

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date:	November 19, 2013	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Department of Economic Sustainability		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Consent for Palm Beach County employee Renee Hightower to receive a lot purchased with funding from the Community Development Block Grant (CDBG) Program in connection with her purchase of a home in Kennedy Estates.

Summary: Renee Hightower has been employed by Palm Beach County Parks and Recreation Department as a paraprofessional seasonal camp counselor/bus driver for five (5) years and five (5) months. Ms. Hightower is an income eligible homebuyer who is seeking to purchase a four-bedroom home in the Kennedy Estates development at 17346 Kennedy Estates Boulevard, Jupiter, under the Habitat for Humanity of Palm Beach County's (Habitat) Program. On October 2, 2007, the County entered into an Agreement (R2007-1726) with Habitat for the conveyance of 6.6 acres of land, purchased by the County with CDBG funds, for the development of Kennedy Estates which comprises 27 single family lots. Upon the construction and sale of each home Habitat is required to convey the lot at no cost to the income qualified homeowner as a subsidy to make the purchase affordable. The appraised value of the property is \$170,000 and the appraised value of the lot is \$32,000. After deducting the value of the lot from the property's appraised value, Ms. Hightower's purchase price will be \$138,000. In exchange for the receipt of the lot at no cost, Ms. Hightower will provide the County a 30 year mortgage on the property at closing. No repayment is required if the home remains as her principal place of residence for the term of the mortgage. If the homeowner rents, sells, or otherwise conveys the home during the 30 years, the then appraised value of the lot becomes due and payable unless the property is sold to another income qualified homeowner who may then take over the remainder of the 30 year period. These are Federal CDBG funds which require no local match. (B&H) District 1 (TKF).

Background and Justification: The Kennedy Estate development is located in unincorporated Palm Beach County south of Indiantown Road and west of Central Boulevard in the Jupiter area.

Attachments:

1. Location Image
2. HUD approval letter of August 14, 2013

Recommended By:		11/7/2013
	Department Director	Date
Approved By:		11/14/2013
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

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

Fund _____ Dept _____ Unit _____ Object _____ Program Code/Period _____.

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

* No fiscal impact at this time


C. Departmental Fiscal Review:



 Shairette Major, Fiscal Manager I

III. REVIEW COMMENTS

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

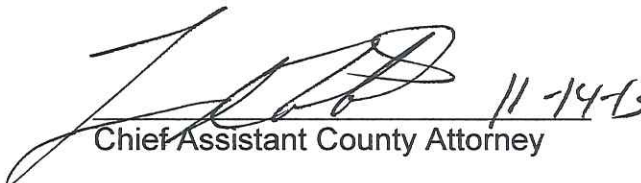


 OFMB h/d d
 11/12 11/12



 Contract Development and Control 11114113

B. Legal Sufficiency:



 Chief Assistant County Attorney 11-14-13

C. Other Department Review:

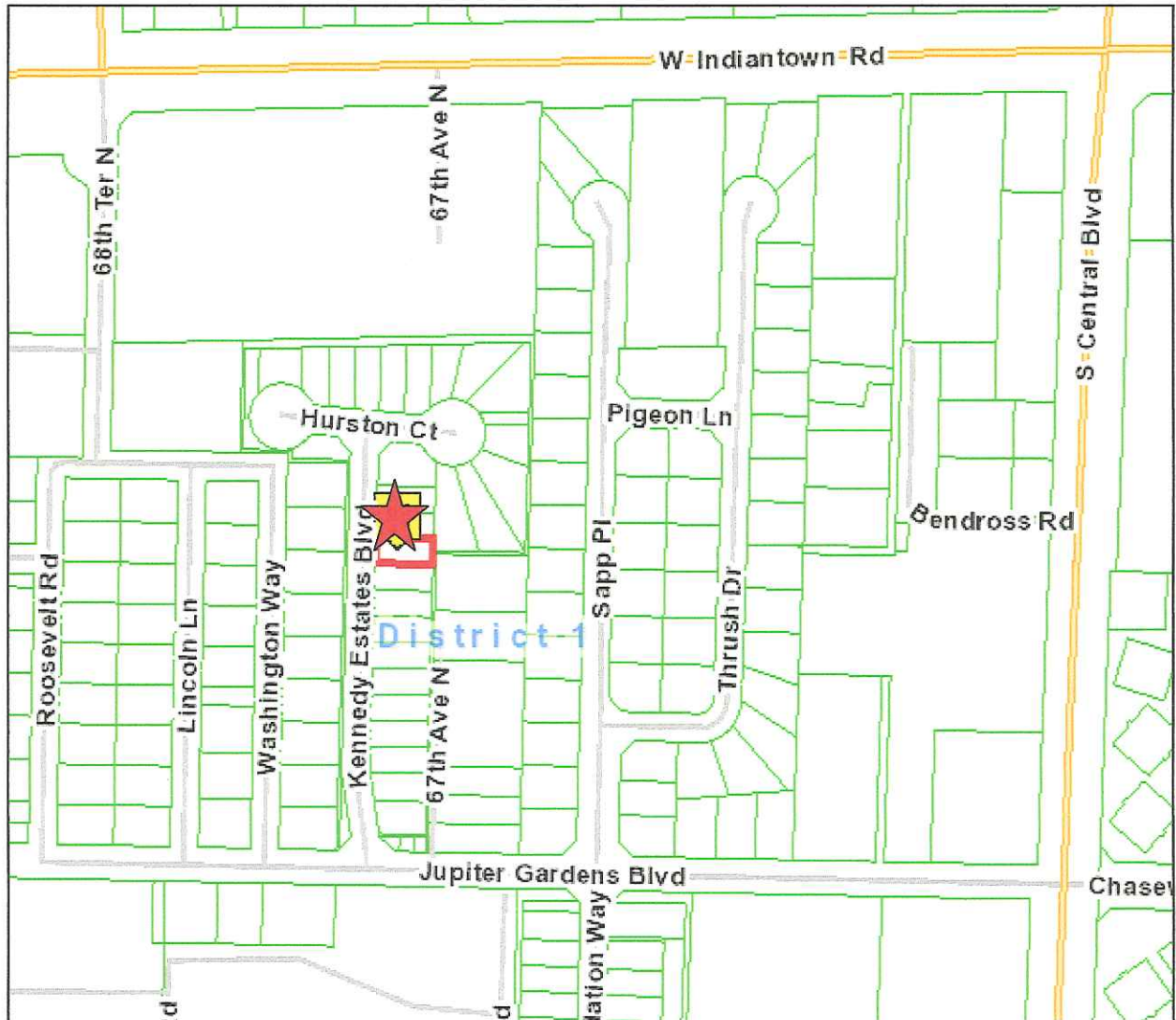
 Department Director

LOCATION MAP



17346 Kennedy Estates Blvd, Jupiter

North





U.S. Department of Housing and Urban Development

Region IV, Miami Field Office
Brickell Plaza Federal Building
909 SE First Avenue, Rm. 500
Miami, FL 33131-3042

August 14, 2013

Mr. Edward E. Lowery, J.D., Director
Palm Beach County Department of Economic Sustainability
100 Australian Ave. Suite 500
West Palm Beach, FL 33406

Subject: Community Development Block Grant-Program (CDBG) Conflict of Interest Exception
Request for Renee Hightower

Dear Mr. Lowery:

We have reviewed the County's request regarding a conflict of interest affecting funds received by the U.S Department of Housing and Urban Development (HUD), Community Development Block Grant Program. The conflict of interest determination being sought is for Ms. Renee Hightower, a seasonal summer camp counselor/bus driver employed by the Palm Beach County Parks and Recreation Department. Ms. Hightower has applied for funding under the County's CDBG Program.

We have reviewed the information submitted in connection with the request for Ms. Hightower. We have determined that Ms. Hightower may be permitted to participate in the CDBG program, provided she: (1) meets the eligibility criteria for receipt of benefits, (2) is not granted any preferences as a Parks and Recreation employee, (3) her application is not considered ahead of members of the general public and (4) she does not receive more benefits or different benefits than other applicants, not employed by the County, who qualify under the program.

Be advised that this decision is conditioned upon the County's adherence to the above.

If you have questions on this matter please contact Dean Taylor, Community Planning and Development Representative, at (305) 520-5012 or e-mail dean.m.taylor@hud.gov.

Sincerely,

Ann D. Chavis
Director

Office of Community Planning and Development

cc: Gail Ash Dotson, Associate Regional Counsel
Lisa Bustamante, Program Manager

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