

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures					
Operating Costs	\$18,920				
External Revenues	(\$18,920)				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included In Current Budget? Yes X No

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

West Palm Beach Housing Authority: DRI3 (Newton Woods)
Fund 1108 Dept 143 Unit 1422 Object 8201 Program Code/Period: DRI337/GY07: \$18,919.50

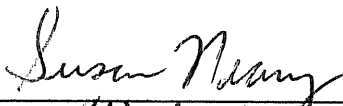
C. Departmental Fiscal Review:



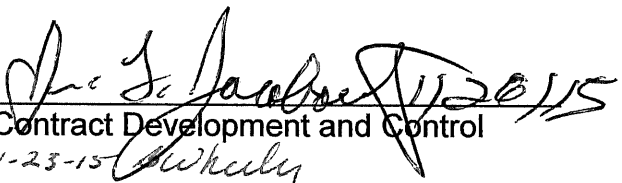
 Shairette Major, Fiscal Manager I

III. REVIEW COMMENTS

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



 Susan Namy 1/21/15
 OFMB 40 1/16 1/21/15



 Joe J. Jacobson 1/20/15
 Contract Development and Control
 1-23-15

B. Legal Sufficiency:



 James Bern 1/27/15
 Assistant County Attorney

C. Other Department Review:

Department Director

Background and Justification: (Continued from Page 1)

A) On May 26, 2010, the County entered into an Agreement (R2010-1036) with the Village of Wellington, as amended on August 17, 2010, by Amendment No. 001 (R2010-1283); on March 15, 2011, by Amendment No. 002 (R2011-0398) and by Amendment No. 003 (R2011-0399); on January 24, 2012, by Amendment No. 004 (R2012-0129); on June 8, 2012, by Amendment No. 005 (R2012-1261); on December 27, 2012, by Amendment No. 006 (R2013-0148); and on April 16, 2014, by Amendment No. 007 (R2014-0778) to provide \$680,141.30 of NSP1 funds for the acquisition and rehabilitation of properties. Amendment No. 008 provided additional time to complete the sale of the final NSP1 acquired unit and revised the subsidy provided to the prospective homebuyer.

B) On June 27, 2012, the County entered into an Agreement (R2012-1252) with the City of Riviera Beach, as amended on September 11, 2012, by Amendment No. 001 (R2012-1803); on December 10, 2012, by Amendment No. 002 (R2013-0143); on March 12, 2013, by Amendment No. 003 (R2013-0914); on June 11, 2013, by Amendment No. 004 (R2013-0915); on December 13, 2013, by Amendment No. 005 (R2014-0273); and on July 17, 2014, by Amendment No. 006 (R2014-1173) to provide \$1,200,000 in DRI2 funds for the rehabilitation of properties. Amendment No. 007 increased the number of units to be rehabilitated, revised the consultant's compensation per completed unit, reduced the Program Delivery allocation for City staff and increased the overall budget for the consultant's compensation.

C) On June 6, 2012, the County entered into an Agreement (R2012-1254) with the West Palm Beach Housing Authority, as amended on May 6, 2013, by Amendment No. 001 (R2013-0922); on December 20, 2013, by Amendment No. 002 (R2014-0274); and on July 7, 2014, by Amendment No. 003 (R2014-1174) to provide \$190,256 in DRI3 funds and \$740,744 in DRI4 funds for hurricane hardening improvements at the Newton Woods housing complex. Amendment No. 004 provided an additional \$18,919.50 in DRI3 funding for construction related expenses to complete the project.

D) On October 30, 2013, the County entered into a Loan Agreement (R2013-1806) with La Joya Villages Ltd. as amended on February 26, 2014, by Amendment No. 001 (R2014-0516); on May 29, 2014, by Amendment No. 002 (R2014-1047); on July 10, 2014, by Amendment No. 003 (R2014-1757); and on September 11, 2014, by Amendment No. 004 (R2014-1758) to provide \$600,000 of HOME funds for the construction of a 55-unit affordable housing community known as La Joya Villages. Amendment No. 005 extended the loan closing date from December 11, 2014 to January 29, 2015.

E & F) On July 31, 2007, the County entered into an Agreement (R2007-1522) with Delray Elderly, L.P. to provide \$150,000 in DRI2 funds for the purchase and installation of five (5) emergency generators for their 404 unit apartment complex known as Lake Delray Apartments in Delray Beach. These funds were secured by a 10-year Declaration of Restrictions dated June 10, 2008, and recorded against the property. Amendment No. 004 (R2009-1781) to the Agreement dated October 20, 2009, provided an additional \$136,547 in DRI2 funds (with the first three (3) Amendments providing time extensions). The additional funds were also secured by a second 10-year Declaration of Restrictions dated January 15, 2010, and recorded against the property. The property owner has refinanced the primary debt on the property with First Housing Development Corporation of Florida and the County has agreed to subordinate its interest in both Declarations of Restrictions. The two (2) Amendments and Subordination Agreements of Existing Declarations of Restrictions subordinate the County's interest to that of the \$21,059,400 new first mortgage.

G & H) On June 3, 2003, the County entered into a Loan Agreement (R2003-0831) with Trust Lake Park Two, Ltd. to provide \$232,663 towards the construction of 112 affordable apartments, and on June 5, 2005, Palm Beach County entered into a Loan Agreement (R2005-1344) with Trust Lake Park, Ltd. to provide \$200,000 towards the construction of 288 affordable apartments. These developments comprise two (2) phases of the project now known as San Marco I and II. The borrowers have refinanced the debt on the property and transferred the general partnership interest. The County agreed to subordinate its mortgage interest to that of the new lender as provided in the Loan Agreements. The Loan Agreements authorize the Mayor to execute the two (2) Subordination Agreements without further action of the BCC, provided that the form of these documents is acceptable to the County Attorney's Office.

I) Modification No. 18 to Subgrant Agreement (R2007-1027) for DRI2 decreased funding by \$183,199.33 to the Citizens Villas Drainage and Storm Water Improvements project, the Delray Beach Elderly project, and the Pahokee Housing Authority McClure Village Replacement Housing project; increased funding by \$13,192.73 to the City of Delray Beach Home Hardening Program, We Help CDC Housing Rehabilitation Program, and the Village of Palm Springs Water Treatment Plant Fencing project; and added the City of Belle Glade Sanitary Sewer Rehabilitation activity in the amount of \$170,006.60.

J) Modification No. 18 to Subgrant Agreement (R2008-1312) for DRI3 reduced funding by \$669,462.33 to the Pahokee I&I Phase 2 activity, Boca Raton Housing Authority-Banyan Place Hurricane Hardening project, Pahokee Housing Authority-McClure Village Hurricane Hardening project, Neighborhood Renaissance-Replacement Housing Units activity, Palm Beach County Housing Authority-Schall Landing Hardening project, Palm Beach County Housing Authority-Seminole Manor Hardening project, Palm Beach County Housing Authority-Marshall Heights Hardening project, West Palm Beach Housing Authority-Robinson Villas project, Palm Beach County Housing Authority Scattered Sites Hardening activity, Belle Glade Housing Authority Okeechobee Center Hardening activity, Belle Glade Housing Authority Osceola Apartments Hardening activity, Boca Raton Housing Authority-Boca Island East activity, Boca Raton Housing Authority-Dixie Manor Apartments Hardening activity and In the Pines Phase 2 New Housing Construction activity; increased funding by \$31,462.33 to the Newton Woods Development activity; and added the City of Belle Glade Sanitary Sewer Rehabilitation activity in the amount of \$638,000.

K) Modification No. 3 to Subgrant Agreement (R2012-1005) for DRI5 extended the deadline date of the Agreement by six (6) months to October 5, 2014, in order to ensure completion of funded activities.

L) Modification No. 4 to Subgrant Agreement (R2012-1005) for DRI5 reinstated the Agreement and extended its deadline from October 5, 2014 to June 30, 2015; reduced funding by \$535,346.29 to the South Bay Lift Station activity, Belle Glade I&I activity, Pahokee I&I Phase 3 activity; and added the City of Belle Glade Sanitary Sewer Rehabilitation activity in the amount of \$535,346.29.