

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date: April 20, 2010 [] Consent [X] Regular
[] Public Hearing

Department: Housing and Community Development

Submitted By: Housing and Community Development (HCD)

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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: A second waiver to exceed the \$10,000 per home limit for lead-based paint related costs by authorizing an additional \$5,650 for Thomas Hankerson, of Belle Glade, under the Residential Rehabilitation Program.

Summary: On November 6, 2007, the Board of County Commissioners (BCC) authorized the expenditure of up to \$10,000 per home for lead-based paint related costs in connection with the rehabilitation of homes undertaken under the Residential Rehabilitation Program. Mr. Hankerson, a very-low income elderly homeowner residing in Belle Glade, is an applicant under this program. The rehabilitation of Mr. Hankerson's home (built in 1940, and appraised at \$74,520) included work items for the removal of lead-based paint hazards the cost of which exceeded the \$10,000 per home limit thereby necessitating a waiver. On December 15, 2009, via Agenda Item 5D-1, the Board of County Commissioners approved a waiver to this limit thereby authorizing an additional \$5,047.11 to address these lead-based paint hazards. During the lead-based paint abatement process, while the painted building components were being field checked for lead-based paint, it was discovered that the consultant's original inspection report had omitted certain readings due to a software glitch. The affected building components that were omitted require abatement thereby necessitating this second waiver to add \$5,650 to the of cost lead-based paint hazard reduction. Some of the affected building components that were omitted require abatement (removal) in compliance with applicable Federal regulations because they will be disturbed in the construction process which would have created a hazard. The other affected building components that were omitted will be abated because they have lead-based paint in a fair condition that could deteriorate further into a hazard. The net result of performing the original abatement work and the abatement of the omitted components would result in a lead-free home thereby eliminating any future exposure to the occupants. Upon approval of the second waiver, the total cost associated with addressing the lead-based paint in Mr. Hankerson's home will be \$20,697.11. These are Federal Community Development Block Grant funds that require no local match. District 6 (TKF)

Background and Justification: The Residential Rehabilitation Program provides technical and financial assistance to qualified property owners residing in detached single-family homes for the purpose of upgrading their properties to meet applicable housing and building codes to the extent that repairs performed on such properties are practical and feasible. Applications under this program are reviewed for various qualifying standards in the forefront of which is determining that applicants' household incomes meet HUD guidelines for low-and-moderate-income persons. The property must be located in unincorporated Palm Beach County, or be located within the city limits of a municipality having an inter-local agreement with Palm Beach County.

Attachments:
1. Agenda Item 5D-1 of December 15, 2009.

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Recommended by: Edward W. Roman 4/8/2010
Department Director Date

Approved By: Shanna [Signature] 4/13/10
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2010	2011	2012	2013	2014
Capital Expenditures					
Operating Costs	\$5,650.00				
External Revenues	(\$5,650.00)				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

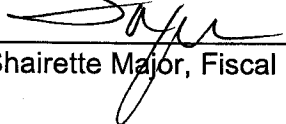
# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
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Is Item Included In Current Budget? Yes **XX** No ____
 Budget Account No.:

Fund 1101 Dept 143 Unit 1431 Object 8101 Program Code/Period BG31-GY08

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

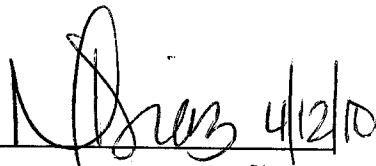
Approval of this agenda item will allocate an additional \$5,650 for Thomas Hankerson for lead-based paint related costs in connection with the Residential Rehabilitation Program.


C. Departmental Fiscal Review:  4-7-10
 Shairette Major, Fiscal Manager I

III. REVIEW COMMENTS

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

No net fiscal impact.

 4/12/10
 OFMB
JB 4/11/10 4/9/10

 4/13/10
 Contract Development and Control

B. Legal Sufficiency:

 4/14/10
 Senior Assistant County Attorney

C. Other Department Review:

 Department Director

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

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

m/v 7-0

APPROVED

DEC 15 2009

Diane Brown

Meeting Date: December 15, 2009 Consent Regular
 Department: Housing and Community Development Public Hearing
 Submitted By: Housing and Community Development (HCD)

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: A waiver to exceed the \$10,000 per home limit for lead-based paint related costs by authorizing \$5,047.11 in additional funds for Thomas Hankerson, of Belle Glade, under the Residential Rehabilitation Program.

Summary: On November 6, 2007, the Board of County Commissioners (BCC) authorized the expenditure of up to \$10,000 per home for lead-based paint related costs in connection with the rehabilitation of homes undertaken under the Residential Rehabilitation Program. An inspection of Mr. Hankerson's home has revealed the presence of lead-based paint. Bids have been received for the rehabilitation of this applicant's home and for the removal of lead-based paint hazards. The rehabilitation costs are within the \$35,000 applicable limit allowed under the policies for the Residential Rehabilitation Program. However, the costs related to the removal of lead-based paint hazards totaling \$15,047.11, have exceeded the BCC authorized \$10,000 limit. A waiver to applicable policies authorizing an additional \$5,047.11 is necessary in order to enable the implementation of this project. These are Federal Community Development Block Grant funds that require no local match. District 6 (TKF)

Background and Justification: The Residential Rehabilitation Program provides technical and financial assistance to qualified property owners residing in detached single-family homes for the purpose of upgrading their properties to meet applicable housing and building codes to the extent that repairs performed on such properties are practical and feasible. Applications under this program are reviewed for various qualifying standards in the forefront of which is determining that applicants' household incomes meet HUD guidelines for low-and-moderate-income persons. The property must be located in unincorporated Palm Beach County, or be located within the city limits of a municipality having an inter-local agreement with Palm Beach County.

Attachments: None

Recommended by: *Edward B. Jones* 12/1/09
 Department Director Date

Approved By: *Sharon Q. B...* 12/4/09
 Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2010	2011	2012	2013	2014
Capital Expenditures					
Operating Costs	\$5,047.11				
External Revenues	(\$5,047.11)				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
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Is Item Included In Current Budget? Yes No
 Budget Account No.:

Fund 1101 Dept 143 Unit 1431 Object 8101 Program Code/Period BG31-GY08

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

Approval of this agenda item will allocate an additional \$5,047.11 to Thomas Hankerson for lead-based paint related costs in connection with the Residential Rehabilitation Program.

C. Departmental Fiscal Review: Shairette Major 11-30-09
 Shairette Major, Fiscal Manager I

III. REVIEW COMMENTS

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

John D. ... 12-3-09
 OFMB
 12-3-09

John J. ... 12/3/09
 Contract Development and Control
 12/3/09

B. Legal Sufficiency:

John D. ... 12/4/09
 Senior Assistant County Attorney

C. Other Department Review:

 Department Director

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

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