

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: December 18, 2012 Consent Regular
 Ordinance Public Hearing

Department: Department of Economic Sustainability

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: the following three (3) Amendments to the following Agreements under the FY 2010-2011 Federal HOME Investment Partnerships (HOME) Program to increase the amount funded by \$132,349.66 per recipient, expand eligible activities, and provide time extensions as follows:

- A) Amendment No. 002 to an Agreement (R2010-1751) with Neighborhood Renaissance, Inc.;
- B) Amendment No. 002 to an Agreement (R2010-1752) with Word of Faith Community Development Corporation; and
- C) Amendment No. 002 to an Agreement (R2010-1753) with Delray Beach Community Development Corporation.

Summary: On October 19, 2010, the Board of County Commissioners (BCC) approved the funding of Community Housing Development Organizations (CHDOs), which included the Word of Faith Community Development Corporation (CDC), Neighborhood Renaissance Inc., and Delray Beach CDC. These funds were allocated to facilitate the acquisition, construction or rehabilitation of affordable housing units by eligible first-time homebuyers. In order to provide the CHDOs more flexibility to find income eligible occupants, the proposed Amendments will permit the CHDOs to rent or lease-purchase the acquired homes in addition their already permitted resale. Due to the termination of NOAH Development Corporation's Agreement at their request, staff is recommending that their \$397,049 allocation will be distributed equally among these three (3) CHDOs. Each CHDO will accordingly be allocated an additional \$132,349.66. A nine (9) month extension to each of these Agreements will provide the CHDOs additional time to implement the expanded strategy. These are Federal HOME Program grant funds which require a 25% local match provided with SHIP funds. (DES Contract Development) Districts 1, 6 & 7 (TKF)

Background and Justification: Palm Beach County Department of Economic Sustainability (DES) receives HOME funds from the U.S. Department of Housing and Urban Development (HUD) on an annual basis. (Continued on Page 3)

- Attachments:**
- 1. Amendment No. 002 to an Agreement with Neighborhood Renaissance, Inc.
 - 2. Amendment No. 001 (R2011-1617) to an Agreement with Neighborhood Renaissance, Inc.
 - 3. Agreement (R2010-1751) with Neighborhood Renaissance, Inc. with Exhibits A thru F
 - 4. Amendment No. 002 to an Agreement with Word of Faith CDC
 - 5. Amendment No. 001 (R2011-1618) to an Agreement with Word of Faith CDC
 - 6. Agreement (R2010-1752) with Word of Faith CDC with Exhibits A thru F
 - 7. Amendment No. 002 to an Agreement with Delray Beach CDC
 - 8. Amendment No. 001 (R2011-1619) to an Agreement with Delray Beach CDC
 - 9. Agreement (R2010-1753) with Delray Beach CDC with Exhibits A thru F

Recommended By: 12-5-12
Department Director Date

Approved By: 12-14-12
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures					
Operating Costs	\$397,049				
External Revenues	(\$397,049)				
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				

# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
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Is Item Included In Current Budget? Yes X No _____

Budget Account No.:

Neighborhood Renaissance, Inc.:

Fund 1103 Dept 143 Unit 1434 Object 8201 Program Code/Period HM61A/6Y05 \$ 5943.66
 Fund 1103 Dept 143 Unit 1434 Object 8201 Program Code/Period HM62B/6Y09 \$ 126,406.00

Word of Faith Community Development Corporation:

Fund 1103 Dept 143 Unit 1434 Object 8201 Program Code/Period HM61A/6Y05 \$ 5943.66
 Fund 1103 Dept 143 Unit 1434 Object 8201 Program Code/Period HM61B/6Y08 \$ 6,789.00
HM61B/6Y09 119,617.00

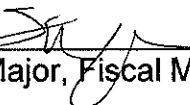
Delray Beach Community Development Corporation:

Fund 1103 Dept 143 Unit 1434 Object 8201 Program Code/Period HM61A/6Y05 \$ 5943.66
 Fund 1103 Dept 143 Unit 1434 Object 8201 Program Code/Period HM64B/6Y09 \$ 126,406.00

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

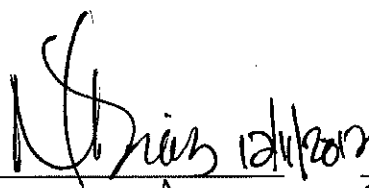
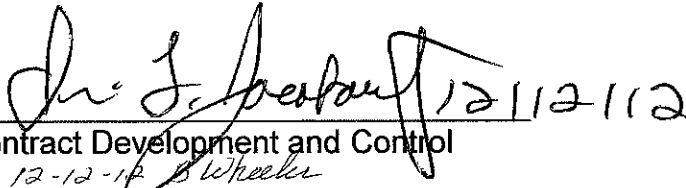
Approval of the amendment will increase funding by \$132,349.66 to each of these three (3) CHDOs.

C. Departmental Fiscal Review:

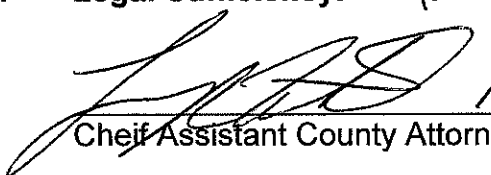

 Shairette Major, Fiscal Manager I

III. REVIEW COMMENTS

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

 12/12/12
 OFMB
 12/12/12
 Contract Development and Control
 12-12-12 B. Wheeler

B. Legal Sufficiency:

 12/14/12
 Chief Assistant County Attorney

C. Other Department Review:

 Department Director

Background and Justification: (Continued from Page 1)

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

On October 19, 2010, the County approved an Agreement (R2010-1751) with Neighborhood Renaissance, Inc., as amended by Amendment No. 001 (R2011-1617) on October 18, 2011. On October 19, 2010, the County approved an Agreement (R2010-1752) with Word of Faith CDC, as amended by Amendment No. 001 (R2011-1618) on October 18, 2011. On October 19, 2010, the County approved an Agreement with Delray Beach CDC (R2010-1753), as amended by Amendment No. 001 (R2011-1619) on October 18, 2011.