

REVISED

PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

AGENDA ITEM CONTAINS MORE THAN 50 PAGES IT MAY BE VIEWED IN COUNTY ADMINISTRATION

Meeting Date: October 19, 2010 [ ] Consent [X] Regular
Department: Housing and Community Development
Submitted By: Housing and Community Development

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

A) a waiver of prohibited relationship to Ordinance 2009-051, the Palm Beach County code of Ethics, for William Sanders of Delray Beach Community Development Corporation and Dr. Dorothy M. Walker of the We Help Community Development Corporation.

B) Six (6) Agreements under the FY 2010-2011 Federal HOME Community Housing Development Organization (CHDO) program totaling \$484,927, in the amounts indicated below, for the period October 19, 2010 to April 30, 2012:

- 1) REACH Community Development Corporation (CDC) - \$80,821
2) We Help Community Development Corporation (CDC) - 80,822
3) NOAH Community Development Corporation (CDC) - \$80,821
4) Neighborhood Renaissance Community Development Corporation (CDC) - \$80,821
5) Word of Faith Community Development Corporation (CDC) - \$80,821
6) Delray Beach Community Development Corporation (CDC) - \$80,821

Summary: The Department of Housing and Community Development published a Request for Qualifications {RFQ CHDO 9-10 (3)} to select qualified Community Development Organizations to provide homebuyer purchase assistance to eligible households. The six (6) agencies identified were certified as eligible entities. These funds will be used toward the construction, acquisition or rehabilitation of at least six (6) affordable housing units to be purchased by eligible first-time homebuyers, participating in Palm Beach County's First-time Homebuyer Program. Prohibited relationship waivers are being recommended for two (2) individuals who serve on County advisory boards. These individuals disclosed this relationship and are requesting a waiver pursuant to Section 3.D. of the Code of Ethics. The waivers are being recommended based on a staff determination that the execution of this Contract will not create a conflict of interest with the continued service of these individuals on the advisory boards. These are Federal HOME funds for which there is not a requirement for local matching funds. District 1, District 6 and District 7 [TKF]

Background and Justification or Background and Policy Issues: Palm Beach County Housing and Community Development (HCD) receive HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) on an annual basis. HOME funds are allocated to eligible State and local governments to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary and affordable housing for very-low and low income families. The Board of County Commissioners created the HOME Program on March 3, 1992 which established a First-time Homebuyer Program that provides homeownership opportunities for low and very-low income families in Palm Beach County.

According to the Federal HOME regulations, at 24 C.F.R. 92.300, the participating jurisdiction "must reserve not less than fifteen percent (15%) of its HOME funds for local non-profit CHDOs." These funds are being made available for eligible households at or below 80 percent (80%) AMI.

Attachments:

- A. Agreement with REACH CDC, including Exhibits A through D.
B. Agreement with We Help CDC, including Exhibits A through D.
C. Agreement with, NOAH, including Exhibits A through D.
D. Agreement with Neighborhood Renaissance CDC, including Exhibits A through D.
E. Agreement with Word of Faith CDC, including Exhibits A through D.
F. Agreement with Delray Beach CDC, including Exhibits A through D.
G. Code of Ethics Waiver Letter from William Sanders, Delray Beach CDC
H. Code of Ethics Waiver Letter from Dorothy Walker, We Help CDC

Recommended by: [Signature] 10/18/2010
Department Director Date

Approved By: [Signature] 10/18/10
Assistant County Administrator Date





Tel 561.266.9840  
Fax 561.266.9843

## ATTACHMENT G

October 15, 2010

Edward Lowery, Director  
PBC Housing and Community Development  
100 Australian Avenue, #500  
West Palm Beach, FL 33406

**Re: Waiver of Prohibited Relationships**

Dear Mr. Lowery:

I am requesting that I be granted a waiver of prohibited relationships pursuant to the Palm Beach County Code of Ethics. This request is being made because my organization is slated to receive funding from the HOME/CHDO program, and I am a member of the Commission on Affordable Housing Advisory Board. It is my belief the HOME/CHDO program funding will not create a conflict of interest with my continued service on the Commission on Affordable Housing Advisory Board.

Sincerely,

A handwritten signature in black ink that reads "Bill Sanders".

William N. Sanders  
Executive Director



**We Help Community Development Corporation**

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October 15, 2010

Mr. Edward Lowery, Director  
Palm Beach County  
Housing and Community Development  
100 Australian Avenue - #500  
West Palm Beach, Fl. 33406

**ATTACHMENT H**

RE: REQUEST FOR A WAIVER

Dear Mr. Lowery:

I am requesting that I be granted a waiver of prohibit relationships pursuant to the Palm Beach County Code of Ethics. This request is being made as my Organization, We Help Community Development Corporation, has been certified as a CHDO and will be requesting funding from the County. Presently I am a member of the ESG Advisory Board. In my opinion the HOME/CHDO potential funding will not create a conflict of interest with my continued service on the ESG Advisory Board.

Respectfully

A handwritten signature in cursive script that reads "Dr. D. M. Walker".

Dr. D. M. Walker

