### PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

Meeting Date: 12/	05/06 []Consent [X] Regular [] Public Hearing
Department:	Housing and Community Development
Submitted By:	Housing and Community Development
Submitted For:	Commission on Affordable Housing

# I. EXECUTIVE BRIEF

**Motion and Title: Staff recommends motion to conceptually approve:** The Commission on Affordable Housing Single Family Development Assistance Program recommended awards, totaling \$2,000,000 to the following:

Houston Realty and Investments, Inc. "Amelia Estates" - 30 units. District 6	\$800,000
Northwest Riviera Beach Community Redevelopment Corp.	
"Brooks Subdivision" - 5 very low units and 13 low to moderate income units. <u>District 7</u>	\$700,000
Northwood Renaissance, Inc. "Village Centre" - 10 low income and 20 moderate income units. <u>District 7</u>	\$400,000
Housing Trust LLC "La Perla" - 28 low income and 20 moderate income units. <u>District 2</u>	\$100,000

Summary: Palm Beach County receives an annual allocation of \$7,454,289 from the State of Florida to implement various affordable housing programs and related activities. The Single Family Development Program (home ownership) falls under this allocation. The Single Family Development Assistance Program provides assistance to eligible developers of home ownership developments serving very low, low and moderate-income households with the goal of increasing the number of affordable owner housing units available to income eligible residents. This is achieved through a reduction in the purchase price charged by the builder/developer to the amount of SHIP funds given. The CAHAC Committee reviewed the proposals received and ranked each proposal in accordance with their approved rating criteria under this program. The numeric scores for each proposal received were as follows: Housing Trust, LLC, "La Perla" (126 points), Houston Realty and Investments, Inc. "Amelia Estates" (125 points), Northwood Renaissance, Inc. "Village Centre" (121 points), and Northwest Riviera Beach Community Redevelopment Corp. "Brooks Subdivision" (111 points). These scores were out of a possible 250 points. During the Commission on Affordable Housing's Advisory Committee (CAHAC) meeting held November 16, 2006, the above funding recommendations were made. Although the CAHAC subcommittee recommended different funding allocations, the CAHAC is recommending the above listed amounts. Each developer agreed to accept the award as recommended by the CAHAC and indicated the projects could move forward even though the recommended allocations are less than their requested amounts, with the exception of Housing Trust LLC. Districts 2, 6 & 7 (TKF)

## Background and Policy Issues: See Page Three

#### Attachments:

1. Scoring Spreadsheet of Competitive Single Family Housing Proposals

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Recommended By: Department Director	Date
Approved By: Shann Q Ban	11-30-2006
Assistant County Administrator	Date

## II. FISCAL IMPACT ANALYSIS

#### A. Five Year Summary of Fiscal Impact:

<b>Fiscal Years</b>	<u>2007</u>	2008	<u>2009</u>	<u>2010</u>	<u>2011</u>
Capital Expenditures Operating Costs	\$2,000,00	00		· · · · · · · · · · · · · · · · · · ·	
External Revenues Income (County) In-Kind Watch (County) FISCAL IMPACT # ADDITIONAL FTE POSITIONS (Cumulativ	- <del>•</del>	<u>00</u> 			

Is Item Included In Current Budget? Yes \_\_\_\_\_ Budget Account No.:

t? Yes \_\_\_\_ No\_\_\_\_

Fund 1100 Agency 143 Org. 7176 Object 8301 Program Code/Period Various

Recommended Sources of Funds/Summary of Fiscal Impact:

Approval of this Agenda Item will appropriate \$800,000 to Houston Realty & Investments, \$700,000 to Northwest Rivera Beach CRC, \$400,000 to Northwood Renaissance Inc., and \$100,000 to Housing Trust LLC, to assist with the development of housing.

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Departmental Fiscal Review:

Larry D. Brown, Financial Anglyst II

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

14106 tract Dev. and Control OFMB B. Legal Sufficiency Assistant County Attorney

C. Other Department Review:

## **Department Director**

This summary is not to be used as a basis for payment.

## **Page Three**

**Background and Policy Issues:** The projects had to meet an initial threshold of having documented commitments for construction and permanent financing, option or contract to purchase the property, site plan approval, evidence of infrastructure availability, proof of appropriate zoning, a Phase 1 Environmental Review and have a Marketing Strategy in place. With the projects meeting the threshold requirement, they were then scored based on development team experience, affordability/ length of restrictions, target area/ proximity to services, design and energy conservation, maintenance, entitlement community match and applicant equity.

#### CAH DEVELOPERS SCORING SHEET

List of Applicants

Company's Name	Contact Person	Project Location	Number of Buildings	Number of Units	Number of SHIP Units	Development Categories	Amount of Request	Committee Scores	Funding Recommendatior
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Amelia Estates	James Houston, III		22	52	30	New Construction	\$2.6 M	124	\$800,000
685 South Main Street Belle Glade, FL 33430	TEL: 561-996-8010 FAX: 561-996-1366	Amelia Estates S.W. 16th St. Belle Glade FL 33430							
Village Center GP, LLC,		Village Center	2	68	30	New Construction	\$900,000	121	\$400,000
Northwood Renaissance, Inc., 510-A 24th Street WPB, FL 33407	Scott Kline TEL: 561-832-6776	500 25th Street WPB, FL 33407							
Housing Trust, LLC			2	48	48	New Construction	\$1.2 M	126	\$100,000
750 Malibu Bay Drive WPB, FL 33401	Shawn Wilson TEL: 561-688-2596 FAX: 561-880-6856	La Perla 1580 N. Congress Avenue, WPB, FL (Uninc.)		· · · · ·	e La consta				
Brooks Subdivision Project	Schiller Ambroise	Brooks Subdivision	- 	22 (Single			04445-004		¢700.000
2001 Broadway, Suite 510,	TEL: 561-845-1147	2511 Avenue "R"	-	Family)	18	New Construction	\$1,145,384	111	\$700,000
Riviera Beach, FL 33404	FAX: 561-848-6862	Riviera Beach, FL 33404	1						

Total Funding	\$2,000,000
Available Funding	\$2,000,000
Remaining Balance	\$0