

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: August 20, 2024 [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 \$3,855 to Community Land Trust of Palm Beach County and the Treasure Coast (CLT of PBCTC);
- 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 \$1,949 in Impact Fee Assistance Program – Roads Zone 2 to appropriate funds for CLT of PBCTC;
- D) approve a Budget Transfer of \$1,435 in Impact Fee Assistance Program – Parks Zone 2 to appropriate funds for CLT of PBCTC; and
- E) approve a Budget Transfer of \$471 in Impact Fee Assistance Program – Public Building to appropriate funds for CLT of PBCTC.

Summary: On April 24, 2024, the Department of Housing and Economic Development issued a Notice of Funding Availability (NOFA) making \$3,272,281 in IFAHAP funding available from Palm Beach County’s Fiscal Year 2024 allotment funding cycle. CLT of PBCTC submitted an application in response to the NOFA. Staff recommends that up to \$3,855 be provided as a credit for impact fees associated with the construction of the Lake Worth Beach CLT Villas which consists of eight (8) single family residences on four (4) scattered sites in the City of Lake Worth Beach. CLT of PBCTC will be given credits for Roads Zone 2 Impact Fees (\$1,949), Parks Zone 2 (\$1,435), and Public Building Impact Fees (\$471). CLT of PBCTC will pay impact fees above the allocated \$3,855. The Certificate of Award and related documents will be issued to the entity identified herein and its successors and/or assigns. All eight (8) units will remain affordable to homebuyers at or below 80% Area Median Income in perpetuity. **These funds are from interest earned by the Impact Fee Fund.** District 3 (HJF)

Background and Justification: On May 7, 2024, the BCC approved an award of HOME Investment Partnerships (HOME) Program Community Housing Development Organization (CHDO) of \$1,320,000 and General Obligation Housing Bond Loan Program funding of \$1,640,000 for this project (Agenda Item # 5B-2). On November 17, 2009, the BCC authorized the use of impact fee investment earnings from roads, parks, and public building for affordable housing projects. On February 11, 2020, the BCC approved revisions to the IFAHAP Guidelines. At their June 18, 2024 Workshop, the BCC directed the new units under the IFAHAP program would be made available to persons with incomes at or below 110% AMI. The IFAHAP makes 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.

- Attachments:**
- 1. Location Map
 - 2. Budget Transfers

Recommended By: Jonathan Brown 8/12/2024
Department Director Date

Approved By: [Signature] 8/13/24
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures					
Operating Costs	\$3,855				
External Revenues					
Program Income (County)	(\$3,855)				
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

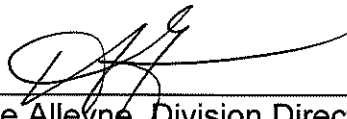
Budget Account No.:

Fund 3532 Dept. 143 Unit 1508 Object 8201: \$1,949
 Fund 3622 Dept. 143 Unit 1508 Object 8201: \$1,435
 Fund 3815 Dept. 143 Unit 1508 Object 8201: \$ 471

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


Approval of this agenda item will allocate \$3,855 to Community Land Trust of Palm Beach County and the Treasure Coast for construction of the Lake Worth Beach CLT Villas under the Impact Fee Affordable Housing Assistance Program.

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:


 Laura Martin 7/24/2024
 OFMB DA 7/23


 Granda 7/25/24
 Contract Development and Control
 7/25/24

B. Legal Sufficiency:


 Assistant County Attorney

C. Other Department Review:

 Department Director

LOCATION MAP

Lake Worth Beach CLT Villas

(1306 1st Avenue S, 610 North E Street, 417 South D Street & 625 North D Street, Lake Worth Beach, FL 33460)



1306 1st Avenue S, Lake Worth Beach



610 North E Street, Lake Worth Beach



417 South D Street, Lake Worth Beach



625 North D Street, Lake Worth Beach



24-0872

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

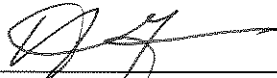
BGEX 071624*1641

FUND 3532 - Impact Fee Assistance Program - Road Zone 2

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 07/16/2024	REMAINING BALANCE
EXPENDITURES									
143-1508-8201	Contributions-None-Govts Agencies	Community Land Trust of PBC	0	0	1,949	0	1,949		1,949
821-9710-9902	Operating Reserves	Impact Fee Program Reserve-FY2024	0	729,559	0	1,949	727,610		727,610
	Total Expenditures				1,949	1,949			

SIGNATURES

Initiating Department/Division



DATES

7/22/2024

Administration/Budget Department Approval



7/24/2024

OFMB Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: 20-Aug-24

Deputy Clerk to the
Board of County Commissioners

24-0873

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

BGEX 071624*1642

FUND 3622 - Impact Fee Assistance Program - Park Zone 2

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 07/16/2024	REMAINING BALANCE
EXPENDITURES									
143-1508-8201	Contributions-None-Govts Agencies	Community Land Trust of PBC	0	0	1,435	0	1,435		1,435
821-9710-9902	Operating Reserves	Impact Fee Program Reserve-FY2024	0	118,792	0	1,435	117,357		117,357
	Total Expenditures				1,435	1,435			

SIGNATURES

DATES

Initiating Department/Division

[Signature]
7/23/2024

Administration/Budget Department Approval

[Signature]
7/24/2024

CFMB Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: 20-Aug-24

Deputy Clerk to the
Board of County Commissioners

24-0874

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

BGEX 071624*1643

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 07/16/2024	REMAINING BALANCE
EXPENDITURES									
143-1508-8201	Contributions-None-Govts Agencies	Community Land Trust of PBC	0	0	471	0	471		471
821-9710-9902	Operating Reserves	Impact Fee Program Reserve-FY2024	0	151,896	0	471	151,425		151,425
	Total Expenditures				<u>471</u>	<u>471</u>			

SIGNATURES

DATES

Initiating Department/Division

Administration/Budget Department Approval

OFMB Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: 20-Aug-24

Deputy Clerk to the
Board of County Commissioners