Agenda Item #: 4D - 1

PALM BEACH COUNTY **BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

	11212		-	Ser.
Me	ofi	na	Da	te:

November 5, 2013

[] Consent

[X] Regular

[] Ordinance

[] Public Hearing

Department:

Department of Economic Sustainability

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: two (2) waivers under the Residential Rehabilitation Program (Program) for Anita Flores of Pahokee as follows: A) a waiver to exceed the \$10,000 per home limit for lead-based paint abatement related costs by authorizing an additional \$9,862.33 to abate lead based paint; and B) a waiver to exceed the \$45,000 per home rehabilitation funding limit by authorizing an additional \$12,300 for rehabilitation construction costs.

Summary: Anita Flores is a very low income homeowner residing in Pahokee. rehabilitation of her home (built in 1943) includes work for the removal of lead-based paint hazards costing \$19,862.33 which exceeds the \$10,000 per home limit authorized by the Board of County Commissioners (BCC) for the Program. In addition, the rehabilitation scope of work to cure code violations in this home is \$57,300 which exceeds the BCC established \$45,000 funding limit. Both waivers to Program funding limits are necessary to proceed with the rehabilitation of Ms. Flores' home. Under the Program funding for the removal of lead-based paint hazards is provided as a grant, and rehabilitation funding is secured by a 15 year non-repayable mortgage and promissory note. These are Federal Community Development Block Grant funds which require no local match. (CREIS Section) District 6 (TKF)

Background and Justification: The Program provides technical and financial assistance to income qualified property owners residing in detached single-family homes for the purpose of upgrading their properties to meet applicable housing and building code standards. The Program provides up to \$45,000 in zero percent (0%) interest loans which are secured by 15 year mortgages and promissory notes. No repayment during the term of the mortgage is due, except that the entire principal amount of the loan becomes payable by the applicant in the event of default (such as the sale, transfer of title to, or disposition of the mortgaged property). After 15 years, if the conditions of the mortgage and promissory note have been met, the County issues a Satisfaction of Mortgage. In addition, Program policies provide up to \$10,000, as an unsecured grant, for lead-based paint related costs such as inspections/risk assessments, clearance testing, lead hazard abatement, and temporary occupant relocation.

Attachments:

1. Location Map

Recommended By: 6 August 10. 1500 Department Director

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2014	2015	2016	2017	2018
Capital Expenditures					
Operating Costs	22,163				
External Revenues	(22, 163)				
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	0				

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

Fund 1101 Dept 143 Unit 1431 Object 3401 Program Code/Period _____.

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

CABG Funds

C. Departmental Fiscal Review:

Shairette Major, Fiscal Manager I

III. REVIEW COMMENTS

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

Susu Neary 10/24/13 OFMBKW Contract	t Development and Control
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B. Legal Sufficiency:

Chief Assistant County Attorney

C. Other Department Review:

Department Director

LOCATION MAP



342 Banyan Avenue, Pahokee

North 1

