

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

Meeting Date: July 11, 2023                       Consent                       Regular  
    Ordinance                       Public Hearing

Department:                      Housing and Economic Development

**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to approve:**

**A) The proposed Fiscal Year 2023-2024 State Housing Initiatives Partnership (SHIP) Program , in the amount of \$12,463,331 for affordable housing strategies as follows:**

• Purchase Assistance with/without Rehabilitation	\$1,600,000
• Foreclosure Prevention	\$ 593,832
• Owner Occupied Housing Rehabilitation	\$3,000,000
• Emergency Repairs	\$3,000,000
• Replacement Housing	\$ 400,000
• Single Family New Construction	\$1,000,000
• Developer Rental Assistance Program	\$1,000,000
• Project Delivery	\$ 623,166
• Administrative Costs	\$1,246,333; and



**B) A Budget Amendment of \$12,463,331 in the Affordable Housing Trust Fund to recognize a grant funding allocation for the Fiscal Year 2023-2024 State Housing Initiative Partnership (SHIP) Program.**

**Summary:** Palm Beach County receives an annual allocation from the State of Florida Housing Finance Corporation (FHFC) through the SHIP Program to implement various affordable housing programs and other related activities. On April 12, 2022, the Board of County Commissioners (BCC) approved the SHIP Local Housing Assistance Plan (LHAP) for fiscal years 2022-2023, 2023-2024 and 2024-2025 (R2022-0374). For Fiscal Year 2023-2024, Palm Beach County will receive \$12,463,331. Recommendations were based on the identified needs over the past year. At the May 11, 2023 public meeting of the Commission on Affordable Housing (CAH), staff's proposed budget recommendations received unanimous support. SHIP regulations require that a minimum of 65% of a local jurisdiction's SHIP funding be allocated to homeownership activities, and 20% of the fiscal year's funding allocation be expended on special needs households. Special needs households will be assisted through the purchase assistance, foreclosure prevention, owner occupied housing rehabilitation, emergency repair, replacement housing, single family new construction, and the Developer Rental Assistance Program strategies. In accordance with SHIP regulations, the funds need to be encumbered within two (2) years and expended within three (3) years of allocation. **These are State SHIP funds which require no local match.** Countywide (HJF)

**Background and Policy Issues: See Page 3**

**Attachments:**

1. Projected SHIP Distribution Estimates for FY 2023-24
2. Budget Amendment

Recommended By:		6/20/2023
	Department Director	Date
Approved By:		6/29/2023
	Assistant County Administrator	Date

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2023	2024	2025	2026	2027
Grant Expenditures					
Operating Costs	\$12,463,331				
External Revenues	(\$12,463,331)				
Program Income					
In-Kind Match (County)					
<b>NET FISCAL IMPACT</b>	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included In Current Budget? Yes      No   X    
 Does this item include the use of Federal Funds Yes      No   X  

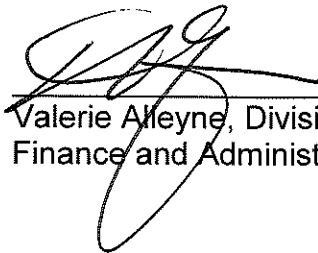
Budget Account No.:

Fund 1100 Dept. 143 Unit 7175/7176 Object Various Program Code/Period Various

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

Approval of this agenda item will appropriate \$12,463,331 in 2023/2024 State SHIP funds to the Affordable Housing Trust Fund budget.

**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:**

AS Dale 6/26/23  
 OFMB GA 6/26/23  
 [Signature] 6/22/23  
 [Signature] 6/26/23  
 [Signature] 6/28/23  
 Contract Development and Control

**B. Legal Sufficiency:**

  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

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

**Background and Policy Issues:** On April 12, 2022, the BCC approved the three-year LHAP via Resolution R2022-0374, which include the SHIP housing strategies. Funding for the various strategies is allocated on an annual basis. The housing strategies will provide assistance to income eligible households as described herein, including the allowable ten percent administrative costs associated with implementing the SHIP program:

**Purchase Assistance:** provides first-time homebuyers assistance with gap financing, lot acquisition, down payment, closing costs and/or rehabilitation to purchase a new or existing home.

**Foreclosure Prevention:** assists with delinquent mortgage payments, including late fees, attorney's fees, homeowners' association payments, special assessments, and other foreclosure associated costs, property taxes, homeowners' insurance and default resolution counseling.

**Owner-Occupied Housing Rehabilitation:** provides assistance for substantial rehabilitation to correct housing life, health or safety items, incipient code violations, sewer and water connection, utility connections and adapt residence to meet accessibility.

**Emergency Repair:** assists income eligible owner occupied residences to address emergency conditions such as roofing, electrical, plumbing, hurricane hardening (impact windows and doors) and structural repairs.

**Replacement Housing:** provides assistance to homeowners residing in dilapidated structures which are beyond rehabilitation, to demolish and construct a replacement home on the same lot or the purchase of an existing home.

**Single Family New Construction:** funding awarded to contractors, non-profits and for-profit housing developers to construct affordable single-family units for eligible homebuyers. Funds can be used for site acquisition, soft costs, site development, infrastructure improvements, demolition, construction and other eligible construction related costs.

**Developer Rental Assistance Program:** funding provides assistance to not-for-profit and for-profit housing developers to acquire, construct and/or rehabilitate affordable rental units. Additionally, this strategy provides developers applying for Low Income Housing Tax Credits, State Apartment Incentive Loan (SAIL), State HOME Investment Partnership Program or other multifamily funding, with a local government contribution or other leverage/match financing for affordable rental projects.

**Table 1: 2022/2023 and 2023/2024 Comparison:**

<b>SHIP Approved Activities</b>	<b>2022-2023 Funding Expenditures \$10,302,276</b>	<b>2023-2024 Funding Recommendations \$12,463,331</b>
Purchase Assistance	\$2,500,000	\$1,600,000
Foreclosure Prevention	\$507,049	\$593,832
Owner Occupied Housing Rehabilitation	\$2,700,000	\$3,000,000
Emergency Repairs	\$1,050,000	\$3,000,000
Replacement Housing	\$ 0	\$400,000
Single Family New Construction	\$1,000,000	\$1,000,000
Developer Rental Assistance Program	\$1,000,000	\$1,000,000
Project Delivery Costs	\$515,000	\$623,166
Administrative Costs	\$1,030,227	\$1,246,333



# PROJECTED SHIP DISTRIBUTION ESTIMATES FOR FY 2023-24

(\$252,000,000)

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
<b>ALACHUA</b>	3,286,537	1,621,249
Gainesville		1,665,288
<b>BAKER</b>	350,000	350,000
<b>BAY</b>	2,111,922	1,697,141
Panama City		414,781
<b>BRADFORD</b>	350,000	350,000
<b>BREVARD</b>	7,189,654	3,945,682
Cocoa		227,912
Melbourne		996,486
Palm Bay		1,452,310
Titusville		567,264
<b>BROWARD</b>	22,534,548	3,988,613
Coconut Creek		662,516
Coral Springs		1,543,617
Davie		1,223,626
Deerfield Beach		1,000,534
Fort Lauderdale		2,163,317
Hollywood		1,773,469
Lauderhill		856,313
Margate		671,530
Miramar		1,581,925
Pembroke Pines		1,960,506
Plantation		1,077,151
Pompano Beach		1,302,497
Sunrise		1,115,460
Tamarac		831,525
Weston		781,949
<b>CALHOUN</b>	350,000	350,000
<b>CHARLOTTE</b>	2,260,559	2,031,564
Punta Gorda		228,995
<b>CITRUS</b>	1,814,501	1,814,501
<b>CLAY</b>	2,587,678	2,587,678
<b>COLLIER</b>	4,476,074	4,255,404
Naples		220,670
<b>COLUMBIA</b>	818,222	818,222
<b>DE SOTO</b>	409,396	409,396
<b>DIXIE</b>	350,000	350,000
<b>DUVAL</b>	11,836,251	11,836,251
<b>ESCAMBIA</b>	3,777,215	3,149,442
Pensacola		627,773
<b>FLAGLER</b>	1,435,374	320,088
Palm Coast		1,115,286
<b>FRANKLIN</b>	350,000	350,000
<b>GADSDEN</b>	513,413	513,413
<b>GILCHRIST</b>	350,000	350,000

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
<b>GLADES</b>	350,000	350,000
<b>GULF</b>	350,000	350,000
<b>HAMILTON</b>	350,000	350,000
<b>HARDEE</b>	350,000	350,000
<b>HENDRY</b>	461,405	461,405
<b>HERNANDO</b>	2,282,869	2,282,869
<b>HIGHLANDS</b>	1,182,573	1,182,573
<b>HILLSBOROUGH</b>	17,412,196	12,813,635
Tampa		4,598,561
<b>HOLMES</b>	350,000	350,000
<b>INDIAN RIVER</b>	1,888,820	1,888,820
<b>JACKSON</b>	572,956	572,956
<b>JEFFERSON</b>	350,000	350,000
<b>LA FAYETTE</b>	350,000	350,000
<b>LAKE</b>	4,624,711	4,624,711
<b>LEE</b>	9,174,678	5,688,301
Cape Coral		2,379,911
Fort Myers		1,106,466
<b>LEON</b>	3,427,786	1,132,540
Tallahassee		2,295,246
<b>LEVY</b>	513,413	513,413
<b>LIBERTY</b>	350,000	350,000
<b>MADISON</b>	350,000	350,000
<b>MANATEE</b>	4,825,503	4,174,060
Bradenton		651,443
<b>MARION</b>	4,498,384	3,753,002
Ocala		745,382
<b>MARTIN</b>	1,859,122	1,859,122
<b>MIAMI-DADE</b>	20,155,423	13,238,082
Hialeah		1,668,869
Miami		3,355,878
Miami Beach		610,709
Miami Gardens		840,481
North Miami		441,404
<b>MONROE</b>	967,006	967,006
<b>NASSAU</b>	1,093,333	1,093,333
<b>OKALOOSA</b>	2,476,127	2,234,952
Fort Walton Beach		241,175
<b>OKEECHOBEE</b>	454,017	454,017
<b>ORANGE</b>	16,943,828	13,261,934
Orlando		3,681,894
<b>OSCEOLA</b>	4,877,511	3,230,375
Kissimmee		943,311
St. Cloud		703,825

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
<b>PALM BEACH</b>	17,389,885	12,463,331
Boca Raton		1,140,776
Boynton Beach		935,576
Delray Beach		768,633
Wellington		707,768
West Palm Beach		1,373,801
<b>PASCO</b>	6,795,605	6,795,605
<b>PINELLAS</b>	11,137,539	5,783,723
Clearwater		1,364,349
Largo		964,511
St. Petersburg		3,024,956
<b>POLK</b>	8,825,249	6,835,155
Lakeland		1,378,504
Winter Haven		611,590
<b>PUTNAM</b>	855,454	855,454
<b>ST. JOHNS</b>	3,398,088	3,398,088
<b>ST. LUCIE</b>	4,015,093	890,548
Fort Pierce		548,060
Port St. Lucie		2,576,485
<b>SANTA ROSA</b>	2,260,559	2,260,559
<b>SARASOTA</b>	5,182,320	4,535,048
Sarasota		647,272
<b>SEMINOLE</b>	5,531,749	5,531,749
<b>SUMTER</b>	1,606,321	1,606,321
<b>SUWANNEE</b>	513,413	513,413
<b>TAYLOR</b>	350,000	350,000
<b>UNION</b>	350,000	350,000
<b>VOLUSIA</b>	6,550,339	4,565,586
Daytona Beach		887,571
Deltona		1,097,182
<b>WAKULLA</b>	409,396	409,396
<b>WALTON</b>	922,385	922,385
<b>WASHINGTON</b>	350,000	350,000
<b>TOTAL</b>	246,436,400	246,436,400
<b>DR Holdback &amp; Catalyst</b>		5,563,600
<b>TOTAL APPROPRIATION</b>		252,000,000

SHIP allocation based on SB 102, includes DR holdback, uses current Catalyst appropriation

2023 - 0752

BGEX: 062023\*1451  
BGRV: 062023\*524

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
BUDGET AMENDMENT

Fund 1100 Affordable Housing Trust Fund (SHIP)

ACCT.NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED As of 6/20/2023	REMAINING BALANCE
<b><u>REVENUES</u></b>								
143-7176-3469	State Grant - Other Human Services	7,333,993	10,302,276	12,463,331	0	22,765,607		
<b>Total Receipts and Balances</b>		<b>19,522,333</b>	<b>31,353,645</b>	<b>12,463,331</b>	<b>0</b>	<b>43,816,976</b>		
<b><u>EXPENDITURES</u></b>								
143-7175-3401	Other Contractual Services	200,000	200,000	600,000	0	800,000		800,000
143-7175-9902	Operatimg Reserves	0	6,859,601	1,269,499	0	8,129,100		8,129,100
143-7176-8201	Contributions Non Govt Agencies	7,633,262	10,119,118	2,000,000	0	12,119,118		12,119,118
143-7176-8301	Contributions For Individuals	11,017,058	13,502,913	8,593,832	0	22,096,745		22,096,745
<b>Total Appropriations &amp; Expenditures</b>		<b>19,522,333</b>	<b>31,353,645</b>	<b>12,463,331</b>	<b>0</b>	<b>43,816,976</b>		

<p>Office of Financial Management &amp; Budget INITIATING DEPARTMENT/DIVISION Administration/Budget Department Approval OFMB Department - Posted</p>	<p>Signatures &amp; Dates</p> <p><i>Jonathan Brown</i> ADDU 6/26/23</p>	<p>By Board of County Commissioners At Meeting of 7/11/23 Deputy Clerk to the Board of County Commissioners</p>
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