

6D-1

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: March 13, 2007 ☐ Consent ☒ Regular
Department: Housing and Community Development ☐ Public Hearing
Submitted By: Housing and Community Development

I. EXECUTIVE BRIEF

Motion and Title: **Staff recommends motion to approve:** The conceptual transfer of the deed for Jupiter Gardens (Kennedy Estates) consisting of approximately 5.6 acre parcel of land to the Community Land Trust of Palm Beach County (CLT of PBC).

Summary: This conceptual approval will allow the transfer of County owned land to the CLT of PBC for development of 27 affordable housing units once the entity receives a 501(c)(3) tax exempt designation from the Internal Revenue Service. Actual conveyance of the title to the property will require BCC approval at a later date. The Jupiter Gardens parcel is located in Section 3, Township 41 South, Range 42 East, Palm Beach County, Florida. The land is commonly known as Kennedy Estates and is situated in unincorporated Palm Beach County east of I-95, just south of Indiantown Road. Countywide (TKF)

Background and Policy Issues: The Jupiter Gardens property was originally purchased by the County with Community Development Block Grant (CDBG) funds. Approximately one acre of the 6.63 acre parcel was donated to Parks and Recreation for the development of a Neighborhood Park, which has since been constructed. The remaining five and a half acres were subdivided and platted to accommodate 27 zero lot-line homes. All the major infrastructure (roads, drainage, and underground utilities) has been installed using CDBG funds. However, the following work, amongst others, will need to be completed once the units have been built: 1) the second lift of asphalt will need to be laid; 2) sidewalks that front the houses will need to be installed; 3) driveway aprons will need to be set; 4) an opaque fence must be installed; and 5) an entrance sign needs to be designed and installed.

Due to the land being purchased and improved by the County with CDBG Funds, the transfer and development of the property will be subject to the following CDBG requirements: 1) all of the houses built will need to be affordable to persons/households whose annual salary does not exceed 80% of the County's median family income, adjusted for household size; and 2) all projects concerning the development must go out to competitive bid and comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act, the Davis Bacon Act, and Section 103.

The CLT of PBC is a not-for-profit affordable housing provider who will ensure the affordability of the units to such persons by maintaining ownership of the land and selling the improvement (house) to the income qualified buyer. The land will then be leased to the homeowner for a 99-year period. Additionally, the County's Department of Housing and Community Development will coordinate with the County's Department of Property and Real Estate Management to ensure that all state and federal requirements are met during the property transfer. The conveyance of the property to the CLT of PBC will be conditioned upon use and developmental requirements of the CDBG Program and any other conditions which may be required by the County and State regulations. These conditions will be imposed via a deed restriction on the property.

The CLT of PBC was developed in 2006 with the assistance and support of the Palm Beach County Board of County Commissioners as part of their efforts to increase and maintain the inventory of affordable housing in Palm Beach County. The Palm Beach County Board of County Commissioners has approved an annual allocation of \$200,000 for a period of two years for the CLT of PBC to hire an Executive Director and Administrative Assistant. The Executive Director position has been posted and should be filled by early March 2007. The County is also providing an in-kind donation of \$200,000 annually for a two-year period to cover start-up costs for the organization. It is anticipated that the CLT of PBC will be obtaining it's 501(c)(3) status by May 2007 and then will be in a position to accept the land donation.

ATTACHMENTS:

A. Location Map

Recommended By: Edward W. Loring

Department Director

2/20/07
Date

Approved By: Shannon G. Brogan

Assistant County Administrator

2/21/07
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

| Fiscal Years: | 2007 | 2008 | 2009 | 2010 | 2011 |
|--|-------|-------|-------|-------|-------|
| Capital Expenditures: | _____ | _____ | _____ | _____ | _____ |
| Operating Costs: | _____ | _____ | _____ | _____ | _____ |
| External Revenues: | _____ | _____ | _____ | _____ | _____ |
| Program Income (County): | _____ | _____ | _____ | _____ | _____ |
| In-Kind Match (County): | _____ | _____ | _____ | _____ | _____ |
| NET FISCAL IMPACT: | _____ | _____ | _____ | _____ | _____ |
| # OF ADDITIONAL FTE POSITIONS (Cumulative): | _____ | _____ | _____ | _____ | _____ |

Is Item Included In Current Budget? Yes _____ No _____

Budget Account #: Fund _____ Dept _____ Unit _____ Object _____ Program Code/period _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

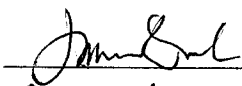
No Fiscal Impact

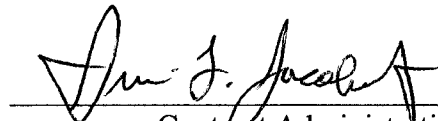
C. Departmental Fiscal Review:


Larry D. Brown, Financial Analyst II

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Administration Comments:

 2-22-07
OFMB 38
2/27/07 CN 02/26/07

 2/28/07
Contract Administration
2/28/07

B. Legal Sufficiency:

 3/1/07
Assistant County Attorney

C. Other Department Review:

Department Director

