

AGENDA ITEM PALM BEACH COUNTY  
CONTAINS MORE THAN 50 PAGES BOARD OF COUNTY COMMISSIONERS  
IT MAY BE VIEWED IN  
COUNTY ADMINISTRATION AGENDA ITEM SUMMARY

Meeting Date: June 8, 2010 [X] Consent [ ] Regular  
Department: Housing and Community Development  
Submitted By: Housing and Community Development

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: Seven (7) Agreements funded under the Neighborhood Stabilization Program, for the period of April 1, 2010, to March 31, 2011, with: A) Palm Beach County Housing Authority in the amount of \$750,000, B) Riviera Beach Housing Authority, Inc., in the amount of \$500,000, C) Housing Partnership, Inc., in the amount of \$850,000, D) Neighborhood Renaissance, Inc., in the amount of \$500,000, E) Florida Conference Association of Seventh-Day Adventists in the amount of \$272,600, F) Community Land Trust of Palm Beach County, Inc., in the amount of \$800,000, and G) City of Riviera Beach in the amount of \$577,400.

Summary: Palm Beach County entered into a Grant Agreement (R2009-1672) with the U. S. Department of Housing and Urban Development for the receipt of \$27,700,340 under the Neighborhood Stabilization Program (NSP). On November 3, 2009, The BCC approved funding recommendations for this Program which included the seven herein identified recipients of NSP funds. All seven Agreements make funds available for the acquisition and rehabilitation of foreclosed properties. Acquired properties are then sold to, or leased to, income qualified households. The County Administrator executed these seven Agreements under the authority provided by the Palm Beach County Board of County Commissioners on November 18, 2008, via Resolution No. R2008-2154. These are Federal Neighborhood Stabilization Program grant funds which do not require local matching funds. Districts 1, 2, 5, 6 and 7 (TKF)

Background and Justification: These Agreements provide for the acquisition, rehabilitation, and disposition of housing units as follows: Palm Beach County Housing Authority: at least four (4) single-family detached dwelling units for rental purposes, Riviera Beach Housing Authority, Inc.: at least three (3) single-family detached homes or townhouses for rental purposes, Housing Partnership, Inc.: at least six (6) single-family detached dwelling units for homeownership purposes, Neighborhood Renaissance, Inc.: at least three (3) single-family detached dwelling units for rental purposes, Florida Conference Association of Seventh-Day Adventists: two (2) multi-family rental properties containing a total of six (6) units, Community Land Trust of Palm Beach County, Inc.: least four (4) single-family detached dwelling units for homeownership purposes, and City of Riviera Beach: at least three (3) single-family detached dwelling units for homeownership purposes. At least forty percent (40%) of funds expended under each Agreement must be expended on units that will be occupied by very-low income households whose incomes are at or below fifty percent (50%) of area median income, with the remaining funds under each Agreement expended on units that will be occupied by middle income households whose incomes are at or below one hundred and twenty percent (120%) of area median income.

Attachments:

- 1. Agreement with Palm Beach County Housing Authority with Exhibits A to H.
- 2. Agreement with Riviera Beach Housing Authority, Inc., with Exhibits A to H.
- 3. Agreement with Housing Partnership, Inc., with Exhibits A to K.
- 4. Agreement with Neighborhood Renaissance, Inc., with Exhibits A to H.
- 5. Agreement with Florida Conference Association of Seventh-Day Adventists, with Exhibits A to H
- 6. Agreement with Community Land Trust of Palm Beach County, Inc., with Exhibits A to I.
- 7. Agreement with City of Riviera Beach, with Exhibits A to K.

Recommended by: Shannon G. [Signature] 5/27/10  
Department Director Date  
Approved by: Shannon G. [Signature] 5/27/10  
Assistant County Administrator Date

## II. FISCAL IMPACT ANALYSIS

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

| Fiscal Years            | 2010          | 2011 | 2012 | 2013 | 2014 |
|-------------------------|---------------|------|------|------|------|
| Capital Expenditures    | \$4,250,000   |      |      |      |      |
| Operating Costs         |               |      |      |      |      |
| External Revenues       | (\$4,250,000) |      |      |      |      |
| Program Income (County) |               |      |      |      |      |
| In-Kind Match (County)  |               |      |      |      |      |
| NET FISCAL IMPACT       | -0-           |      |      |      |      |

|   |     |  |  |  |  |
|---|-----|--|--|--|--|
| # ADDITIONAL FTE POSITIONS (Cumulative) | -0- |  |  |  |  |
|---|-----|--|--|--|--|

Is Item Included In Current Budget? Yes XX No     

Budget Account No.:

Palm Beach County Housing Authority

Fund 1109 Dept 143 Unit 1423 Object 8201 Program Code/Period NS40F-GY08: \$750,000

Riviera Beach Housing Authority, Inc.

Fund 1109 Dept 143 Unit 1423 Object 8201 Program Code/Period NS40H-GY08: \$500,000

Housing Partnership, Inc.

Fund 1109 Dept 143 Unit 1423 Object 8101 Program Code/Period NS40D-GY08: \$850,000

Neighborhood Renaissance, Inc.

Fund 1109 Dept 143 Unit 1423 Object 8101 Program Code/Period NS40C-GY08: \$500,000

Florida Conference Association of Seventh-Day Adventists

Fund 1109 Dept 143 Unit 1423 Object 8101 Program Code/Period NS40A-GY08: \$272,600

Community Land Trust of Palm Beach County, Inc.

Fund 1109 Dept 143 Unit 1423 Object 8201 Program Code/Period NS40B-GY08: \$800,000

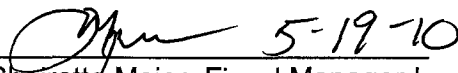
City of Riviera Beach

Fund 1109 Dept 143 Unit 1423 Object 8201 Program Code/Period NS40E-GY08: \$577,400

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

**Approval of this agenda item will appropriate \$750,000 to Palm Beach County Housing Authority, \$500,000 to Riviera Beach Housing Authority, Inc., \$850,000 to Housing Partnership, Inc., \$500,000 to Neighborhood Renaissance, Inc., \$272,600 to Florida Conference Association of Seventh-Day Adventists, \$800,000 to Community Land Trust of Palm Beach County, Inc., and \$577,400 to the City of Riviera Beach for property acquisition and rehabilitation.**

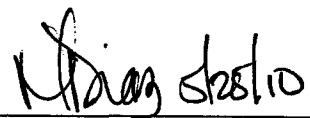
### C. Departmental Fiscal Review:

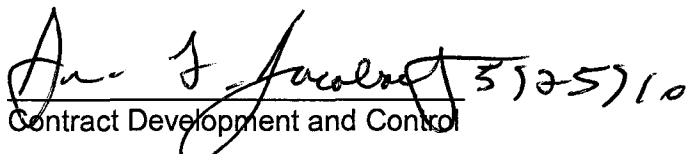
  
Shairette Major, Fiscal Manager I

## III. REVIEW COMMENTS

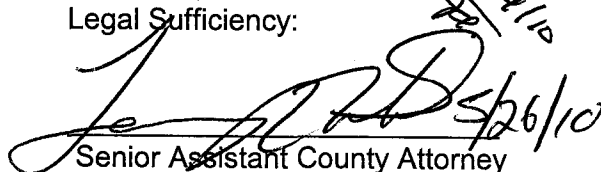
### A. OFMB Fiscal and/or Contract Development and Control Comments:

*No net fiscal impact*

  
OFMB *5/14/10*  
*JB*

  
Contract Development and Control

### B. Legal Sufficiency:

  
Senior Assistant County Attorney

### C. Other Department Review:

\_\_\_\_\_  
Department Director

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