

**PALM BEACH COUNTY
DEPARTMENT OF HOUSING & ECONOMIC SUSTAINABILITY
IMPACT FEE AFFORDABLE HOUSING ASSISTANCE PROGRAM**

NOTICE OF FUNDING AVAILABILITY

Palm Beach County through its Department of Housing & Economic Sustainability (HES) hereby announces the availability of \$1,822,458 in Impact Fee Affordable Housing Assistance Program (IFAHAP) funding from its Fiscal Year 2018 funding cycle. The Palm Beach County Board of County Commissioners (BCC) has authorized the utilization of County impact fee investment earnings on roads, parks, and public building to support the development of affordable owner-occupied, for-sale, and rental housing in Palm Beach County. On April 10, 2018 the BCC adopted Resolution 2018-0605 which revised the IFAHAP Guidelines that govern the use of and apply to all funds made available through this 2018 Notice of Funding Availability (NOFA). The Guidelines contain additional important information and requirements and are available at <http://discover.pbcgov.org/hes/Pages/default.aspx>

HES will begin accepting applications for funding on April 15, 2019 at 9:00 a.m. at the HES offices located at 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406. Applicants will be funded on a first-come/first-eligible/first-served basis.

AVAILABLE FUNDING: This NOFA makes available up to \$1,822,458 for the payment of the following Palm Beach County impact fees.

Road Impact Fees: Zone 1: \$416,494; Zone 2: \$379,698; Zone 3: \$192,502; Zone 4: \$211,849; Zone 5: \$461,139.

Park Impact Fees: Zone 1: \$4,988; Zone 2: \$25,160; Zone 3: \$61,737.

Public Building Impact Fees: \$68,891.

ELIGIBLE COSTS: Palm Beach County roads, parks, and public building impact fees associated with the development of affordable housing are the only costs eligible for IFAHAP funds. The requested amount may not exceed the actual road, park, or public building impact fee amount for the affordable housing project. Applicants who have already received building permits for their projects at the time of application are not eligible for assistance under IFAHAP. Only those applicants who obtain building permits after the issuance of a Certificate may receive assistance under the IFAHAP. **The Certificate shall not be used to obtain a reimbursement of impact fees already paid, but shall only be used to offset impact fees due but not yet paid.**

ELIGIBLE APPLICANTS: For-profit and non-profit developer entities which seek to build affordable rental or for-sale housing units, and persons who seek to build owner-constructed housing units for owner occupancy as their principal place of residence.

PROJECT LOCATION LIMITATIONS: Projects must be located within Road Impact Fee Zones 1 through 5; Park Impact Fee Zones 1 through 3; or Public Building Impact Fee. Maps of these zones are included in the application packet.

OCCUPANCY AND AFFORDABILITY REQUIREMENTS: All affordable housing units which receive assistance under the IFAHAP must be occupied by households whose incomes do not exceed one-hundred forty percent (140%) of the Area Median Income. Occupancy periods and housing unit affordability requirements are provided in detail in the IFAHAP Guidelines.

PROPERTY RESTRICTIONS: IFAHAP assistance and the associated affordability requirements will be secured by a Declaration of Restrictions recorded on title to the assisted property.

IMPORTANT DEADLINES: The following deadlines will be strictly adhered to:

- Funding awards under this NOFA must be approved by the BCC no later than March 12, 2020.
- Funding is provided in the form of a Certificate of Award which **expires one (1) year** after the date of funding approval by the BCC.
- Applicants must obtain all building permits for their projects from the building department with jurisdiction over the project **within one (1) year after** the date of funding approval by the BCC.
- Applicants must obtain a certificate(s) of occupancy from the building department with jurisdiction over their projects for all assisted units and must have such units occupied by eligible individual or households as specified herein **within four (4) years** after the date of funding approval by the BCC.

THERE IS NO DEADLINE FOR SUBMITTING FUNDING APPLICATIONS UNDER THIS NOFA. HES WILL CONTINUE TO ACCEPT APPLICATIONS UNTIL ALL FUNDING IS ALLOCATED OR RETURNED TO THE COUNTY IMPACT FEE FUND.

The Funding Application is located at <http://discover.pbcgov.org/hes/Pages/default.aspx>

PUBLISH: April 1, 2019

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT, THIS NOTICE AND DOCUMENTS LISTED HEREIN CAN BE REQUESTED IN AN ALTERNATE FORMAT. CONTACT HES STRATEGIC PLANNING SECTION AT (561) 233-3687.