

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: April 5, 2011 [] Consent [X] Regular [] Public Hearing

Department: Housing and Community Development

Submitted By: Housing and Community Development

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to: **A) Approve** a Neighborhood Stabilization Program 2 (NSP2) funding award in the amount of \$2,092,075 to the Community Land Trust of Palm Beach County, Inc.; **B) Approve** a NSP2 funding award in the amount of \$9,500,000 to Neighborhood Renaissance, Inc.; **C) Approve** a NSP2 funding award in the amount of \$1,132,750 to Westgate/Belvedere Homes Community Redevelopment Agency; **D) Direct** staff to negotiate the Agreements; and **E) Adopt** a Resolution authorizing the County Administrator or his designee to execute grant agreements, and amendments thereto, required for projects approved for NSP2 funding through the Residential Redevelopment Grant Program Request for Proposals.

Summary: On November 13, 2010, the Department of Housing and Community Development issued a Request for Proposals (HCDNSP2.2010.2) (RFP) for the County's NSP2 Residential Redevelopment Grant Program (RRGP) to distribute \$20,130,000. A total of nine (9) proposals were received, of which four (4) were deemed responsive, therefore qualifying for funding consideration by the Selection Committee. Notice of the results of the responsiveness review was provided directly to all respondents and was posted on Housing and Community Development's (HCD) website with notice of the Committee meeting. The Selection Committee consisting of five (5) voting members and one (1) non-voting advisory member, met at a public meeting held on March 7, 2011. The Committee ranked the proposals based on the criteria established in the RFP. As a result of that public process, the Selection Committee recommended that the following three (3) entities be awarded funding as follows:

1. Community Land Trust of Palm Beach County, Inc. in the amount of \$2,092,075 for the purchase and rehabilitation of a minimum of 11 single-family housing units for resale or rental.
2. Neighborhood Renaissance, Inc. in the amount of \$9,500,000 for the purchase and rehabilitation of a minimum of 50 single-family and multi-family housing units for resale or rental.
3. Westgate/Belvedere Homes CRA in the amount of \$1,132,750 for the purchase and rehabilitation of a minimum of 10 single-family housing units for resale or rental.

Funding amounting to \$12,724,825 will be disbursed as grants to the three above named entities. The balance of \$7,405,175 will be reprogrammed and distributed at a later date. All program income earned as a result of sale or rental of the properties purchased with NSP2 funds must be returned to the County. Properties to be acquired must be located in the Urban Redevelopment Area (URA) and must be foreclosed and vacant or owner-occupied. Each of the three agencies awarded funding is required to expend fifty percent (50%) of the awarded funds by December 15, 2011 in order to meet Federal criteria. Authorization of the County Administrator, or his designee, to execute grant agreements with the subrecipients will expedite implementation of the RRGF and the County's ability to meet expenditure deadlines. These are Federal NSP2 funds that require no local match. District 2 (TKF)

Background and Justification: (continued on page 3)

Attachments:

- A. Resolution

Recommended By: Edward B. Pomy
Department Director

3/11/2011
Date

Approved By: [Signature]
Assistant County Administrator

3/11/2011
Date

Background (continued): The American Recovery and Reinvestment Act of 2009 (ARRA), signed into law by President Obama on February 17, 2009, appropriated \$1.93 billion for the Neighborhood Stabilization Program 2 (NSP2). On July 7, 2009, the BCC approved the County's proposed NSP2 activities and funding levels, including the Residential Redevelopment Program. On February 11, 2010 the U.S. Department of Housing and Urban Development executed a grant agreement with Palm Beach County providing \$50 million in NSP2 funding. On November 13, 2010, the Department of Housing and Community Development (HCD) published Request for Proposals HCDNSP2.2010.2 making available \$20,130,000 in NSP2 funding for the acquisition and rehabilitation of vacant or owner occupied residential properties which meet HUD's foreclosure criteria.

By the submittal deadline of January 21, 2011, nine (9) entities submitted proposals in response to the RFP. A responsiveness review determined five (5) proposals to be "Responsive", warranting evaluation by the Selection Committee and consideration for funding recommendations. Notice of the results of the responsiveness review was provided directly to all respondents and was posted on HCD's website with notice of the Selection Committee meeting.

A Selection Committee of five (5) voting members and one (1) non-voting advisory member met at a public meeting held on March 7, 2011. The committee determined that one of the five (5) proposals submitted was non-responsive. The Committee recommended that the Community Land Trust of Palm Beach County, Inc., Neighborhood Renaissance, Inc., and the Westgate/Belvedere Homes CRA be provided RRGF funding. Notice of the Selection Committee's recommendations and the April 5, 2011, BCC meeting was provided directly to all respondents to the RFP and was posted on HCD's website.

RESOLUTION NO. R-2011-

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS DESIGNEE TO EXECUTE GRANT AGREEMENTS, AND AMENDMENTS THERETO, REQUIRED FOR PROJECTS APPROVED FOR FUNDING THROUGH THE RESIDENTIAL REDEVELOPMENT GRANT PROGRAM REQUEST FOR PROPOSALS

WHEREAS, on February 17, 2009, the President of the United States signed the American Recovery and Reinvestment Act of 2009 (ARRA), as amended; and

WHEREAS, a component of ARRA called the Neighborhood Stabilization Program 2 (NSP2), made available \$1.93 billion through a nationwide competition, to be used for the purchase, rehabilitation, and redevelopment of abandoned and foreclosed homes and other residential properties; and

WHEREAS, on February 11, 2010, the Department of Housing and Urban Development executed a grant agreement providing \$50 million in NSP2 funding to Palm Beach County; and

WHEREAS, Palm Beach County made available \$20,130,000 In NSP2 funding for the acquisition and rehabilitation of residential properties which are in foreclosure, as defined by HUD and are vacant or owner occupied; and

WHEREAS, a Selection Committee has evaluated responsive proposals and made recommendations for RRGP funding to the Board of County Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

The County Administrator or his designee is authorized to execute grant agreements, and amendments thereto, required for projects approved for NSP2 funding through the Residential Redevelopment Grant Program Request for Proposals.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and being put to a vote, the vote was as follows:

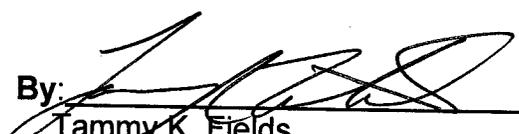
KAREN T. MARCUS, Chair	-
SHELLEY VANA, Vice Chair	-
PAULETTE BURDICK	-
STEVEN L. ABRAMS	-
BURT AARONSON	-
JESS R. SANTAMARIA	-
PRISCILLA A. TAYLOR	-

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of April 2011.

**PALM BEACH COUNTY, FLORIDA, BY
ITS BOARD OF COUNTY
COMMISSIONERS**

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

**ATTEST:
SHARON R. BOCK, Clerk and
Comptroller**

By: 
Tammy K. Fields
Senior Asst. County Attorney

By: _____
Deputy Clerk