

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

NOTICE OF FUNDING AVAILABILITY

Palm Beach County through its Department of Economic Sustainability (DES) hereby announces the availability of \$1,194,948 in Impact Fee Affordable Housing Assistance Program (IFAHAP) funding from its Fiscal Year 2016 funding cycle. DES will begin accepting applications for funding on April 19, 2017. The Palm Beach County Board of County Commissioners (BCC) has authorized the utilization of County impact fee investment earnings on roads, parks, and public buildings to support the development of affordable owner-occupied, for-sale, and rental housing in Palm Beach County. IFAHAP Guidelines approved by the BCC on January 10, 2017, apply to all funds made available through this Notice of Funding Availability (NOFA). The Guidelines contain additional important information and requirements and are available at: <http://discover.pbcgov.org/DES/Pages/Housing-Programs.aspx>

AVAILABLE FUNDING: This NOFA makes available up to \$1,194,948 in impact fee funding assistance under the IFAHAP for the payment of the following Palm Beach County road, parks, and public building impact fees.

Road Impact Fees: Zone 1: \$292,354; Zone 2: \$231,619; Zone 3: \$152,191; Zone 4: \$131,667; Zone 5: \$262,309.

Park Impact Fees: Zone 1: \$20,758; Zone 2: \$22,238; Zone 3: \$45,852.

Public Building Impact Fees: Zone 1: \$35,960.

ELIGIBLE COSTS: Palm Beach County road, 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.

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; Parks Impact Fee Zones 1 through 3; or Public Building Impact Fee Zone 1. 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 more detail in the IFAHAP Guidelines.

PROPERTY RESTRICTIONS: Funding received through this NOFA 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 associated with funds made available under this NOFA are provided in order to assist applicants in planning their projects. These deadlines will be strictly adhered to.

- Funding awards under this NOFA must be approved by the BCC no later than March 21, 2018.
- 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 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. DES WILL CONTINUE TO ACCEPT APPLICATIONS UNTIL ALL FUNDING IS ALLOCATED OR RETURNED TO THE COUNTY IMPACT FEE FUND.

TO RECEIVE A FUNDING APPLICATION, PLEASE CONTACT:

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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 DES STRATEGIC PLANNING SECTION AT (561) 233-3608.