completed for the 4.03-acre project site.
Site plan / entitlement	COMPLETE	18-lot single-family site plan approved through the City of Belle Glade process in May 2025.
Civil engineering	COMPLETE / FINAL UTILITY ITEM	Civil plans are complete. Final PBC Water Utilities review/approval is limited to the lift-station component of the civil plans.
Lift-station engineering	COMPLETE	Duplex lift station engineered for the 18-lot development; equipment/specification package prepared.
Infrastructure pricing / budget	ADVANCED	Site-development budget prepared for the required demucking and horizontal infrastructure.
Existing County demucking support	APPROVED	$500,000 existing County allocation toward demucking.
Additional County demucking support	PENDING BCC	Additional $500,000 requested; County staff has advised it is willing to recommend the allocation for December 1, 2026 BCC consideration.
City coordination / permitting	ACTIVE	City has provided a formal letter of support for the 18-home development and the pursuit of Palm Beach County funding. Harra Homes continues coordinating with City staff on permitting and project implementation.

Project readiness note: The remaining PBC Water Utilities item is specifically the lift-station portion of the civil plan set. The broader civil design is complete.

EXHIBIT B

Updated Project Schedule Through Completion

The schedule below reflects Harra Homes' current anticipated implementation timeline based on BCC consideration of the additional demucking allocation on December 1, 2026 and timely completion of remaining agency reviews. Dates are planning targets and may be adjusted based on permitting and agency approvals, weather conditions, utility coordination, inspections, material availability, contractor scheduling, unforeseen site conditions, and other normal construction-related factors.

Phase	Target	Major Deliverable	Status
County submission package	October 2026	Submit official request, status, schedule, sources/uses, and City support letter.	Complete
Final PBCWU lift-station review	October-December 2026	Resolve final lift-station civil-plan comment/approval and close utility review.	Pending final item
City infrastructure permitting / preconstruction	October-December 2026	Advance permit review, contractor coordination, updated submittals, and mobilization planning.	Active
BCC consideration of additional funding	December 1, 2026	County consideration of additional $500,000 demucking allocation, bringing total County support to $1,000,000.	Scheduled target
Funding documents / notice to proceed	December 2026-January 2027	Complete funding amendment/administration and issue contractor notice to proceed after permits and funding are in place.	Planned
Demucking and site preparation	January-May 2027	Excavate unsuitable organic soils; dewater as required; import approved fill; compact and test subgrade/fill.	Planned
Underground utilities and lift station	April-August 2027	Install water, sewer, lift station, storm drainage, service connections, testing and related underground infrastructure.	Planned
Roads, sidewalks, lighting and site completion	June-October 2027	Complete road base/paving, curb/sidewalk, lighting, grading, drainage, testing, as-builts and final inspections.	Planned
Lots ready / vertical construction release	October-November 2027	Complete horizontal closeout sufficient to release home construction in phases.	Target
18-home vertical construction	October 2027-July 2028	Construct homes in rolling phases; home permitting can proceed concurrently where allowed.	Target
Certificates of occupancy / closings	January-August 2028	Begin phased C.O.s and workforce home closings as homes are completed.	Target
Final project completion / closeout	By September 2028	Complete final home, remaining closing(s), punch/closeout, and final grant/project reporting.	Target

EXHIBIT C

Updated Sources & Uses of Funds

This summary presents current estimated project costs and funding responsibilities. The $1,027,467 demucking scope is included within the site-development budget and is not added separately. Total County support of $1,000,000 assumes approval of the additional $500,000 allocation.

USES - SUMMARY PROJECT BUDGET

Use	Amount	Basis / Note
Acquisition, predevelopment and impact fees	$613,000	Land, predevelopment and County impact fees
Lot/site development	**$1,710,595**	Includes $1,027,467 demucking
Lot/site development contingency	$370,000	Estimated contingency
Vertical construction - 18 homes	$4,046,880	Estimated construction cost for 18 homes
TOTAL CURRENT PROJECT USES	$6,740,475	Current cost summary

SOURCES / FUNDING RESPONSIBILITY

Source	Amount	Status / Responsibility
Existing Palm Beach County demucking allocation	$500,000	Approved County support
Additional Palm Beach County demucking allocation requested	**$500,000**	Pending BCC approval; staff recommendation anticipated
Developer equity - land cost paid in full	$265,000	Land cost paid in full
Harra Homes / private project funding responsibility	$5,475,475	Remaining project costs not covered by County funding or identified developer equity
TOTAL SOURCES / FUNDING PLAN	$6,740,475	**Balanced to current uses**

Funding-plan note: This is a total-project budget summary, not a cash-to-complete statement. Developer equity reflects the $265,000 land cost paid in full. The Harra Homes/private project funding amount represents the remaining project funding responsibility after County funding and the identified developer equity; it does not represent that all financing is committed, approved or disbursed. Figures remain subject to final scope and pricing.

EXHIBIT D

Demucking Funding Detail & Public-Purpose Justification

DEMUCKING FUNDING DETAIL

Demucking Funding Item	Amount
Total required demucking	$1,027,467
Existing County allocation	$500,000
Additional County allocation requested	$500,000
Total County demucking support after approval	**$1,000,000**

Remaining demucking balance funded by Harra Homes	**$27,467**

County coverage of required demucking after approval: approximately 97%. Harra Homes remains responsible for the final $27,467 of demucking and the balance of the project.

Why the Additional $500,000 Is Necessary

- **To offset the project's overall decrease in sales revenues.**
- **The cost is extraordinary relative to an 18-home project.** A $1,027,467 demucking requirement creates a major per-lot burden before roads, utilities, the lift station, impact fees, or home construction are completed.
- **The remaining funding gap materially affects feasibility.** Additional assistance will support the required site preparation while preserving capacity for the other infrastructure and unforeseen field conditions.
- **The project is ready to convert the funding into construction activity.** The site plan, survey, geotechnical work, civil design, and lift-station engineering have been completed; the remaining PBC Water Utilities item is limited to final lift-station review/approval.
- **The funding directly supports the delivery of workforce housing.** The project will create 18 new single-family workforce homes in Belle Glade while leveraging substantially greater developer/private investment across the remainder of the project.

Supporting Project Documents

- Harra Homes 18-lot site plan - showing the internal street system, lift station, retention, utilities, sidewalks, lighting and 18 residential lots.
- Ardaman & Associates geotechnical report - documenting muck conditions and demucking/site-preparation recommendations.
- Boundary and topographic survey dated April 28, 2025.
- Civil construction plan set and lift-station engineering/RFQ materials.
- City of Belle Glade letter of support - included with this submission.

City of Belle Glade

Planning & Community Redevelopment Department

A Municipal Corporation since
September 11, 1945

Tel: 561-996-0100
Fax: 561-516-0109

www.bellegladegov.com

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Sorilinda Santiago
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Joaquin Almazan

Tequella Collins

Emory Payne
City Manager

October 1, 2026

TO WHOM IT MAY CONCERN:

RE: Letter of Support –Harra Homes LLC - Proposed Housing Development
125 E Canal Street N, Belle Glade, Florida

PCN: 04–37–43–32–00–000–7960

The City of Belle Glade is pleased to provide this letter in support of the proposed development of 18 single-family residential lots intended to provide affordable housing within our community.

The City recognizes the need for additional quality, attainable housing for working individuals and families. We believe this development would be a positive addition to Belle Glade and would support our efforts to encourage responsible residential growth and expand homeownership opportunities.

The City supports the developer's efforts to pursue available funding and grant assistance through Palm Beach County and respectfully requests favorable consideration of the project.

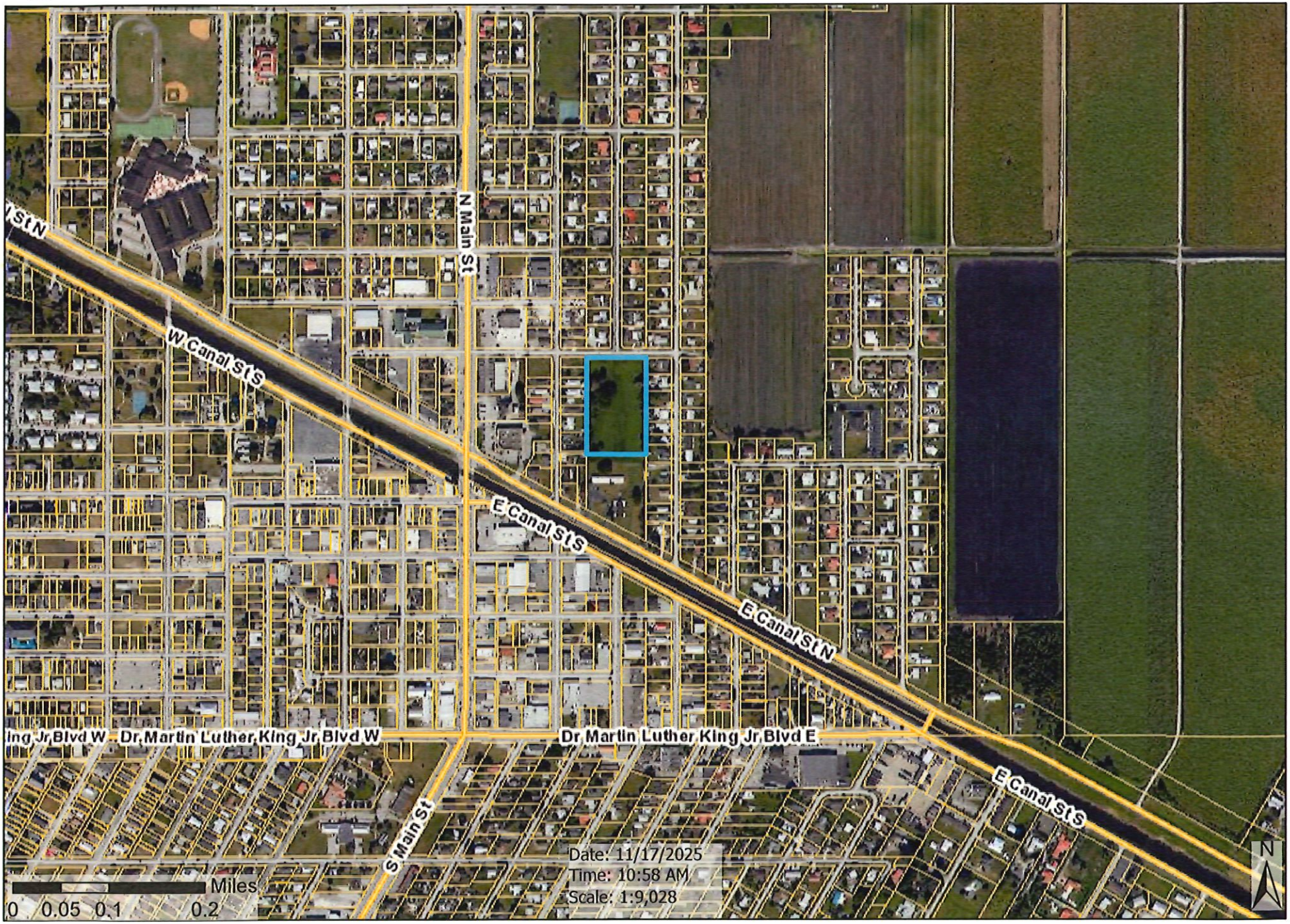
Sincerely,

Emory Payne
City Manager
City of Belle Glade

DOROTHY JACKS CFA, AAS
Palm Beach County Property Appraiser

125 E. Canal Street N., Belle Glade,

ATTACHMENT 2



Attachment 3

Workforce Housing Program (WHP)
2026 For Sale Prices and Incomes
Effective July 1, 2026

WHP prices are set annually, based on the provisions
of Article 5.G.1.A.3.c of the Unified Land Development Code reflected below, and the following:

2026 PBC Median Family Income: $107,600 (per HUD)

WHP Sales Prices (homes cannot be sold at a higher price)

WHP Income Category			2026 (WHP) Sales Prices
Low	60 - 80% of MFI	$64,560 - $86,080	$225,960
Moderate 1	>80 -100% of MFI	>$86,080- $107,600	$290,520
Moderate 2	>100 -120% of MFI	>$107,600 - $129,120	$355,080
Middle	>120 -140% of MFI	>$129,120 - $150,640	$419,640*

**Middle Income category does not apply to WHP units in projects approved under WHP Code adopted 8/22/2019.*

For information on WHP pricing, contact Michael Howe, Planning Division, at mhowe@pbcgov.org or 561-233-5361