

# **INTERIM REPORT**

## **Palm Beach County Western Regional Housing Summit Sub-Committee**

**April 2018**

## **INTRODUCTION**

In an effort to increase housing that is affordable, attainable and appropriate in Palm Beach County, an inaugural Housing Summit was held in May 2017. More than 500 stakeholders attended the summit and tremendous momentum was created to address the housing crisis in our community. To build on that momentum, the Steering Committee developed guiding principles and actions based on the presentations, discussions and ideas heard at the summit.

A regional framework consisting of four Regional Subcommittees was established to continue the ongoing effort on a countywide basis. The Regional Subcommittees are:

- **South Region:** Boca Raton, Boynton Beach, Briny Breezes, Delray Beach, Golf, Gulf Stream, Highland Beach, Hypoluxo, Manalapan, Ocean Ridge
- **Central Region:** Atlantis, Cloud Lake, Glen Ridge, Greenacres, Haverhill, Lake Clarke Shores, Lake Worth, Lantana, Palm Beach, Palm Springs, South Palm Beach, West Palm Beach
- **Western Region:** Belle Glade, Loxahatchee Groves, Pahokee, Royal Palm Beach, South Bay, Wellington, Westlake, large unincorporated area including portions of the Exurban tier
- **North Region:** Juno Beach, Jupiter, Jupiter Inlet Colony, Lake Park, Mangonia Park, North Palm Beach, Palm Beach Gardens, Palm Beach Shores, Riviera Beach, Tequesta

The goal of the regional subcommittees is to develop tailored regional housing plans through an inclusive, collaborative approach that ensures broad participation and is responsive to the local conditions. Each Regional Subcommittees was asked to:

- reach out to cities and other interested entities
- determine existing efforts and programs already in place in the region
- apply the relevant Guiding Principles-Actions and determine the specific identified action items or new items that may be appropriate for the subarea
- identify potential projects as focal points
- identify milestones
- identify any needed technical assistance

## **SUB-COMMITTEE EFFORTS**

The Western Regional Subcommittee has held 4 meetings (November 2017 – February 2018). We began our discussion with an overview of the local market information from each municipality in the Western Region (see **Exhibit 1**).

We also contacted the municipalities in the Western Region and asked them to share information on the following:

- Current state of housing in your municipality
- Housing developments planned in your municipality

- Greatest housing concerns (i.e. age of housing stock, housing costs, etc.)
- Your efforts (*including that of your community partners*) to date in addressing your identified housing concerns
- Housing aspects you would like this sub-committee to focus on as it relates to your municipality
- Are there available properties suitable for affordable or workforce housing in your municipality, if so please provide a list of what you are aware of to date
- Does your municipality offer expedited permitting for affordable and/or workforce housing

Attached as **Exhibit 2**, are the responses received from each Western Region municipality.

Additionally, Chandler Williamson, City Manager (*City of Pahokee*) has attended some meetings to discuss housing concerns in the Glades.

Within the Glades communities, we recognize that the lack of economic opportunities (*through new or existing business development*) has a direct impact on the lack of new housing. That coupled with the higher than normal unemployment rate and the lower than normal average wages earned in the Glades communities, we must address economic development as part of the housing solution.

In an effort to address housing concerns for teachers in the Western Region, Marcia Andrews (*School District of Palm Beach County*) attended a meeting to discuss the housing needs for teachers in the Glades communities. Amongst things discussed at our January 18, 2018 meeting, Ms. Andrews advised us that there is a \$3K annual salary incentive provided to teachers to work in the Glades Region.

The sub-committee discussed its desires to see a set aside established countywide, for teachers, law enforcement, etc.

While it was noted that the percentage of sub-standard housing in the Glades remains a concern and better housing options are needed, sub-committee members familiar with the Glades communities shared that some of the residents of the Glades community were moving to eastern Palm Beach County in part, because the quality of education was better for their children.

Lastly, committee members from the **Lake Okeechobee Regional Economic Alliance (LORE) Board** Housing Task Force discussed the efforts to date from the taskforce.

The LORE Board established the LORE Housing Task Force prior to the organization of the County Housing Task Force Regional Subcommittees. Its prime initiative is to focus on providing education and advocacy at the local, County, State and Federal level regarding housing in the Glades.

The Committee reviewed Glades census data and information contained in the Glades Region Master Plan as it relates to population, number of households, income levels, and

the number of housing units including vacant and occupied. Data was also collected demonstrating Glades area data versus Palm Beach County Data as it relates to housing units, poverty, median income, median gross rent, overcrowding, average age of structures and dwellings with a lack of complete kitchen and plumbing. HES also provided an 8-year snapshot of funding provided through the County with respect to housing units, infrastructure improvements and economic development initiatives in the Glades through funding received by HES.

Discussed were a number of educational initiatives including a Housing Education & Advocacy Program, Glades Housing Summit, Developer Familiarization Tour and Tiny Homes. The Committee has organized an “Is Homeownership for Me?” workshop scheduled on April 12, 2018, with a 5:30 p.m. registration. Panelists will include representatives from a financial institution, an insurance provider, Habitat for Humanity, the HES Mortgage and Housing Manager, and a representative from the Urban League. The goal of the Workshop is to educate residents regarding available resources to residents who desire homeownership. Members from the Western Regional Subcommittee will be in attendance at the workshop.

Upon the organization of the Western Regional Subcommittee, some LORE Housing Task Force members also participate in the Western Regional Subcommittee meetings and provide updates regarding the meetings to the LORE Housing Task Force to streamline communication with respect to housing challenges and initiatives in the Glades.

As part of our final efforts, we are seeking feedback from Palm Beach State College on any potential housing concerns. We want to identify the affordable / workforce housing impact on existing professors and the professors they are recruiting. Additionally, affordable housing could also negatively affect college students.

## **GUIDING PRINCIPLES & ACTIONS**

In developing the interim report, we have prepared recommendations that are consistent with the Guiding Principles & Actions, as developed by the Steering Committee.

The Guiding Principles & Actions consists of 7 Sections:

1. Shared Investment & Responsibility
2. Preservation of Existing Stock
3. Expanded Housing Diversity
4. Enhanced Development Incentives
5. Reduced Regulatory Barriers
6. Strategic Sustainable Developments
7. Increased Financial Resources

Below is feedback and discussion points brought up during our meetings on the guiding principle items:

## Shared Investment & Responsibility

- Establish **linkage fees** for non-residential projects and/or a dedicated local revenue source for attainable housing initiatives in local jurisdictions. Suggestions include an attainable housing impact fee, transfer fee, job creation fee, etc.
  - ✓ The sub-committee discussed Jupiter's linkage fee program (**Exhibit 3**). Additionally, the Village of Wellington has had some conversations about it and is contemplating whether or not to develop a linkage fee program that their Town Council can discuss.
  - ✓ Linkage fee programs throughout the County should be reviewed and if there are merits to the program, each municipality should consider adopting a program.
- Develop local partnerships with banks, local government, non-profits, developers, employers, service providers, school districts, etc.
  - ✓ It is recommended that private business and public entities such as the School District of Palm Beach County, Sheriff's Office, health care agencies and local municipalities should partner with Palm Beach County to fund affordable housing for employees.
  - ✓ Work with the CRA departments of local banks to get support in developing a loan pool for eligible affordable and workforce housing buyers.
  - ✓ The sub-committee discussed the need for changes in municipal codes to require developers to build affordable/workforce housing or buyout.
- Solicit government assistance for supplemental (area) improvements such as infrastructure and parks from local, state and federal funding.
  - ✓ The sub-committee supports the solicitation of funding to support infrastructure improvements, specifically in areas where it is lacking and is a barrier to affordable / workforce housing.

## Preservation of Existing Stock

- Review and implement strategies that provide timeframes for attainable housing unit affordability while understanding the principal that **housing ownership equity** is a wealth builder.
  - ✓ In an effort to understand what down payment assistance programs are offered by the municipalities throughout Palm Beach County, a matrix was developed comparing the programs offered (see **Exhibit 4**).
- Local governments work with state legislators, building code officials, insurance carriers, etc. to develop and implement strategies to bring **existing housing stock** to current building code, hurricane hardening and energy efficiency standards. There must be an understanding of the costs associated with such improvements and

providing local government subsidies, programs, mortgage assistance and fee structures that allow for the upgrades without pricing the unit out of attainable housing ranges.

- ✓ The age and need for preservation of existing housing was a major emphasis of our discussions. We discussed the added costs owners of older homes face and how improvements such as roof straps, hurricane hardening, etc. would allow owners to pass 4-point home inspections and reduce homeowners insurance costs paid by owners of these older homes.
- ✓ The sub-committee discussed how some owners will need subsidy assistance to make much needed repairs. It was also stated that some homeowners would be willing to sell their home, if they could secure the financing necessary to make the needed repairs. The sub-committee supports a set-aside of funds by municipalities for this effort, provided the funds are repaid once the home is sold.
- ✓ Sub-committee comments include:
  1. In the Glades communities, real estate transactions seem as if they would sell faster and for a greater purchase price if the Seller would spend the money to make the property more easily insurable.
    - i. This can be done by educating the community and possibly involving:
      - Realtor
      - Mortgage Banker
      - Roofer
      - Insurer
      - Hurricane Shutter Professional
  2. It would be good for all of our communities if a list was established with all of the programs and funding that could offer assistance to those in need for their properties.
    - i. Some examples
      - SWA Paint Your Heart Out. Free house painting with volunteers
      - Memory Trees. Volunteer Landscaping opportunities
      - Whirlpool Foundation
      - Habitat for Humanity
      - Families First
      - FP&L's program to retrofit and finance LED Pole Lights which may help a community with safety and power costs
  3. Establish Community Investment Matching programs, where community members' dollars are leveraged alongside municipal funding.

4. Hurricane hardening – provide funding for hurricane hardening to qualified buyers. \$3k in hurricane hardening can reduce insurance premiums sometimes \$3k annually.
5. Impact of Older Homes on Affordability. Western Region homes that are in the Glades Area have a median age of 49 years old. This issue caused our committee to investigate the impact of older homes on affordability. What we discovered was the cost of insurance was thousands of dollars higher per year on these older homes thereby making the total monthly payment unaffordable to many homebuyers. We then looked at ways to reduce the cost of the insurance and identified two different reports that are used by insurance companies to determine the cost of insurance. The 4-Point Mitigation Inspection and Wind Mitigation Inspection. Our research has determined that many homes maybe upgraded for a little as up a \$6000 investment and can save up to \$9000 in as little as 36 months. The added benefit of the windstorm hardening also allows the county to reduce the amount of property damage that is anticipated due to climate change and stronger hurricanes. Please read below to see a comprehensive definition of the two inspections.

- i. **Four (4) Point Mitigation Inspection**

A Four (4) Point Mitigation Inspection is often required when obtaining a new homeowner's insurance policy, or when renewing an existing policy. Four (4) Point requirements will vary from carrier to carrier usually starting at 30 years or older. Four (4) Point inspections consists of a limited visual survey of the following:

- Heating/Air conditioning system
- Roof
- Electrical
- Plumbing

The purpose of the inspection is to determine the approximate age, general condition, and remaining lifespan of these systems. This is a limited visual inspection of components the insurance company may find unsafe or problematic.

With regards to the insurance company, they are generally looking to see if your property has been updated to current standards and is in good condition. After Hurricane Andrew, Insurance Companies in Florida started to encourage home owners to make their homes safer and reduce insurance claims. Today, most if not all of the insurance companies and JUA (Joint Underwriting Association) request or require Four Point Inspections for homes older than 30 years.

As of 09/01/12, a 4 point insurance inspection is required by Citizen's

Insurance Company on every home 30 years or older in order to obtain a new insurance policy or renew an existing policy.

ii. **Wind Mitigation**

A Wind Mitigation Inspection is a great tool to reduce your overall cost when it comes to your homeowners insurance. Submitted to your insurance provider, it may result in discounts to your policy to help save money. Most existing homes have one or more construction features that will qualify for windstorm insurance premium discounts.

A Wind Mitigation Inspection verifies the construction details of your home and is used to qualify for discounts on your insurance premium. The better your house is built to withstand Wind Damage, the more discounts you will qualify for each year.

A wind mitigation inspection is a type of home inspection. The purpose of a wind mitigation inspection is to determine the appropriateness of a given structure's construction in the event of strong winds, such as those present in a hurricane.

A homeowner with windstorm insurance can often submit the results of a windstorm inspection to their insurer to obtain discounts on their windstorm insurance. In Florida premium discounts for certain favorable wind mitigation features are mandated by State law and can sometimes show savings that up to 45% of the original policy's premium.

This inspection will consist of the inspector looking for the following 8 key categories listed below:

- **Roof Covering:** inspectors want to know when the roof was installed and does it meet building codes.
- **Roof Deck Attachment:** inspectors will determine what type of roof decking is used and how it's attached to the underlying structure, for example, if it's nailed or stapled down. If nails are used, nail length and spacing between each will also be noted.
- **Roof to Wall Attachment:** the roof attachments become the focus here: are trusses attached with nails or hurricane clips? Are the wraps single or double? The more secure your roof, the more significant the savings.
- **Roof Geometry:** is your roof hip, gable or other? The inspector is looking for how it's shaped - a hip roof resembles that of a pyramid and is a definite qualifier for a discount.
- **Gable End Bracing:** if the roof is a gable style, an inspector will review if the gable ends are braced to Florida Building Code



standards. Gable ends measuring more than 48 inches tall should be braced for reinforcement, and inspectors will be checking for this qualification for discount.

- **Wall Construction Type:** Inspectors will review the construction materials used on your home for framing, reinforcement, and outer fascia, and at what percentages. Steel reinforced concrete block homes may yield a better discount than one with a plywood-only frame and plastic siding.
  - **Secondary Water Barrier:** This is a newer item for roofs. If your roof was installed or upgraded before 2008, it's unlikely you'll have this sort of barrier. As with most newer features, photo documentation, at a minimum, will be required for a discount in this area.
  - **Opening Protection:** Here, inspectors are looking for shutters and installed-protection devices from wind-born debris for doors and windows. They will also be checking the rating of the devices, if you have them (as in- are they hurricane-rated?). 100% of all openings (All or nothing) need to be covered with Hurricane rated protection to qualify for this discount.
- Local governments develop a long-term plan to utilize attainable housing initiatives to promote redevelopment and/or rehabilitation of existing housing stock to **bring back blighted neighborhoods**, thereby preventing gentrification of downtown areas. Such plans should promote flexibility, provide for a sense of place in existing neighborhoods and under appropriate circumstances allow additional density.
    - ✓ Establish a model ordinance (countywide) to allow density bonus, etc.
  - Use community land trusts to preserve the units being created, by permanently holding land under workforce units to reduce costs to initial and subsequent buyers.
    - ✓ A suggested program geared toward reinvesting and preserving the existing housing stock in neighborhoods of naturally occurring affordable housing would be to provide a set grant (flat amount) or variable grant amount (based on land value) to existing residents to rehab their homes. In exchange the homeowner would "sell" the land under their home to a community land trust. A ground lease would be recorded at closing that would require the home be sold to an income eligible households for a predetermined price ensuring affordability in perpetuity.
    - ✓ The sub-community supports the use of community land trusts for affordable / workforce housing. Attached as **Exhibit 5** is the CLT Resale Formula.

### **Expanded Housing Diversity**

No recommendation submitted

## Enhanced Development Incentives

- Establish infrastructure **subsidies** for projects containing attainable housing.
  - ✓ The sub-committee supports the solicitation of funding to support infrastructure improvements, specifically in areas where it is lacking and is a barrier to affordable / workforce housing.
  - ✓ The sub-committee supports mandatory inclusion of workforce housing units in new developments throughout Palm Beach County.
- Reduce and/or waive planning, zoning, utility, building and impact fees.
  - ✓ The sub-committee discussed long-term impact fee deferral, where impact fees are not waived but deferred until the house or unit is sold. This would effectively be a loan and would help in the Wellington / Royal Palm Beach area.
- Enhance PBC Impact Fee Credit Program.
  - ✓ Palm Beach County is presenting revised guidelines to the Board of County Commissioners on April 10, 2018. The proposed guidelines are attached as **Exhibit 6**.
- Provide tax abatement or other tax relief.
  - ✓ The sub-committee discussed potentially using County funding to provide construction loans or construction loan guarantees for new single family housing with a bank take out commitment at CO. Borrower could provide the lot and this could be combined with long-term impact fee deferral.

## Reduced Regulatory Barriers

No recommendation submitted

## Strategic Sustainable Developments

- Local governments should inventory and determine **publicly owned lands** that could be made available for attainable housing projects and establish an RFP (request for proposal) process by which these lands could be made available for attainable housing projects.
  - ✓ The committee researched and identified lots and land which maybe a target for new housing in Pahokee. The Palm Beach County Housing Authority currently owns vacant land and has been engaged by several developers including Habitat For Humanity. Habitat For Humanity has agreed to develop the land for affordable homebuyers at prices that are consistent with the homeowners are approved for, however the plan has stalled for unknown reasons. The Pahokee Housing Authority also owns vacant land and is looking for a partner to foster single family home ownership development. We've also identified vacant land that is owned by the City of Pahokee that is approximately

23 acres or larger. This land may also be suitable for a new construction development for the working class.

We've discussed individuals building on vacant lots and determined that we have two obstacles:

- i. Construction loans are difficult to gain for most home buyers and therefore we may need government assistance to execute the construction. If the cities in the Glades area can receive a revolving credit line in the form of a grant that is reimbursed in full at the sale of the properties this could eliminate the need for a construction loan. This would also require the borrower to receive a loan commitment before any funds are provided to the builder.
- ii. The second potential issue is the appraised value of the new construction loans. The first 2-3 properties may have appraisal issues based on the current inventory and sales in Pahokee, Belle Glade, and South Bay. This issue may require additional strategies to cover the difference in building and the actual cost of building the properties.

Attached as **Exhibits 7 – 9**, are maps that show public and/or privately owned lots available in Pahokee, Palm Beach County and South Bay.

### **Increased Financial Resources**

- Municipalities and business community should work diligently with neighboring municipalities and business groups to stop the State from sweeping the Sadowski Affordable Housing Trust Fund.
  - ✓ The sub-committee supports all municipalities and other housing advocates working to stop the sweeping of the Sadowski Affordable Housing Trust Fund.
- Additional recommendations:
  - ✓ The sub-committee recommends that the city Belle Glade apply for an exception to receive eligibility for USDA loans. Legal Aid has agreed to assist by reaching out to USDA and determining what is required to receive the exception. As we understand it, the USDA primary focus is on communities with less than 10,000 residents; however, USDA can make a city eligible with as high as 35,000 residents. Belle Glade should make a strong case for an exception based on the current poverty rate and income levels.

### **Other Sub-Committee Recommendations / Discussions**

1. There should be a focus on addressing the middle class / middle income families in the Glades area, that are moving to eastern Palm Beach County.

2. The sub-committee discussed the importance of getting the support from major employers in Palm Beach County. The employers include but are not limited to: private companies, educational institutions, etc.
3. If there are better housing options provided for the Glades communities, it will help communities such as Wellington, Royal Palm, Loxahatchee, etc., by lessening the impact of those residents that are moving from the Glades. Better housing options in the Glades communities would mean less residents moving to find housing options in eastern PBC.
4. There was a concern with Disparate Impact. Attached as **Exhibit 10** is data on Disparate Impact. The sub-committee will discuss a recommendation as part of our final report.
5. Establish minimum housing standards to improve the quality of life for our residents.

## **CONCLUSION**

Access to affordable housing continues to be a pressing issue in the Western Region of Palm Beach County. The complexity of high land costs, which leads to high sales prices places significant responsibilities on local governments and agencies. Affordable and accessible housing for working families and households is vital to the local economy and contributes greatly to community and well-being.

Housing affordably is a major issue in many of Palm Beach County's working neighborhoods for existing and potential owners and renters alike. As the need for quality affordable / workforce housing continues to grow, there must be unified support from all municipalities, agencies, etc. for local, federal and state funds are must be a priority.

## **Western Regional Subcommittee Members and Contributors**

Sammy Alzofon

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Jason Larson, Vice Chair

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Kevin Shapiro

# Local Market Update – September 2017

A RESEARCH TOOL PROVIDED BY THE REALTORS® ASSOCIATION OF THE PALM BEACHES



## Belle Glade

**+ 25.0%**

Change in  
New Listings

**- 33.3%**

Change in  
Closed Sales

**- 43.2%**

Change in  
Median Sales Price

### September

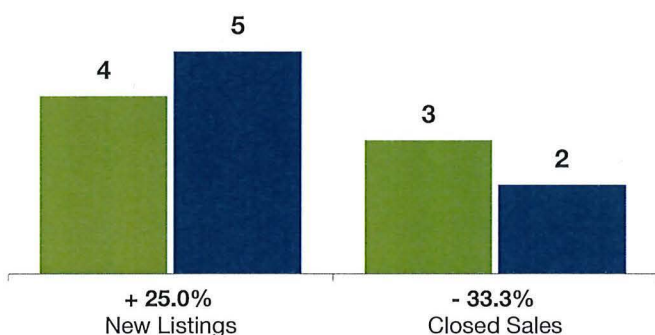
### Year to Date

	2016	2017	+ / -	2016	2017	+ / -
New Listings	4	5	+ 25.0%	32	35	+ 9.4%
Closed Sales	3	2	- 33.3%	33	21	- 36.4%
Median Sales Price*	\$132,000	\$75,000	- 43.2%	\$114,000	\$74,000	- 35.1%
Percent of Original List Price Received*	83.3%	76.6%	- 8.0%	91.8%	87.5%	- 4.7%
Days on Market Until Sale	88	130	+ 47.7%	135	100	- 25.9%
Inventory of Properties for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	3.8	5.2	+ 36.8%	--	--	--

\* Does not account for seller concessions. Activity for one month can sometimes look extreme due to small sample size. Data represents Single Family Detached, Condo/Coop, Townhouse, Villa and Condo Hotel subtypes.

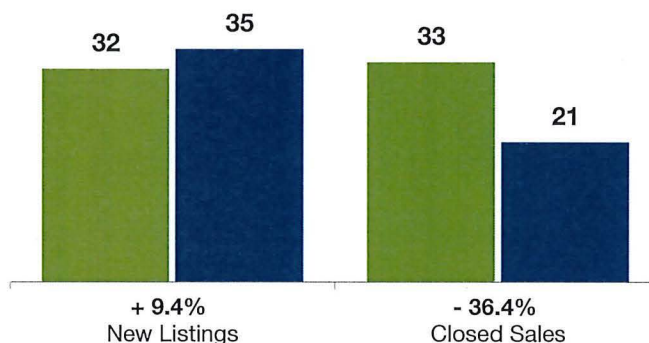
### September

■ 2016 ■ 2017



### Year to Date

■ 2016 ■ 2017



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

# Local Market Update – September 2017

A RESEARCH TOOL PROVIDED BY THE REALTORS® ASSOCIATION OF THE PALM BEACHES



## Loxahatchee Groves

**- 28.8%**

Change in  
New Listings

**- 52.9%**

Change in  
Closed Sales

**+ 12.7%**

Change in  
Median Sales Price

### September

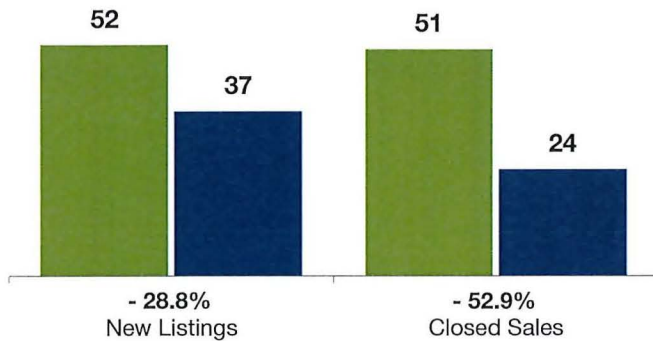
### Year to Date

	2016	2017	+ / -	2016	2017	+ / -
New Listings	52	37	- 28.8%	625	513	- 17.9%
Closed Sales	51	24	- 52.9%	393	331	- 15.8%
Median Sales Price*	\$319,500	\$360,000	+ 12.7%	\$300,000	\$330,000	+ 10.0%
Percent of Original List Price Received*	95.8%	96.4%	+ 0.6%	95.9%	95.2%	- 0.7%
Days on Market Until Sale	51	62	+ 21.6%	56	63	+ 12.5%
Inventory of Properties for Sale	197	157	- 20.3%	--	--	--
Months Supply of Inventory	4.5	4.3	- 4.4%	--	--	--

\* Does not account for seller concessions. Activity for one month can sometimes look extreme due to small sample size. Data represents Single Family Detached, Condo/Coop, Townhouse, Villa and Condo Hotel subtypes.

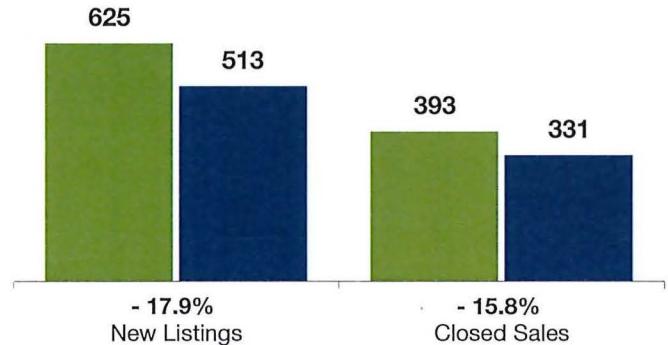
### September

■ 2016 ■ 2017

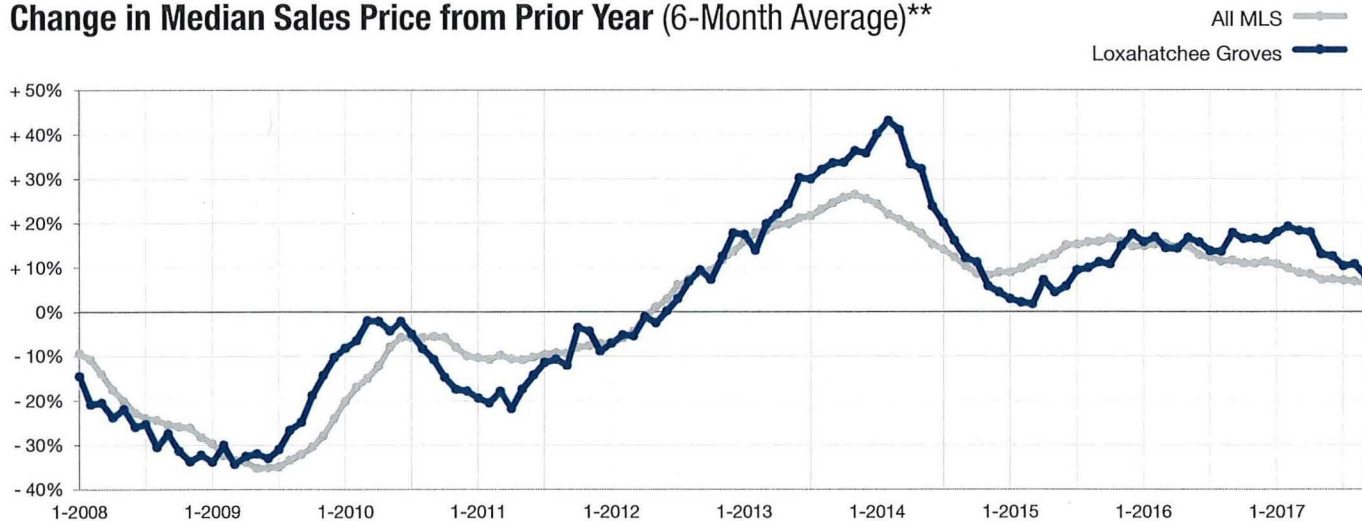


### Year to Date

■ 2016 ■ 2017



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

# Local Market Update – September 2017

A RESEARCH TOOL PROVIDED BY THE REALTORS® ASSOCIATION OF THE PALM BEACHES



## Pahokee

**0.0%**

Change in  
New Listings

**- 100.0%**

Change in  
Closed Sales

**- 100.0%**

Change in  
Median Sales Price

### September

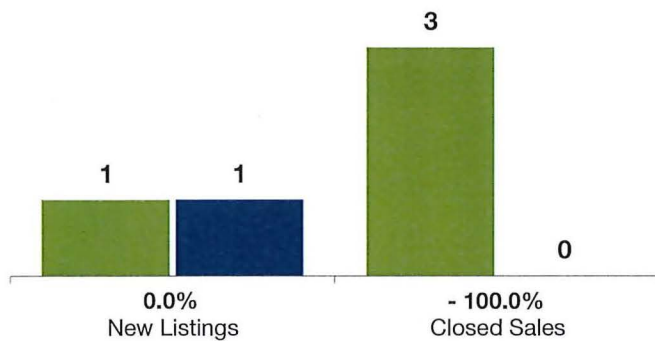
### Year to Date

	2016	2017	+ / -	2016	2017	+ / -
New Listings	1	1	0.0%	26	19	- 26.9%
Closed Sales	3	0	- 100.0%	18	13	- 27.8%
Median Sales Price*	\$67,819	\$0	- 100.0%	\$57,450	\$76,000	+ 32.3%
Percent of Original List Price Received*	82.0%	0.0%	- 100.0%	83.7%	83.2%	- 0.6%
Days on Market Until Sale	82	0	- 100.0%	115	83	- 27.8%
Inventory of Properties for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	3.2	3.2	0.0%	--	--	--

\* Does not account for seller concessions. Activity for one month can sometimes look extreme due to small sample size. Data represents Single Family Detached, Condo/Coop, Townhouse, Villa and Condo Hotel subtypes.

### September

■ 2016 ■ 2017

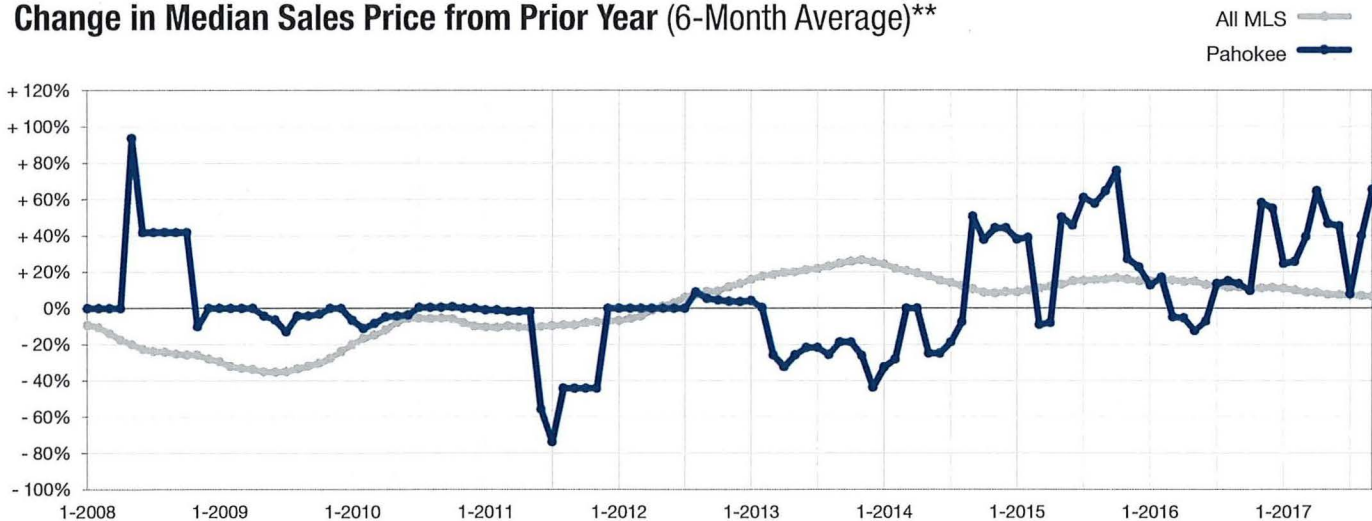


### Year to Date

■ 2016 ■ 2017



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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# Local Market Update – September 2017

A RESEARCH TOOL PROVIDED BY THE REALTORS® ASSOCIATION OF THE PALM BEACHES



## Palm Beach County

**- 40.9%**

Change in  
New Listings

**- 32.6%**

Change in  
Closed Sales

**+ 8.2%**

Change in  
Median Sales Price

### September

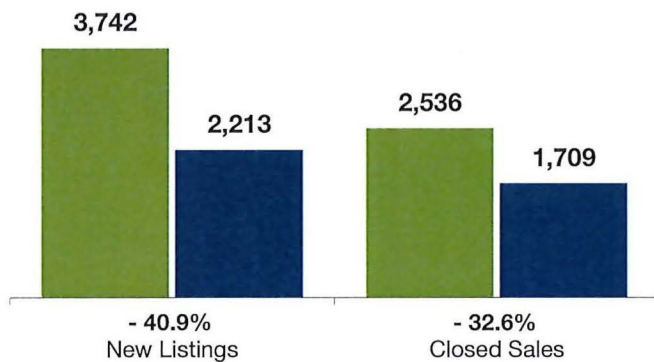
### Year to Date

	2016	2017	+ / -	2016	2017	+ / -
New Listings	3,742	2,213	- 40.9%	35,576	33,348	- 6.3%
Closed Sales	2,536	1,709	- 32.6%	23,061	22,402	- 2.9%
Median Sales Price*	\$245,000	\$265,000	+ 8.2%	\$245,000	\$260,000	+ 6.1%
Percent of Original List Price Received*	93.0%	93.2%	+ 0.2%	92.9%	92.7%	- 0.2%
Days on Market Until Sale	75	82	+ 9.3%	75	82	+ 9.3%
Inventory of Properties for Sale	12,770	11,294	- 11.6%	--	--	--
Months Supply of Inventory	5.1	4.7	- 7.8%	--	--	--

\* Does not account for seller concessions. Activity for one month can sometimes look extreme due to small sample size. Data represents Single Family Detached, Condo/Coop, Townhouse, Villa and Condo Hotel subtypes.

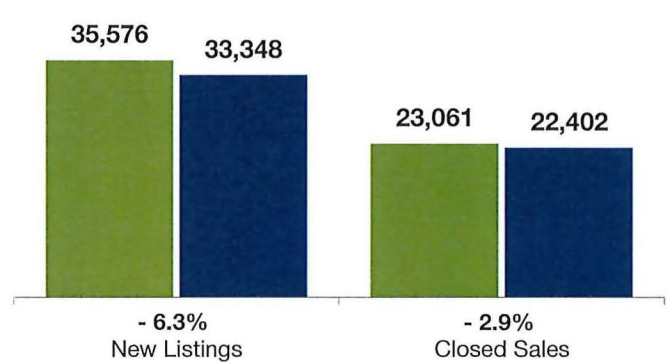
### September

■ 2016 ■ 2017

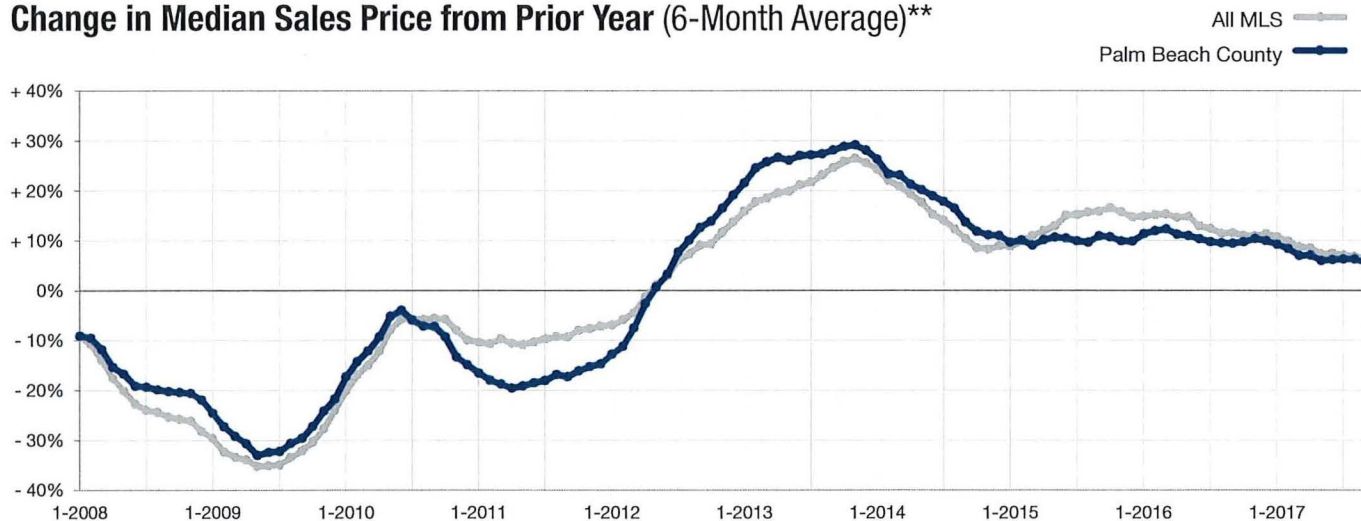


### Year to Date

■ 2016 ■ 2017



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\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.



# Local Market Update – September 2017

A RESEARCH TOOL PROVIDED BY THE REALTORS® ASSOCIATION OF THE PALM BEACHES



## Royal Palm Beach

**- 8.1%**

Change in  
New Listings

**- 20.0%**

Change in  
Closed Sales

**+ 2.5%**

Change in  
Median Sales Price

### September

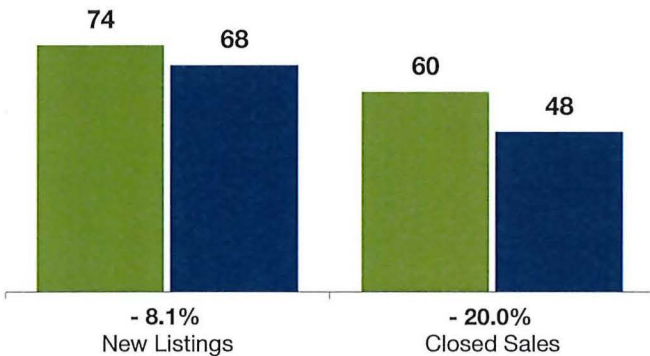
### Year to Date

	2016	2017	+ / -	2016	2017	+ / -
New Listings	74	68	- 8.1%	751	805	+ 7.2%
Closed Sales	60	48	- 20.0%	582	512	- 12.0%
Median Sales Price*	\$292,500	\$299,950	+ 2.5%	\$259,000	\$272,500	+ 5.2%
Percent of Original List Price Received*	95.7%	94.2%	- 1.6%	95.8%	95.5%	- 0.3%
Days on Market Until Sale	37	45	+ 21.6%	44	46	+ 4.5%
Inventory of Properties for Sale	159	204	+ 28.3%	--	--	--
Months Supply of Inventory	2.5	3.7	+ 48.0%	--	--	--

\* Does not account for seller concessions. Activity for one month can sometimes look extreme due to small sample size. Data represents Single Family Detached, Condo/Coop, Townhouse, Villa and Condo Hotel subtypes.

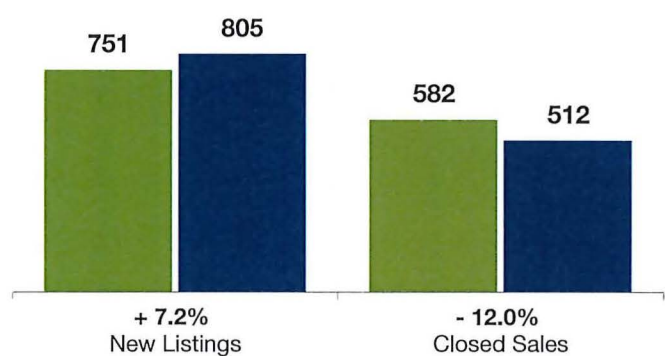
### September

■ 2016 ■ 2017

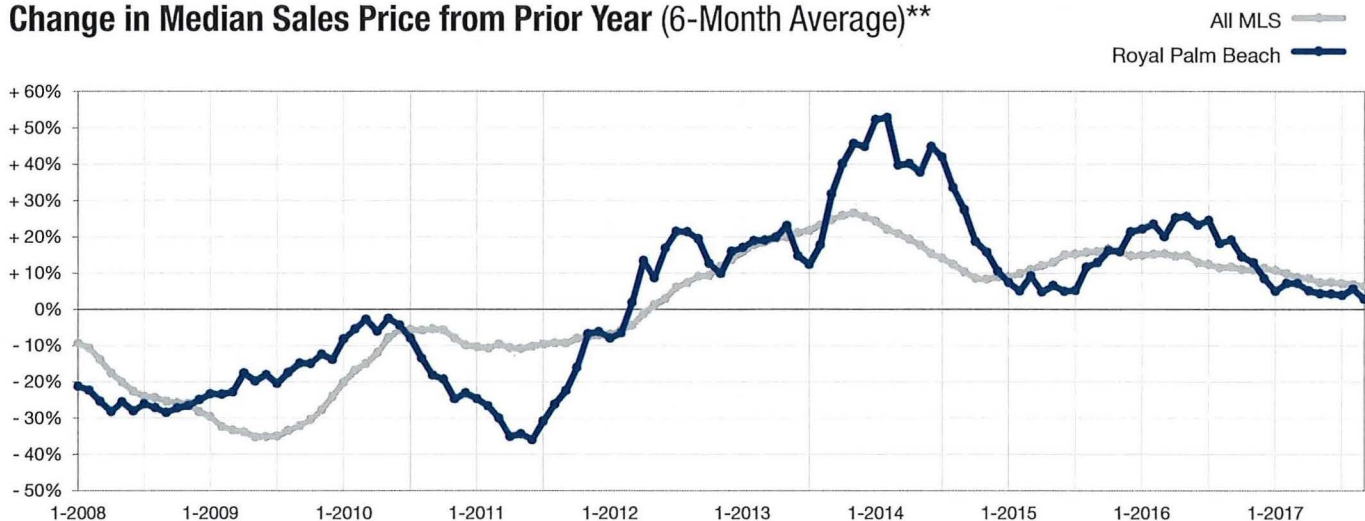


### Year to Date

■ 2016 ■ 2017



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

# Local Market Update – September 2017

A RESEARCH TOOL PROVIDED BY THE REALTORS® ASSOCIATION OF THE PALM BEACHES



## South Bay

--                      - 100.0%                      - 100.0%

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### September

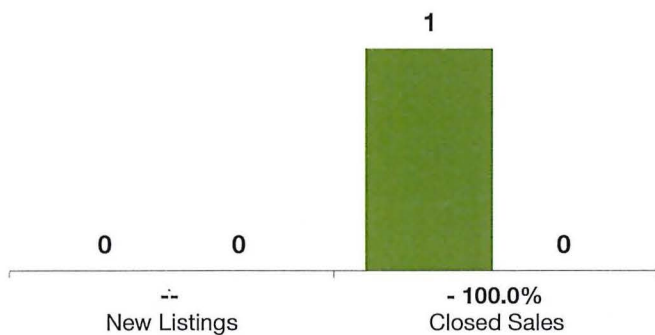
### Year to Date

	2016	2017	+ / -	2016	2017	+ / -
New Listings	0	0	--	10	3	- 70.0%
Closed Sales	1	0	- 100.0%	10	1	- 90.0%
Median Sales Price*	\$87,000	\$0	- 100.0%	\$48,750	\$136,900	+ 180.8%
Percent of Original List Price Received*	79.2%	0.0%	- 100.0%	91.7%	100.0%	+ 9.1%
Days on Market Until Sale	165	0	- 100.0%	102	34	- 66.7%
Inventory of Properties for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

\* Does not account for seller concessions. Activity for one month can sometimes look extreme due to small sample size. Data represents Single Family Detached, Condo/Coop, Townhouse, Villa and Condo Hotel subtypes.

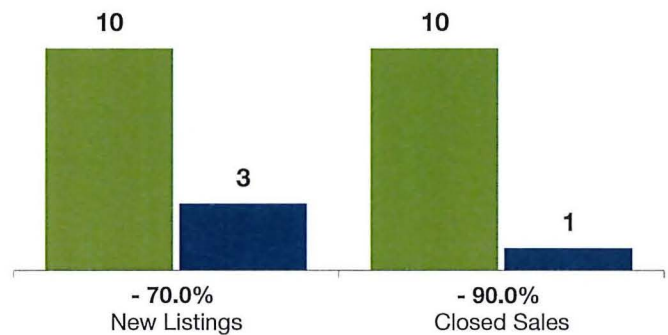
### September

■ 2016 ■ 2017

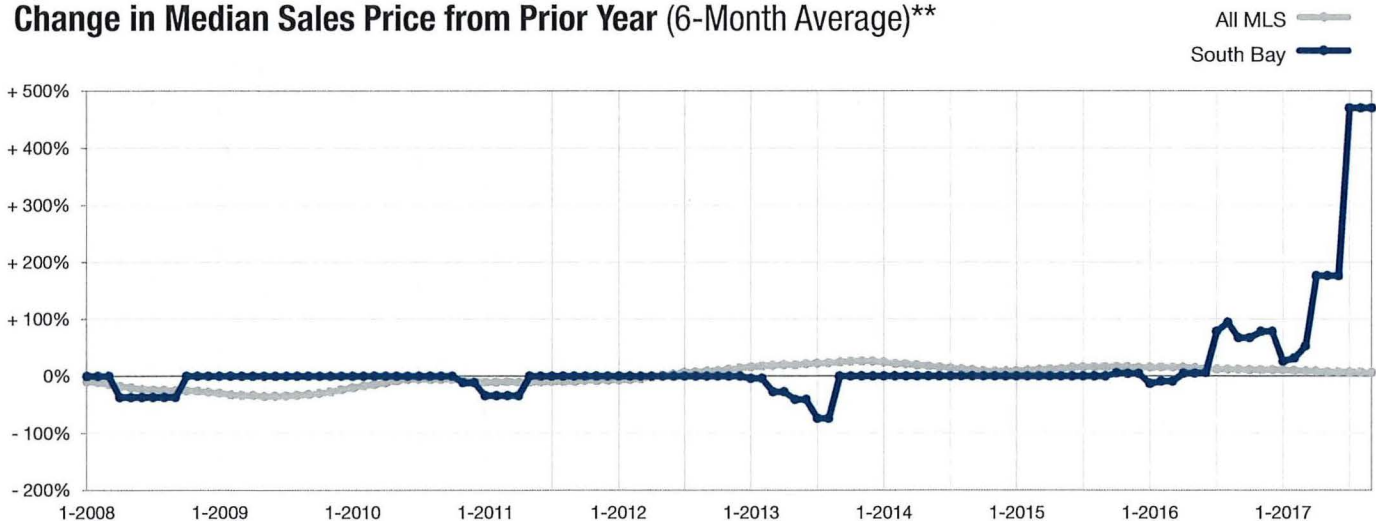


### Year to Date

■ 2016 ■ 2017



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

# Local Market Update – September 2017

A RESEARCH TOOL PROVIDED BY THE REALTORS® ASSOCIATION OF THE PALM BEACHES



## Wellington

**- 47.6%**

Change in  
New Listings

**- 23.4%**

Change in  
Closed Sales

**+ 10.8%**

Change in  
Median Sales Price

### September

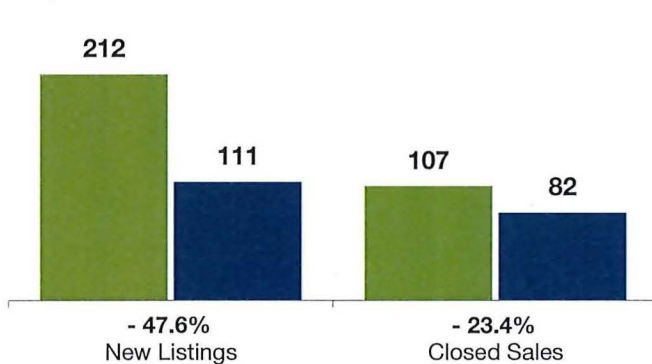
### Year to Date

	2016	2017	+ / -	2016	2017	+ / -
New Listings	212	111	- 47.6%	1,705	1,602	- 6.0%
Closed Sales	107	82	- 23.4%	1,029	976	- 5.2%
Median Sales Price*	\$339,000	\$375,500	+ 10.8%	\$357,500	\$362,250	+ 1.3%
Percent of Original List Price Received*	94.1%	93.3%	- 0.9%	93.7%	93.2%	- 0.5%
Days on Market Until Sale	75	85	+ 13.3%	89	91	+ 2.2%
Inventory of Properties for Sale	708	658	- 7.1%	--	--	--
Months Supply of Inventory	6.2	6.3	+ 1.6%	--	--	--

\* Does not account for seller concessions. Activity for one month can sometimes look extreme due to small sample size. Data represents Single Family Detached, Condo/Coop, Townhouse, Villa and Condo Hotel subtypes.

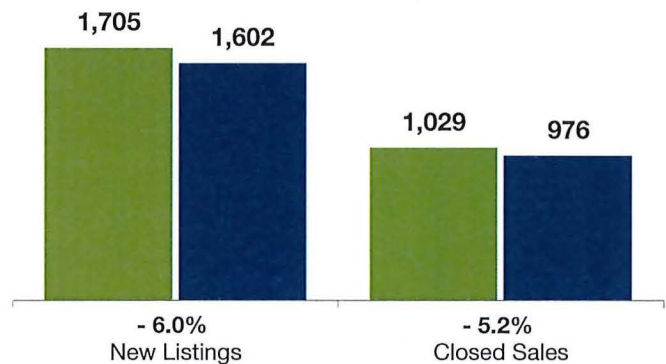
### September

■ 2016 ■ 2017



### Year to Date

■ 2016 ■ 2017



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

## Western PBC Municipal Housing Information

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- **CITY OF BELLE GLADE**

Email from Beverly Scott – Assistant City Manager (11/27/17)

Currently, there are 4 housing projects underway in Belle Glade, and they are as follows:

- |                       |                                     |                            |
|-----------------------|-------------------------------------|----------------------------|
| 1. Calusa Estates     | 114 unit new apartment complex      | Will be utilizing vouchers |
| 2. Covenant Villas    | 144 unit rehabbed apartment complex | Will be utilizing vouchers |
| 3. Amelia Estates     | New apartment/townhouse/S.F. units  | Market rate rentals        |
| 4. Canal Street Apts. | 27 unit new apartment complex       | Market rate rentals        |

*All of these projects are expected to reach completion by early 2018 at the latest. This will provide more than 300 units of housing, with a mixture of market rate and subsidized housing which should help to alleviate some of the housing issue in Belle Glade.*

*Our last concern is the 384 unit Grand Lake apartment complex. To our knowledge, this complex is less than half rented and its current status and future disposition is still uncertain.*

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Discussion from the Western County Region Meeting (11/27/17)

- ✓ The Housing Trust Group (HTG) is working on Covenant Villas. HTG does have a commitment of vouchers from the Palm Beach County Housing Authority.
- ✓ There is a deteriorated housing stock
- ✓ There is a need for subsidies to help individuals and families to afford rent
- ✓ There is a need to rehabilitate existing homes
- ✓ Habitat for Humanity is working on rehabilitation and new housing efforts

- **TOWN OF LOXAHATCHEE GROOVES**

We are waiting on information from the municipality

- **CITY OF PAHOKEE**

- ✓ Deteriorated housing stock
- ✓ Lack of economic development
- ✓ Lack of amenities to support housing and economic development
- ✓ There hasn't been a large scale housing project in approximately 30 years
- ✓ There hasn't been a focus on code enforcement in many years
- ✓ Funding has been secured to address some road and infrastructure improvements
- ✓ Need housing for teachers, officers, etc.
- ✓ 19% unemployment
- ✓ 68% of the teachers don't live there

## Western PBC Municipal Housing Information

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✓ Has highest percentage of mobile homes in the Glades

- **PALM BEACH COUNTY (UNINCORPORATED)**

Available housing related funding sources:

1. **Neighborhood Stabilization Program (NSP)** – Approximately \$5.4M is available between all 3 rounds of NSP funding. We are exploring options of issuing an RFP for the highest and best use projects.
2. **State Housing Initiative Partnership (SHIP)** – Allocation for FY 2017-2018 is \$4.5M. Activities administered in accordance with our Local Housing Assistance Plan (LHAP). Homeowner and homebuyer assistance is provided on a first come, first ready basis.
3. **HOME** – Allocation for FY 2017-2018 is \$1.6M. Activities administered in accordance with our Annual Action Plan (AAP). Homeowner and homebuyer assistance is provided on a first come, first ready basis.
4. **Workforce Housing** – Approximate balance \$2.8M. Activities administered in accordance with the approved ordinance. When providing homebuyer assistance, it will be provided on a first come, first ready basis.

- **THE VILLAGE OF ROYAL PALM BEACH**

We are waiting on information from the municipality

- **CITY OF SOUTH BAY**

Email from Leondrae Camel – City Manager (11/26/17)

***Current state of housing in your municipality*** – 80% of the homes are older than 50 years and replacement of SFH are a critical need.

***Housing developments planned in your municipality*** – The following development is a PBCCHA development: 64 units are being remodeled and are scheduled for completion 1st qtr of 2018. Another 67 new units are being constructed are scheduled for completion 1st qtr of 2019.

***Greatest housing concerns (i.e. age of housing stock, housing costs, etc.)*** – age of housing stock coupled with new construction cost.

***Your efforts (including that of your community partners) to date in addressing your identified housing concerns*** – Constrained budget over the years; planned economic development projects to include housing needs of the community.

***Housing aspects you would like this sub-committee to focus on as it relates to your municipality*** – Replacement of SFH and how expedited SHIP process.

## Western PBC Municipal Housing Information

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***Are there available properties suitable for affordable or workforce housing in your municipality, if so please provide a list of what you are aware of to date – 2 privately owned parcels***

***Does your municipality offer expedited permitting for affordable and/or workforce housing – The City offer expediting permitting for commercial development that may consist of 3 or more housing units.***

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### Discussion from the Western County Region Meeting (11/27/17)

Similar comments to what was discussed for the City of Belle Glade and the City of Pahokee.

- **VILLAGE OF WELLINGTON**

- ✓ Reviewing “standards of living,” – *minimum housing standards*.
- ✓ Residents from the Glades communities are moving to Wellington for the schools.
- ✓ Multiple families are in some instances residing in the same unit, due to housing costs.
- ✓ Growing senior population who would benefit from smaller affordable units.

- **CITY OF WESTLAKE**

### Discussion with Joe Carter - Minto (11/28/17)

Minto has approvals for a total of 4,500 homes at Westlake of which 800 will be townhomes.

There will not have traditional affordable/workforce housing program in the sense—subsidies, income restrictions, period of affordability, etc. However, they will be offering a housing product that could be affordable to the workforce income group.

The first subdivision under development in Westlake is The Hammocks, a 325 unit single-family subdivision. It includes a model for \$276K which is 2BR/2BA w den, 1500 square feet, on a 50’ lot. The price increases for larger models. They offer a 3% discount off the home sales prices for “civil servants” which include government employees, police/fire, nurses, veterans, etc.

The next two subdivisions will include: 1) somewhat higher priced homes commensurate with to-be-announced employment news; and 2) a more affordable single family detached home on 42’ lots—design is still underway and he will be able to provide more detail about price point if we check back in January.

## Town of Jupiter's Linkage Fee

Sec. 27-1675.38. - Commercial and industrial development linkage fee.

- (1) *Linkage fee requirement.* All new commercial and industrial development exceeding 10,000 square feet of gross floor area, or development which expands or redevelops existing commercial or industrial development by more than 10,000 square feet of new gross floor area is required to pay a linkage fee of \$1.00 per square foot.
- (2) *Collection of the linkage fee.* The fee shall be collected upon the issuance of a building permit and shall be deposited into the Town's housing trust fund.
- (3) *Exemptions.* A linkage fee shall not be required for:
  - (a) Public and private non-profit educational institutions;
  - (b) Government buildings; or
  - (c) Places of worship.
- (4) *Waiving of linkage fee for targeted development .*
  - (a) The following criteria shall be used to determine whether a desirable targeted development qualifies for the waiving of linkage fees by the Town Council:
    1. The development must fall into one the following industry clusters:
      - a. Bioscience;
      - b. Medical or pharmaceutical research and development;
      - c. Education related to the above industrial clusters.
    2. The development shall demonstrate the capability to create new employment positions in the Town of Jupiter within the first two years of operation or within two years of expansion of its operation within the Town.
    3. New employment positions shall be value-added employment based on the average salary paid by the employer. Value-added employment is defined as the average salary for new employment positions created being at least ten percent higher than the current per capita income level in Palm Beach County as reported by the Bureau of Economic and Business Research, University of Florida.
    4. The development shall submit sufficient financial information to the Town Manager to establish solvency and status as an ongoing business prior to granting the linkage fee waiver. Due diligence reports may include a Dun & Bradstreet report or such other reports as deemed necessary by the Town.
    5. Notwithstanding the criteria listed herein, a development shall qualify to have linkage fees waived if the project meets the criteria of subsection 27-1675.38(4)(a)1. and is sanctioned by the State of Florida or other governmental entity economic development organization.

(Ord. No. [7-15](#), § 3, 5-19-15)

Sec. 27-1675.48. - Housing trust fund.

- (1) The Town shall establish a housing trust fund for the purpose of depositing funds collected pursuant to the workforce housing program. Such funds shall include proceeds from loan repayments from the homeowner and homebuyer assistance program.
- (2) The fees in the housing trust fund may be used for these housing programs:
  - (a) Second mortgage assistance;
  - (b) Down payment assistance;

- (c) Acquisition and construction of workforce housing dwelling units;
  - (d) Resale gap;
  - (e) Enhancement of County, State and Federal affordable housing programs;
  - (f) Rehabilitation of existing workforce housing dwelling units; and
  - (g) Administrative functions (up to a cap of 20 percent of total funds) necessary for this program.
- (3) The Town Manager is responsible for ensuring the proper supervision of the housing trust account and annually providing a status report on the housing trust account to the Town Council on or before October 1.

(Ord. No. [7-15](#), § 3, 5-19-15)



### Down Payment Assistance Program Comparison

<u>Municipality</u>	<u>Funding Sources</u>	<u>Income Categories</u>	<u>Maximum Assistance</u>	<u>Minimum Credit Score</u>	<u>Affordability Period</u>	<u>Notes</u>
Boca Raton	SHIP	Low, Very Low, Moderate	\$95,000 VL; \$85,000 L; \$25,000 M	N/A	20 years	Entirety forgiven after 20 years
Boynton Beach	SHIP	Low, Very Low, Moderate	w/rehab - \$75,000 VL; \$60,000 L; \$45,000 M w/o rehab - \$60,000 VL; \$45,000 L; \$30,000 M	N/A	15 years	Entirety forgiven after 15 years
Delray Beach	SHIP	Low, Very Low, Moderate	\$75,000	N/A	15 years for \$35,000 or less; 30 years for \$35,000-\$75,000	Forgiven at the end of term
Westlake	Local	Low, Very Low, Moderate	\$60,000	640	10 years	10% is reduced every year
West Palm Beach	Local, HUD, SHIP	Low, Very Low, Moderate	\$60,000	N/A	5,10,15 Years	See Program Policy for Additional Details.
Palm Beach County	Local, HUD, SHIP	Low, Very Low, Moderate, Workforce	\$100,000	N/A	30 Years	Entirety forgiven after 30 years

## CLT Resale Formula at Work

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### CLT Resale Formula

When a Land Trust homeowner wants to sell his or her home, there are several options.

1. The home can be sold to an income-qualified buyer.
  2. It can be sold to the Land Trust.
  3. It can be given to the homeowner's children or heirs or anyone who has lived in the home for at least 12 months.
- No matter which course of action is taken, the Land Trust staff will help you through the process of selling your home. Since Land Trust homes are not bought and sold on the open market, a formula is used to determine the sale price to the next buyer. This **resale formula guarantees the homeowner all of their equity (the portion of the mortgage that has been paid off) plus a share in the appreciation that is dependent upon the length of occupancy.** Essentially, in exchange for buying the home at an affordable price, the homeowner must also sell the home at an affordable price. In this way, the affordability is preserved for the next lower-income family who buys the home.

### CLT of PBC Formula Price

The CLT of PBC land lease stipulates that a CLT home may only be sold for the lesser of the appraised value of the improvements at time of sale or the "Formula Price" described below:

To determine the Formula Price you need to know –

1. Your original purchase price
2. The appraised value of the improvement when you purchased the home (this figure will be recorded in the ground lease)
3. The appraised value of the improvements at time of resale
4. Your share in the increase in the market value of the improvement. This percentage is tied your length of ownership as follows:
  - a. If the property is sold within the 1<sup>st</sup> or 2<sup>nd</sup> year, you are entitled to 5%.
  - b. If the property is sold within the 3<sup>rd</sup> to 5<sup>th</sup> year, you are entitled to 10%.
  - c. If the property is sold within the 6<sup>th</sup> to 10<sup>th</sup> year, you are entitled to 15%.
  - d. If the property is sold any time after the 11<sup>th</sup> year, you are entitled to 25%.

The formula price equals your initial purchase price plus your share in the increase in Market Value measured by appraisals at the time of purchase and at the time of resale.

## CLT Resale Formula at Work

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### Example of Typical Purchase Assistance Resale Transaction

Original Value (by appraisal)	= \$220,000
Original Purchase Price	= \$220,000
HOME Purchase Assistance	= \$79,000
Buyer's first mortgage	= \$140,000
Resale at year 14	
Value at Resale (by appraisal)	= \$340,000
Resale Price	= \$340,000
Repayment of Subsidy to County Seller's Proceeds	= \$79k
	= \$261,000 (121,000 over initial investment)
Resale price for next buyer	= \$340,000

### Example of the CLT of PBC Resale Formula at work

Original Value (by appraisal)	= \$220,000
Minus Development Subsidy from PBC-DES	= (\$79,000)
Original Purchase Price	= \$140,000
Owner's Share of Appreciation	= 25% after 11 years.
<u>Resale at year 11</u>	
Value at Resale (by appraisal)	= \$340,000.00
Increase in Value (\$340,000 - \$220,000)	= \$120,000.00
Owner's Share	= (\$120,000 x 25%) = \$30,000
Resale Price	= \$170,000 (\$140,000 + \$30,000)

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**BOARD OF COUNTY COMMISSIONERS**  
**PALM BEACH COUNTY**  
**FLORIDA**



**DEPARTMENT OF HOUSING & ECONOMIC SUSTAINABILITY**

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**IMPACT FEE AFFORDABLE HOUSING**  
**ASSISTANCE PROGRAM GUIDELINES**

**GUIDELINES EFFECTIVE AS OF**  
**SEPTEMBER 14, 2010**

**REVISED AS OF**  
**JANUARY 10, 2017/APRIL 10, 2018**

DRAFT

## 1. INTRODUCTION AND PURPOSE

The Impact Fee Affordable Housing Assistance Program (formerly known as the Impact Fee Assistance Program) was developed to implement direction of the Board of County Commissioners (BCC) to secure a funding source for the creation of affordable housing. On November 17, 2009, the Board of County Commissioners BCC authorized (R2009-2013) the utilization of impact fee investment earnings on roads, parks, and public buildings to support affordable housing within Palm Beach County. Subsequently, on April 10, 2018, the BCC adopted Resolution 2018- to repeal and replace R2009-2013.

These Guidelines establish how allocated funds are publicized and how applications for the receipt of funding are reviewed and approved. The Guidelines also establish the requirements to be imposed on funding recipients.

## 2. DEFINITIONS AND ABBREVIATIONS

**AMI:** Area Median Income being the most current area median income published by HUD for the West Palm Beach-Boca Raton Metropolitan Statistical Area.

**Assisted Unit:** An affordable housing unit that has received a BCC approved impact fee assistance under the Program and is therefore subject to Program requirements. Assisted Units include For-Sale Housing Units, Rental Housing Units, and Owner-Constructed/Occupied Housing Units.

**BCC:** Palm Beach County Board of County Commissioners.

**Certificate:** Impact Fee Affordable Housing Assistance Program Certificate of Award.

**DES:** ~~Palm Beach County Department of Economic Sustainability.~~

**Declaration:** Declaration of Restrictions recorded by the County.

**FHFC:** Florida Housing Finance Corporation.

**HES:** ~~Palm Beach County Department of Housing and Economic Sustainability~~

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**Housing Unit, Owner-Constructed/Occupied:** A detached single-family affordable housing unit constructed by an individual or household for occupancy as the individual's or household's principal place of residence, ~~which is assisted under the Program and which is subject to Program requirements.~~

**Housing Units, For-Sale:** Affordable housing units constructed by for-profit or non-profit developers for sale to private homeowners as principal places of residence.

**Housing Units, Rental:** Affordable housing units constructed by for-profit or non-profit developers as rental housing.

**HUD:** U.S. Department of Housing and Urban Development.

**HUD Utility Schedule Model:** Utility schedules by housing type published by HUD (may be obtained from HUD or DHES).

**NOFA:** Notice of Funding Availability.

**Program:** Palm Beach County's Impact Fee Affordable Housing Assistance Program (IFAHAP).

**Tenant Paid Utilities:** Utility costs paid by a tenant in a Rental Housing Unit including gas, water/sewer, electric, and garbage based on the current utility allowances from the HUD Utility Schedule Model.

### 3. NOTICE OF FUNDING AVAILABILITY

For each Program funding cycle, DHES shall advertise a NOFA after the Palm Beach County Office of Financial Management and Budget obtains BCC approval of the amount available for the Program and the impact fee type(s) and benefit zone(s) where funds may be used. The NOFA shall inform the public of Program requirements, of the funding amount available by impact fee type(s) and of the impact fee benefit zone(s) where funding has been made available. The NOFA shall also inform the public of the deadline date for the BCC to commit approved Program funds (this shall be two (2) years from the above BCC approval date) and the deadline date to use committed funds (this shall be four (4) years from the above BCC approval date).

After NOFA publication, applications in response to the NOFA shall be accepted by DHES year round as long as funds are available.

NOTE: Assistance under the Program shall not be provided on a retroactive basis.

### 4. ELIGIBLE APPLICANTS

Eligible applicants for the Program include:

- (a) For-profit and non-profit developer entities who are seeking to build Rental Housing Units or For-Sale Housing Units; and
- (b) Individuals or households who are seeking to build Owner-Constructed/Occupied Housing Units for use as their principal place of residence.

### 5. APPLICATION REQUIREMENTS

Applicants must provide the following for their projects when they apply for funding:

- (a) A general description of the project including location, type of housing units, total number of housing units to be built, and the number of housing units for which the applicant is seeking impact fee assistance. Applicants shall specify, by Program impact fee zone, the total amount of impact fees due for all units in the project, any impact fee existing-use credits for the project, and the amount of impact fee assistance being requested. All such amounts shall be calculated using the impact fee schedule in effect at the time of application.
- (b) A spread sheet of the units to be assisted under the Program that lists each such unit separately, where the square footage (living space or a/c space) and number of bedrooms of each unit is shown and where a detailed computation of the impact fees being requested for each unit by Program impact fee zone is shown using the impact fee schedule in effect at the time of application.
- (c) Evidence of infrastructure availability at the project site;
- (d) Evidence of appropriate zoning designation from the zoning authority with jurisdiction over for the project site;
- (e) Evidence of applicant ownership of the site in the form of a recorded deed(s) or certificate(s) of title; or evidence of site control by the applicant that includes a certified legal description(s); and
- (f) A project planning and implementation schedule that provides dates and shows how the applicant will meet all Program deadlines; and
- (g) A project location map which is sufficiently detailed to clearly show in which Program impact fee zone(s) the project is located.

NOTE: Applicants who have already received building permits for their projects at the time of application are not eligible for assistance under the Program. Only those

applicants who obtain building permits after the issuance of a Certificate may receive assistance under the Program.

## 6. APPLICATION REVIEW, FUNDING RESERVATION, AND FUNDING APPROVAL

All applications in response to a NOFA must be submitted to DHES. DHES staff shall review each application for responsiveness and completeness and shall, subject to funding availability, provide the applicant a funding reservation letter if the application is responsive and complete. Applications for retroactive assistance will be considered non-responsive and will be rejected.

DES will recommend ~~funding approval to the BCC within ninety (90) days of the date of the funding reservation letter at which time that the BCC will be requested to approve a~~ not to exceed amount in Program funding assistance for the project and delegate authority to the Mayor to execute a Certificate which will be released to the recipient upon compliance with the conditions specified herein. The amount of impact fee assistance reflected in the Certificate shall be based on final computations made by the Palm Beach County Impact Fee ~~Coordinator-Manager~~ but shall not exceed the amount approved by the BCC. The Certificate ~~may shall~~ only be used to reduce the amount of unpaid impact fees due for the funded project and must be presented to the Palm Beach County Impact Fee ~~Coordinator-Manager~~ in order to obtain the reduction. The Certificate shall not be used to obtain a reimbursement of impact fees already paid. If not used, the Certificate shall expire one (1) year after the date of funding approval by the BCC, and the Program assistance shall no longer be available to the recipient.

Amounts approved by the BCC will not be increased to match any later increase to the impact fee assessment. The recipient must fund any such increases.

## 7. PROGRAMWIDE PERFORMANCE REQUIREMENTS

The following requirements shall apply to projects funded under the Program:

- (a) **Deadline for Obtaining Building Permits:**  
Recipients of funding under the Program 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 BCC funding approval.
- (b) **Deadline for Obtaining Certificates of Occupancy:**  
Recipients of funding under the Program must obtain a certificate(s) of occupancy from the building department with jurisdiction over the project for all Assisted Units and must have such units occupied by households as specified herein within four (4) years after the date of BCC funding approval.
- (c) All housing units assisted under the Program must contain at least one (1) bedroom.
- (d) Program funds awarded by the BCC for a certain impact fee type and impact fee benefit zone may shall only be used for that same fee type in that same zone. There is no ability to switch funds between impact fee types or between impact fee benefit zones.
- (e) **Floating Units:**  
Rental developers whose projects contain fewer Assisted Units than the total number of units, may, for Program monitoring and compliance purposes, float some or all of the Assisted Units (which are subject to Program requirements) throughout the project, provided that the floating units are of the same number, square footage and number of bedrooms as what was approved for the Assisted Units.
- (f) **Occupancy and Income Restrictions:**



All Assisted Units shall be subject to income restrictions from the date of issuance of the certificate of occupancy until the end of the term of the associated Declaration. The income restrictions according to housing type are:

1. **Rental Housing Units:** shall be leased only to individuals or households whose incomes, adjusted by family size, are at no more than one hundred and forty percent (140%) of AMI at the time the units are first occupied, and thereafter, at any time a new tenant occupies the unit. All such units shall be ~~developed and occupied for the a period specified in the Declaration of not less than fifteen (15) years from the date of Certificate of Occupancy.~~
2. **For-Sale Housing Units:** shall be sold in fee simple only to individuals or households whose incomes, adjusted by family size, are at no more than one hundred and forty percent (140%) of AMI at the time of sale. All such units shall be occupied as the principal place of residence by their owners for a period of fifteen (15) years from the date of sale.
3. **Owner-Constructed/Occupied Housing Units:** shall be held in fee simple and constructed and occupied by County approved individuals or households whose incomes, adjusted by family size, are at no more than one hundred and forty percent (140%) of AMI at the time of funding approval by the BCC. All such homes shall be occupied as the principal place of residence by their owners for a period of fifteen (15) years from the date of issuance of the home's Certificate of Occupancy, as evidenced by local homestead exemption.

(g) **Affordability Restrictions:**

All Assisted Units shall be subject to affordability restrictions with regard to rental or housing costs, as applicable. The affordability restrictions according to housing type are:

1. **Rental Housing Units:** shall be rented at rental rates where the sum of the actual monthly rent paid by the tenant plus the cost of Tenant Paid Utilities does not exceed the rent limit for Palm Beach County households at one hundred and forty percent (140%) of AMI as shown on a current rent limit chart approved by ~~DHES~~. The initial approved chart is the "Income Limits and Rent Limits" chart published by the FHFC for its "Multifamily Rental Programs -- Except HOME and SHIP", as updated from time to time, and fixed according to the number of bedrooms. Should FHFC discontinue publication of the aforesaid rent limits chart, then ~~DHES~~ shall designate an alternative source of information for such rent limits.

The above rental rate restrictions for Rental Housing Units shall apply to all initial leases with tenants, as well as all subsequent leases and lease renewals, and shall be in effect from the date of issuance of the certificate of occupancy of Rental Housing Units until the end of the term of their associated Declaration.

2. **For-Sale Housing Units:** shall be affordable to the purchaser such that the total cost of the mortgage principal plus interest, real estate taxes, property insurance and homeowner association fees, calculated on a monthly basis, does not exceed thirty five percent (35%) of the gross monthly household income of the purchaser at the time of sale.
3. **Owner-Constructed/Occupied Housing Units:** shall be affordable to the individual or household who is seeking to build such home such that the total cost of the mortgage principal plus interest, real estate taxes, property insurance and homeowner association fees, calculated on a monthly basis, does not exceed thirty five percent (35%) of the gross monthly income of the individual or household at the time of funding approval by the BCC. The affordability determination shall be made by DES prior to BCC approval.

(h) **Delivery of Certificate, Marketable Title and Declaration:**

The following shall be submitted to DHES prior to the County's delivery of the Certificate:

1. Proof of marketable title to the property (project site) in the certificate holder's name. Legal descriptions for individual lots shall be included for For-Sale Housing Units.
2. An executed Declaration (in the format approved by the County) accompanied by a check to cover the recording fees for the Declaration(s). The Declaration for For-Sale Housing Units shall include the legal descriptions for all lots that will have Assisted Units.

Upon receipt of these items, DHES shall release the Certificate and record the Declaration in the public records of Palm Beach County thereby creating a lien on the property that secures the amount of assistance provided under the Program. The Declaration shall contain applicable Program requirements and restrictions for the project and the consequences that would result from non-compliance with these requirements and restrictions. At the end of the term of the Declaration and upon full compliance with its requirements and restrictions, the County shall issue a release of restrictions removing the lien of the Declaration from the property if so requested.

Forms for the different Declarations and Certificates are attached hereto. The Declaration and Certificate forms may be modified as necessary provided such modifications are consistent with these guidelines.

(i) **Senior Liens:**

Only liens expressly recognized by the County in writing in the Declaration may be senior to the County's lien on the property as created by the Declaration.

(j) **Repayment:**

Property owners shall repay the County upon a property owner's voluntary withdrawal from or default under the Program prior to the satisfaction of the terms of the subject Declaration. The repayment (the "IFAHAP Repayment Amount") shall be determined according to housing type and ownership status as set forth below.

1. **Rental Housing Units and For-Sale Housing Units:** Developers of Rental Housing Units and developers of For-Sale Housing Units shall submit to County an IFAHAP Repayment Amount consisting of the amount secured by the Declaration, plus 3% of said amount per year (or partial year) commencing with the recording of the Declaration(s), plus an Administrative Fee.

The Administrative Fee for rental housing shall be \$1,500 per rental development.

The Administrative Fee for for-sale housing units shall be \$1,500 per housing unit not yet conveyed to an individual homeowner.

2. **Individual Homeowners:** Individual homeowners, regardless of whether they received impact fee assistance directly from the County or they purchased homes for which a developer or previous owner had received assistance, shall provide County with an IFAHAP Repayment Amount consisting of the entire amount of impact fee assistance provided to their property through the Program.

Upon receipt of the full IFAHAP Repayment Amount in connection with a property owner's voluntary withdrawal, the County shall issue a release of restrictions removing the related lien of the Declaration(s) from the property or properties.

In those instances where a default has occurred, the property owner shall, at a minimum, repay the County the IFAHAP Repayment Amount. The County reserves the right to exercise any other legal or equitable rights or remedies the County may have under applicable law.

**(k) Sale of Property:**

Property owners may voluntarily sell property that has received impact fee assistance as follows:

1. Developers of Rental Housing Units may voluntarily sell the property (project site) provided that these developers have obtained the County's approval of such sale and provided that the subsequent owner has provided the County its acceptance of the restrictions and conditions created by the Declaration.
2. Developers of For-Sale Housing Units may voluntarily sell such units provided that these developers have complied with the requirements of their Declarations in connection with the sale of the units including the insertion of required deed restrictions in the deeds of units they sell.
3. Individual homeowners who purchased homes for which developers of For-Sale Housing Units received impact fee assistance and who have Program deed restrictions in the deeds for their homes, may voluntarily sell their homes during the term of these restrictions, provided that buyers of their properties are approved by the County according to the requirements of the Program and provided that they include the same deed restrictions in the deeds to such buyers.
4. Individual homeowners who received impact fee assistance directly from the County and ones who purchased homes where a previous owner had received assistance, may voluntarily sell their properties during the term of the Declaration they executed, provided that buyers of their properties are approved by the County according to the requirements of the Program and provided that such buyers execute a new Declaration at the time of title transfer thereby encumbering the purchased properties for a new fifteen (15) year term. In such instances, Declarations executed by sellers of such properties shall be released by the County in exchange for the receipt of replacement Declarations from their buyers. Homeowners who sell a property encumbered by a Declaration may not transfer the lien of the Declaration to another property.

**(l) Release of Restrictions at End of Term:**

Restrictive covenants placed on the property will be released as follows:

1. As For-Sale Housing Units are initially sold to home buyers, the for-sale developer shall place language from the Declaration into the deed conveying such units. The deed restriction language shall refer back to the Declaration and have a duration of fifteen (15) years from the date of sale. At the end of the fifteen (15) year term and upon full compliance with Program requirements and restrictions for each individual unit, the County shall issue a release of restrictions removing the lien of the Declaration from the property associated with the unit.
2. For Rental Developments, at the end of the ~~twenty (20) year~~ term of the Declaration and upon full compliance with its requirements and restrictions, the County shall issue the rental developer a release of restrictions removing the lien of the Declaration from the property.

**(m) Reports:**

Developers of either rental or for-sale housing units shall, within thirty (30) days of each anniversary date of the Declaration, provide the County an annual report in

the form of an affidavit executed by a person authorized to bind the developer. Each such affidavit shall contain the following:

- A certification that the developer is in compliance with the requirements of the Declaration and the Certificate for the project.
- Evidence of having obtained all building permits for the project from the building department with jurisdiction over the project within one (1) year after the date of BCC funding approval. (The developer may discontinue submission of these items after this requirement has been met.)
- Evidence of having completed construction of Rental Housing Units or For-Sale Housing Units and obtained their certificates of occupancy from the building department with jurisdiction over the project and evidence that all such units have been rented or sold as applicable and initially occupied by households as specified herein within four (4) years after the date of BCC funding approval. (The rental or for-sale developer may discontinue submission of these items after this requirement has been met.)
- A certification listing all Rental Housing Units at the project by unit number and bedroom size. This certification shall for each such unit include the lease date, the tenant's annual household income, the number of unit occupants, and the monthly rent amount.
- Or
- A certification listing all For-Sale Housing Units at the project by address. This certification shall for each such unit include the sale date, the buyer's annual household income, the number of unit occupants, and the amount of mortgage principal plus interest, real estate taxes, property insurance and homeowner association fees.

#### **8. DELEGATION OF AUTHORITY TO AMEND DECLARATIONS**

The County Administrator, or designee, is authorized to ~~execute~~ approve amendments to Declarations in instances of defaults that occur due to circumstances beyond the control of a rental developer, for-sale developer and individual or household, in order to cure such defaults.



# City of Pahokee Private and Public Lots



	Property Address	PAPA PCN#
1	161 Buddy White Avenue	48-37-42-18-16-003-0070
2	230 Booker Place	48-37-42-18-06-003-0010
3	171 Booker Place	48-37-42-18-16-002-0080
4	354 Rardin Avenue	48-37-42-18-16-002-0090
5	196 Rardin Avenue	48-37-42-18-11-000-0190
6	224 Rardin Avenue	48-37-42-18-02-000-0211
7	West 3rd Street and Rardin Avenue	48-37-42-18-18-015-0020
8	Rardin Ave	48-37-42-18-18-015-0030
9	259 Dr. Martin Luther King Jr. Blvd	48-37-42-18-18-039-0110
10	222 Daniels Place	48-37-42-18-18-039-0180
11	Daniels Place	48-37-42-18-18-039-0040
12	Daniels Place	48-37-42-18-18-039-0030
13	Rardin Avenue and Carver Place	48-37-42-18-18-039-0170
14	Rardin Avenue and Carver Place	48-37-42-18-18-039-0060
15	224 Carver Place	48-37-42-18-18-039-0130
16	164 Adams Place	48-37-42-18-16-002-0120
17	South Lake Avenue and Carver Place	48-37-42-18-01-001-0041
18	411 S. Lake Avenue	48-37-42-18-01-001-0030
19	Buddy White and Rardin Avenue	48-37-42-18-01-001-0110
20	393 RARDIN AVE	48-37-42-18-06-003-0132
21	223 Buddy White Ave	48-37-42-18-06-003-0131
22	South Lake Avenue and Booker Place	48-37-42-18-16-003-0010
23	South Lake Avenue and Booker Place	48-37-42-18-16-003-0020
24	329 South Lake Ave	48-37-42-18-16-001-0050
25	179 Adams Place	48-37-42-18-16-001-0100
26	178 W. 2nd Street	48-37-42-18-02-000-0232
27	290 CYPRESS AVE.	48-37-42-18-10-000-0150
28	371 Golden Place	48-37-42-18-05-002-0120

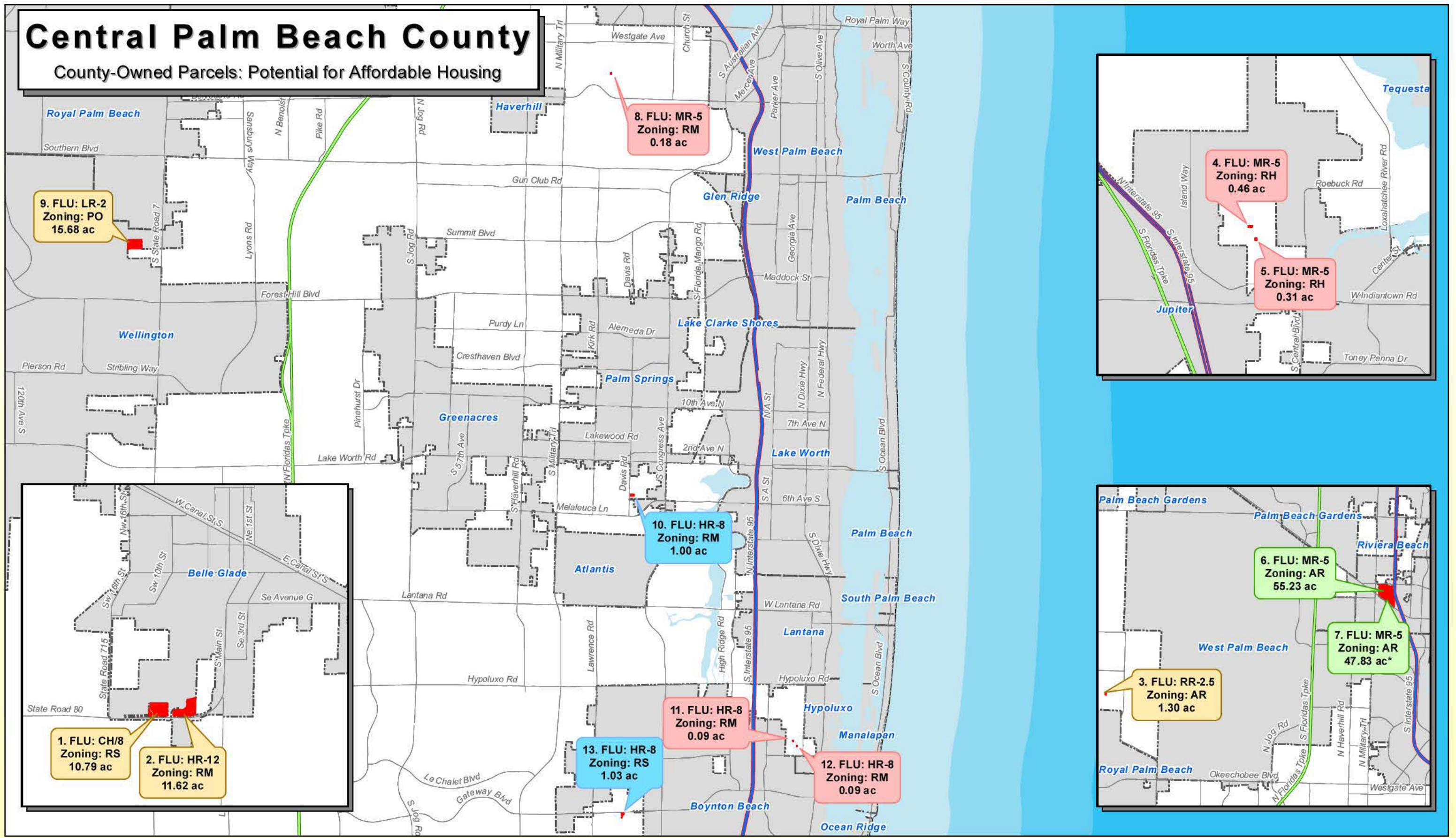
	Property Address	PAPA PCN#
1	Daniel Place	48-37-42-18-18-039-0190
2	Daniel Place	48-37-42-18-01-002-0100
3	407 Rardin Avenue	48-37-42-18-18-039-0010
4	Rardin Avenue and W. 3rd Street	48-37-42-18-02-000-0132
5	176 Bacom Pt. Road	48-37-42-18-11-000-0290
6	Carver Place	48-37-42-18-01-001-0090
7	Carver Place	48-37-42-18-01-001-0100
8	169 Carver Place	48-37-42-18-01-001-0080
9	407 S. Lake Avenue	48-37-42-18-01-001-0011
10	Rardin and Buddy White Aves. (Northeast Corner)	48-37-42-18-16-003-0080
11	Rardin Ave. and Booker Place	48-37-42-18-16-003-0090
12	Rardin Avenue Behind Fire Station South Lake	48-37-42-18-17-005-0080
13	387 S. Lake Avenue	48-37-42-18-1-6003-0030
14	South Lake Avenue	48-37-42-18-16-003-0040
15	South Lake Avenue and Booker Place	48-37-42-18-16-002-0060
16	363 South Lake Ave	48-37-42-18-16-002-0050
17	353 South Lake Ave	48-37-42-18-16-002-0031
18	350 South Lake Ave	48-37-42-18-16-002-0020
19	South Lake Ave	48-37-42-18-16-002-0010

**Legend**

- Private and Public Lots
- Large and Medium Lots

# Central Palm Beach County

## County-Owned Parcels: Potential for Affordable Housing



Date: 03/22/17  
 Contact: PBC Planning Division  
 Filename: N:\DivProj\A\HPC\Owned\Central  
 Source: Acres provided by PBC PREM Division, 2017, unless otherwise indicated. \*(PBC Property Appraiser acres)  
 Note: Map is not official, for presentation purposes only.

Municipality	1 - Hal Valeche	Major Roads
County-Owned Parcel	3 - Dave Kerner	Florida's Turnpike
	6 - Melissa McKinlay	Interstate 95
	7 - Mack Bernard	

Scale: 0 to 6 Miles

North Arrow

**Planning, Zoning & Building**  
 2300 N Jog Rd  
 West Palm Beach, FL 33411  
 Phone (561) 233-5300

# City of South Bay - Vacant Lots



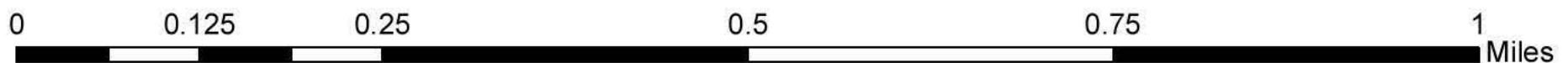
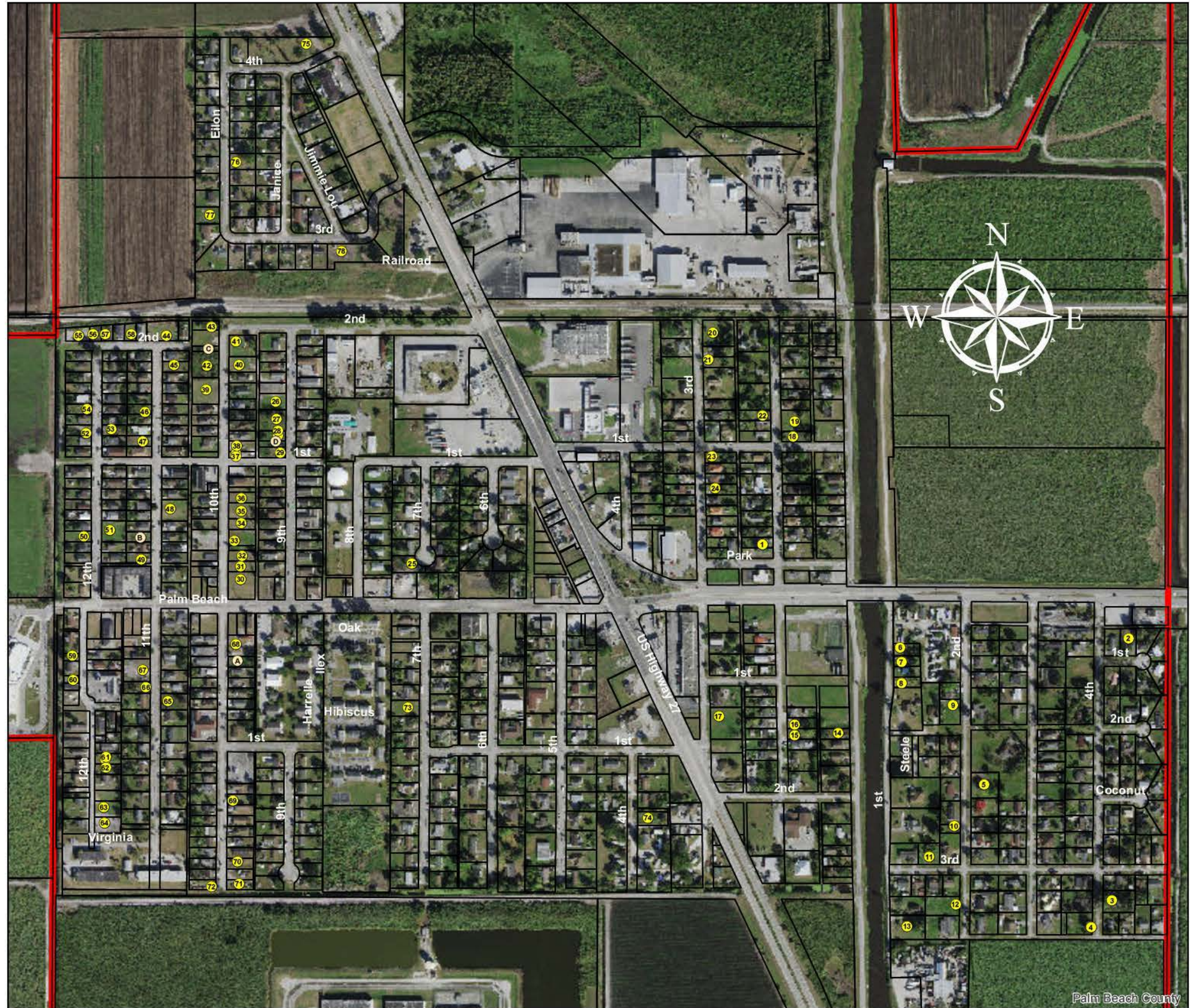
ID #	Address	Parcel No.
1	105 NW 2nd Avenue	58-36-44-14-15-009-0100
2	SE 1st Street	58-36-44-14-19-000-0050
3	415 SE 4th Avenue	58-36-44-14-06-000-0030
4	SE 4th Street	58-36-44-14-06-000-0061
5	SE 2nd Avenue	58-36-44-14-15-160-0090
6	205 SE 1st Avenue	58-36-44-14-15-150-0090
7	215 SE 1st Avenue	58-36-44-14-15-150-0080
8	SE 1st Avenue	58-36-44-14-15-150-0060
9	SE 2nd Avenue	58-36-44-14-15-150-0110
10	SE 2nd Avenue	58-36-44-14-15-160-0051
11	SE 3rd Street	58-36-44-14-15-160-0080
12	SE 2nd Avenue	58-36-44-14-21-000-0110
13	425 SE 1st Avenue	58-36-44-14-15-170-0020
14	230 SW 1st Avenue	58-36-44-14-15-040-0050
15	245 SW 2nd Avenue	58-36-44-14-15-004-0160
16	SW 2nd Avenue	58-36-44-14-15-004-0170
17	SW 3rd Avenue	58-36-44-14-15-007-0160
18	200 NW 2nd Avenue	58-36-44-14-15-001-0120
19	218 NW 2nd Avenue	58-36-44-14-15-001-0130
20	290 NW 3rd Avenue	58-36-44-14-15-010-0210
21	NW 3rd Avenue	58-36-44-14-15-010-0190
22	NW 2nd Avenue	58-36-44-14-15-010-0090
23	NW 3rd Avenue	58-36-44-14-50-090-0200
24	150 NW 3rd Avenue	58-36-44-14-15-009-0170
25	NW 7th Avenue	58-36-44-14-14-000-0110
26	NW 9th Avenue	58-36-44-14-11-001-0140
27	225 NW 9th Avenue	58-36-44-14-11-001-0170
28	215 NW 9th Avenue	58-36-44-14-11-001-0210
29	205 NW 9th Avenue	58-36-44-14-11-001-0240
30	NW 10th Avenue	58-36-44-14-16-002-0450
31	NW 10th Avenue	58-36-44-14-16-002-0430
32	NW 10th Avenue	58-36-44-14-16-002-0420
33	NW 10th Avenue	58-36-44-14-16-002-0390
34	NW 10th Avenue	58-36-44-14-16-002-0370
35	NW 10th Avenue	58-36-44-14-16-002-0310
36	NW 10th Avenue	58-36-44-14-16-002-0320
37	NW 10th Avenue	58-36-44-14-16-001-0500
38	NW 10th Avenue	58-36-44-14-16-001-0482
39	NW 10th Avenue	58-36-44-14-16-001-0110

ID #	Address	Parcel No.
40	NW 10th Avenue	58-36-44-14-16-001-0320
41	NW 10th Avenue	58-36-44-14-16-001-0280
42	275 NW 10th Avenue	58-36-44-14-16-001-0060
43	297 NW 10th Avenue	58-36-44-14-16-001-0010
44	NW 2nd Street	58-36-44-14-25-000-0020
45	284 NW 11th Avenue	58-36-44-14-02-000-0022
46	245 NW 11th Avenue	58-36-44-14-02-000-0172
47	215 NW 11th Avenue	58-36-44-14-02-000-0191
48	NW 11th Avenue	58-36-44-14-02-000-0090
49	NW 11th Avenue	58-36-44-14-02-000-0241
50	NW 12th Avenue	58-36-44-14-02-000-0472
51	NW 12th Avenue	58-36-44-14-02-000-0350
52	225 NW 12th Avenue	58-36-44-14-02-000-0422
53	220 NW 12th Avenue	58-36-44-14-02-000-0301
54	NW 12th Avenue	58-36-44-14-02-000-0411
55	NW 2nd Street	58-36-44-14-25-000-0100
56	NW 2nd Street	58-36-44-14-25-000-0090
57	NW 2nd Street	58-36-44-14-25-000-0080
58	NW 2nd Street	58-36-44-14-25-000-0060
59	SW 12th Avenue	58-36-44-14-15-320-0060
60	140 SW 12th Avenue	58-36-44-14-15-320-0080
61	SW 12th Avenue	58-36-44-14-15-350-0180
62	SW 12th Avenue	58-36-44-14-15-320-0270
63	285 SW 12th Avenue	58-36-44-14-15-320-0191
64	295 SW 12th Avenue	58-36-44-14-15-320-0190
65	205 SW 11th Avenue	58-36-44-14-26-000-0020
66	160 SW 11th Avenue	58-36-44-14-15-330-0110
67	SW 11th Avenue	58-36-44-14-15-330-0060
68	115 SW 10th Avenue	58-36-44-14-05-001-0040
69	SW 10th Avenue	58-36-44-14-05-004-0050
70	SW 10th Avenue	58-36-44-14-05-004-0110
71	SW 10th Avenue	58-36-44-14-05-004-0130
72	SW 10th Avenue	58-36-44-14-05-003-0130
73	SW 7th Avenue	58-36-44-14-10-000-0130
74	240 US Hwy. 27 S	58-36-44-14-15-240-0020
75	501 US Hwy. 27 N	58-36-44-11-01-000-0010
76	440 Eilon Avenue	58-36-44-11-01-000-0690
77	Eilon Avenue	58-36-44-11-01-000-0150
78	104 Railroad Street	58-36-44-11-01-000-0230

ID #	Address	Parcel No.
A	135 SW 10th Avenue	58-36-44-14-05-001-0060
B	135 NW 11th Avenue	58-36-44-14-02-000-0231
C	NW 10th Avenue	58-36-44-14-16-001-0050
D	NW 9th Avenue	58-36-44-14-11-001-0230

## Legend

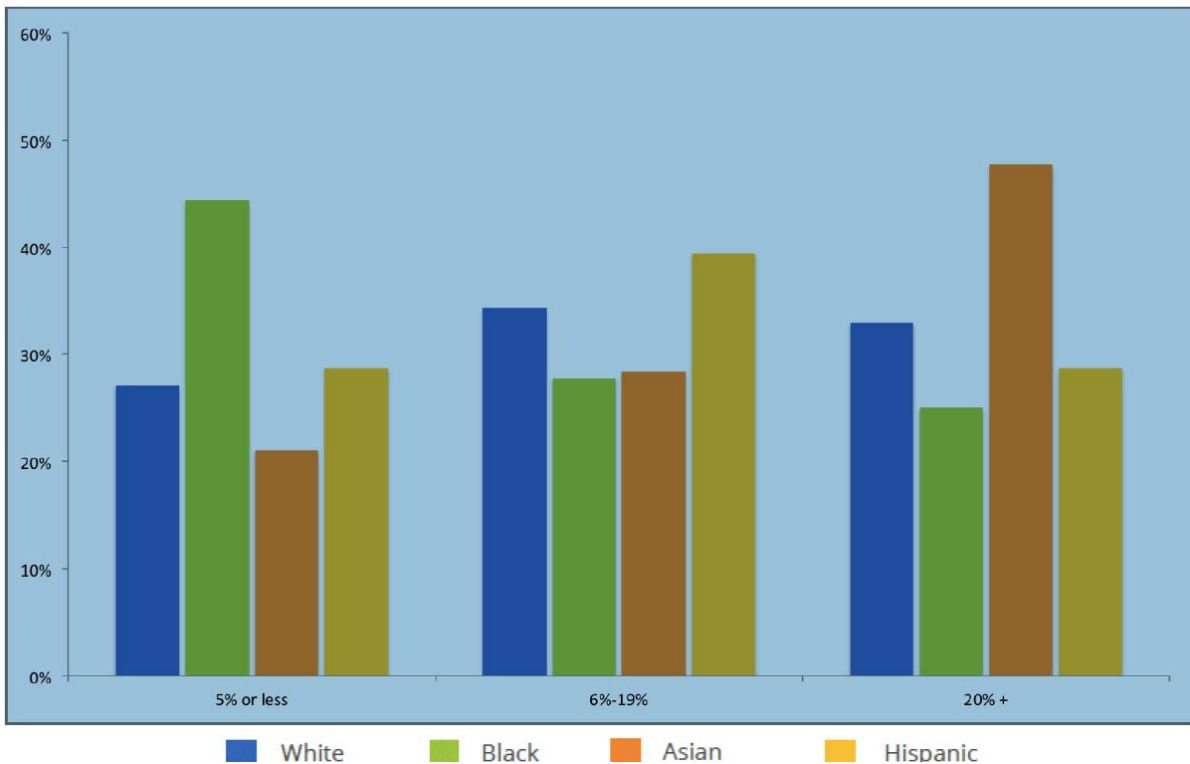
- Private Properties
- City Owned Properties
- Parcels
- City Boundary



## DISPARATE IMPACT DATA

**Disparate Impact** in the United States labor law refers to practices in employment, housing, and other areas that adversely affect one group of people of a protected characteristic more than another, even though rules applied by employers or landlords are formally neutral. We've recently observed a trend in which residential new construction developers and some home owner's associations have initiated down payments requirements of 15% or higher. A recent study from the National Urban League and Zillow from July of 2014 reported that **60-70 percent** of African Americans and Hispanics pay less than 20% down to purchase a home. Please see the chart below.

Figure 3: Key Survey Results: Downpayment as a proportion of home value

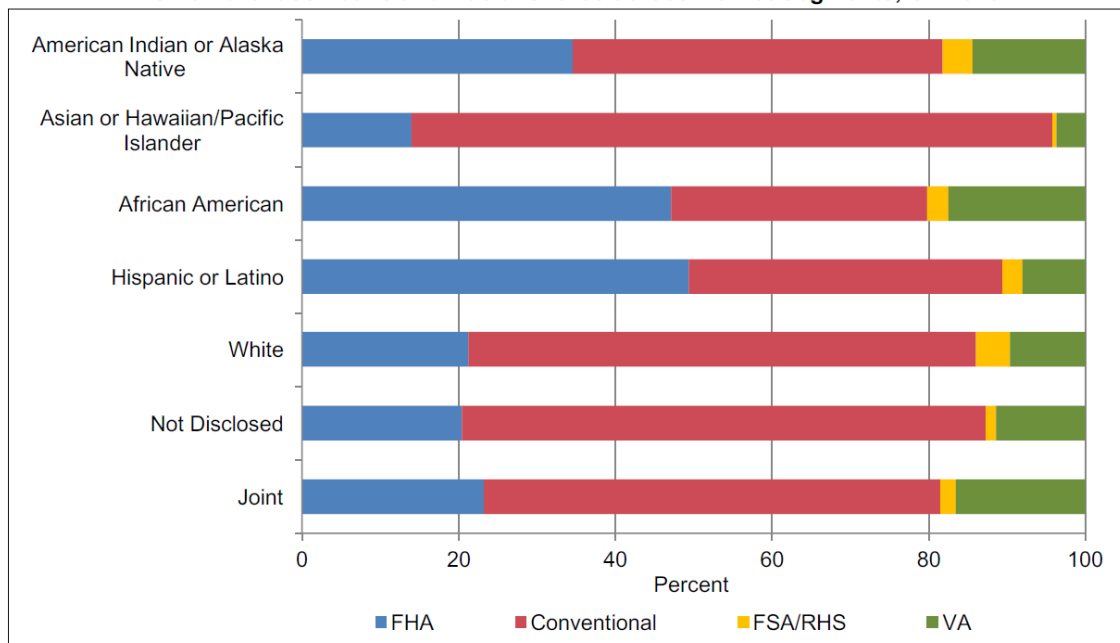




National Urban League/Zillow report also stated that down payments are a primary obstacle to homeownership and that African Americans and Hispanics heavily relied on government back loans that allowed lower down payments.

Additional data from the Federal Housing Administration Annual Report to Congress of 2016 also showed that African Americans and Hispanics have a high dependence on government insured and guaranteed loans primarily due to the low down payment threshold. Based on the research any residential housing organization that manages or develops workforce housing will cause a Disparate Impact on a protected class if mandatory down payments exceed the necessary amount for the borrower to receive a qualified mortgage as a home purchaser.

**Exhibit B-10**  
**Home Purchase Loans and Racial Shares across Market Segments, CY 2015**



NOTE: See Exhibit B-11 for notes and data.  
 SOURCE: FFIEC/HMDA Data, 2015.