PALM BEACH COUNTY **BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: **September 17, 2024** [] Consent [X] 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 2024-2025 State Housing Initiatives Partnership (SHIP) Program for the period of July 1, 2024 through June 30, 2027 in the amount of \$8,329,252 for affordable housing strategies as follows:

•	Purchase Assistance with/without Rehabilitation	\$1,500,000
•	Foreclosure Prevention	\$ 529,252
•	Owner Occupied Housing Rehabilitation	\$1,500,000
•	Emergency Repairs	\$1,300,000
•	Single Family New Construction	\$1,000,000
•	Developer Rental Assistance Program	\$1,000,000
•	Project Delivery	\$ 667,100
•	Administrative Costs	\$ 832,900

B) A Budget Amendment in the amount of \$1,973,024 of the Affordable Housing Trust Fund to align the budget with grant funding allocation for the Fiscal Year 2024-2025 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 2024-2025, Palm Beach County will receive \$8,329,252 (CSFA # 40.901), and the budget amendment is required to align this grant allocation with the Affordable Housing Trust Fund. This is a reduction of \$4,134,079 from the \$12,463,331 award for FY2023-2024. Recommendations were based on the identified needs over the past year. At the July 18, 2024 public meeting of the Commission on Affordable Housing, 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 Repairs, 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:

- Projected SHIP Distribution Estimates for FY 2024-2025
- 2. Budget Amendment

Recommended By: **Assistant County Administrator**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Crant Evacaditures	2024	2025	2026	2027	2028
Grant Expenditures					
Operating Costs	\$ 8,329,252				
External Revenues	(\$8,329,252)				
Program Income				7	
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				
# ADDITIONAL FTE POSITIONS (Cumulative)					
s Item Included In Curro Does this item include t Does this item include t	he use of Federal		Yes Yes Yes <u>X</u>	No <u>X</u>	
Budget Account No.:					
und <u>1100</u> Dept. <u>143</u> Uni	t <u>7175/7176</u> Objec	t <u>Various</u> I	^o rogram Co	de/Period <u>Va</u>	rious
3. Recommended S	ources of Funds/	Summary	of Fiscal II	npact:	
Approval of this ag grant funding alloc Departmental Fis	cal Review:	l Year 202 lene Alleyi	4-2025 SHI	P Program.	
II. REVIEW COMMENT	<u>s</u>	C			
A. OFMB Fiscal and	lor Contract Deve	elopment	and Contro	I Comments):
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Aspede	<u>- 8/27/24</u> 27	- <u>- J</u>	hunde	Mach	h 9/3/5
ASDELLE OFMB OAS	<u>8/27/24</u> 27 1: 9/4/2	- <u>- J</u>	hunde	Mach	h 9/3/5
ABDEAL OFMB DAS B. Legal Sufficiency	<u>8/27/24</u> 27 y: Attorney	- <u>- J</u>	hunde	Mach	h 9/3/5
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(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:

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

<u>Foreclosure Prevention</u>: 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.

<u>Owner-Occupied Housing Rehabilitation:</u> 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.

<u>Single Family New Construction</u>: 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.

<u>Developer Rental Assistance Program</u>: 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: 2023/2024 and 2024/2025 Comparison:

SHIP Approved Activities	2023-2024 Funding Expenditures \$12,463,331	2024-2025 Funding Recommendations \$8,329,252	Difference FY2023-2024 v. FY2024-2025
Purchase Assistance	\$1,600,000	\$1,500,000	(\$ 100,000)
Foreclosure Prevention	\$ 593,832	\$ 529,252	(\$ 64,580)
Owner Occupied Housing Rehabilitation	\$3,000,000	\$1,500,000	(\$1,500,000)
Emergency Repairs	\$3,000,000	\$1,300,000	(\$1,700,000)
Replacement Housing	\$ 400,000	\$ 0	(\$ 400,000)
Single Family New Construction	\$1,000,000	\$1,000,000	(\$ 0)
Developer Rental Assistance Program	\$1,000,000	\$1,000,000	(\$ 0)
Project Delivery Costs	\$ 623,166	\$ 667,100	\$ 43,934
Administrative Costs	\$1,246,333	\$ 832,900	(\$ 413,433)
			(\$4,134,079)

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\$ 174,000,000

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SHIP 2024-2025	\$ 174,000,000				
Local Government	County Total	County Share/ City Share			
ALACHUA	2,224,724	1,102,128			
Galnesville		1,122,596			
BAKER	350,000	350,000			
ВАУ	1,427,473	1,141,836			
Panama City		285,637			
BRADFORD	350,000	350,000			
BREVARD	4,863,068	2,648,427			
Cocoa		157,077			
Melbourne		665,258			
Palm Bay		1,012,977			
Titusville		379,3 <u>19</u>			
BROWARD	14,957,415	2,656,437			
Coconut Creek		438,252			
Corai Springs					
Davie		810,692			
Deerfield Beach		664,109			
Fort Lauderdale		1,432,920			
Hallywood		1,174,157			
Lauderhill		565,390			
Margate		445,731			
Miramar		1,050,011			
Pembroke Pines		1,298,304			
Plantation		722,443			
Pompano Beach		861,547			
Sunrise		743,384			
Tamarac		553,424			
Weston		517,527			
CALHOUN	350,000	350,000			
CHARLOTTE	1,553,083	1,397,775			
Punta Gorda		155,308			
CITRUS	1,243,861	1,243,861			
CLAY	1,760,891	1,760,891			
COLLIER	3,026,866	2,880,668			
Naples		146,198			
COLUMBIA	557,721	557,721			
DE SOTO	350,000	350,000			
DIXIE	350,000	350,000			
DUVAL	7,955,636	7,955,636			
ESCAMBIA	2,524,337	2,107,317			
Pensacola		417,020			
FLAGLER	1,002,249	222,399			
Palm Coast		779,850			

Local Government	County Total	County Share/ City Share
GADSDEN	354,804	354,804
GILCHRIST	350,000	350,000
GLADES	350,000	350,000
GULF	350,000	350,000
HAMILTON	350,000	350,000
HARDEE	350,000	350,000
HENDRY	350,000	350,000
HERNANDO	1,553,083	1,553,083
HIGHLANDS	794,441	794,441
HILLSBOROUGH	11,671,540	8,594,922
Tampa		3,076,618
HOLMES	350,000	350,000
INDIAN RIVER	1,272,862	1,272,862
JACKSON	383,718	383,718
JEFFERSON	350,000	350,000
LAFAYETTE	350,000	350,000
LAKE	3,147,572	3,147,672
LEE	6,071,129	3,713,709
Cape Coral		1,615,742
Fort Myers		740,678
LEON	2,292,421	759,021
Tallahassee		1,533,400
LEVY	359,609	359,609
LIBERTY	350,000	350,000
MADISON	350,000	350,000
MANATEE	3,336,175	2,901,805
Bradenton		434,370
MARION	3,055,867	2,553,788
Ocala		502,079
MARTIN	1,243,861	1,243,861
MIAMI-DAGE	13,401,115	8,793,812
Hialeah		1,108,272
Miami		2,247,367
Mlami Beach		403,374
Mlami Gardens		557,486
North Miami		290,804
MONROE	644,635	644,635
NASSAU	775,137	775,137
OKALOOSA	1,669,085	1,295,711
Crestview		212,641
Fort Walton Beach		160,733
OKEECHOBEE	350,000	350,000

Local Government	County Total	County Share/ City Share
ORANGE	11,323,622	8,843,749
Orlando		2,479,873
OSCEOLA	3,336,175	2,236,905
Kissimmee	<u> </u>	628,202
St. Cloud		471,068
PALM BEACH	11,618,430	8,329,252
Boca Raton		762,169
Boynton Beach		622,748
Delray Beach		510,049
Wellington		468,223
West Palm Beach		925,989
PASCO	4,631,151	4,631,151
PINELLAS	7,395,106	3,835,842
Clearwater		902,203
Largo		640,416
St. Petersburg		2,016,645
POLK	6,042,129	4,695,942
Lakeland		923,842
Winter Haven		422,345
PUTNAM	586,721	586,721
ST. JOHNS	2,389,031	2,389,031
ST. LUCIE	2,809,450	605,718
Fort Pierce	-	377,309
Port St. Lucie		1,826,423
SANTA ROSA	1,548,279	1,548,279
SARASOTA	3,524,591	3,091,771
Sarasota		432,820
SEMINOLE	3,688,898	3,688,898
SUMTER	1,185,860	1,185,860
SUWANNEE	359,609	359,609
TAYLOR	350,000	350,000
UNION	350,000	350,000
VOLUSIA	4,433,040	3,078,746
Daytona Beach		614,853
Deitona		739,431
WAKULLA	350,000	350,000
WALTON	639,830	639,830
WASHINGTON	350,000	350,000
TOTAL	168,336,400	168,336,400
DR Holdback		5,000,000
Catalyst Program		663,600
Total appropriation		174,000,000

24-0934

PALM BEACH COUNTY, FLORIDA BUDGET AMENDMENT

BGEX BGEX-143-081224*1761

BGRV BGRV-143-081224*519

FUND 1100 - Affordable Housing Trust Fund (SHIP)

ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 08/22/2024	REMAINING BALANCE
	And the state of t		***************************************					
Statement Grant - Other Human Services	Affordable Housing - Projects	10,302,276	18,901,574	0	1,973,024	16,928,550		
Total Fund Revenues		38,534,171	50,758,439	0	1,973,024	48,785,415	-	
Contribution for Individuals	Affordable Housing - Projects	15,000,000	15,000,000	0	1,973,024	13,026,976	6,578,307	6,448,669
Total Fund Expenditures		38,534,171	50,758,439	0	1,973,024	48,785,415	~~	0
T	tatement Grant - Other Human Services otal Fund Revenues Contribution for Individuals	otal Fund Revenues Contribution for Individuals Affordable Housing - Projects Affordable Housing - Projects	tatement Grant - Other Human Services Affordable Housing - Projects 10,302,276 otal Fund Revenues 38,534,171 Contribution for Individuals Affordable Housing - Projects 15,000,000	tatement Grant - Other Human Services Affordable Housing - Projects 10,302,276 18,901,574 otal Fund Revenues 38,534,171 50,758,439 Contribution for Individuals Affordable Housing - Projects 15,000,000 15,000,000	tatement Grant - Other Human Services Affordable Housing - Projects 10,302,276 18,901,574 0 otal Fund Revenues 38,534,171 50,758,439 0 Contribution for Individuals Affordable Housing - Projects 15,000,000 15,000,000 0	ACCOUNT NAME	### RUDGET BUDGET INCREASE DECREASE ADJUSTED BUDGET Subgraph	ACCOUNT NAME UNIT NAME BUDGET BUDGET UNIT NAME BUDGET BUDGET UNIT NAME BUDGET BUDGET UNIT NAME UNIT NAME BUDGET UNIT NAME UNIT NAME BUDGET UNIT NAME BUDGET UNIT NAME UNIT NAME BUDGET UNIT NAME UNIT NAME UNIT NAME BUDGET UNIT NAME

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5/126/24	- Den Algeral	8-26-24
01001-1	Initiating Department/Division	3 / 1
	(ABSTOCK)	8/27/24
	Administration/Budget Department Approval	- 1000000000000000000000000000000000000
	OFMB Department - Posted	

BY BOARD OF COUNTY COMMISSIONERS			
At Meeting of:	September 17, 2024		
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	Deputy Clerk to the		
	Board of County Commissioners		