Agenda Item #: 3I-2

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	August 18, 2015	[X] Consent [] Ordinance	[] Regular [] Public Hearing
Department:	Department of Economic	Sustainability	

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Consent for Fritzner Muscat, a Palm Beach County employee, to receive State Housing Initiatives Partnership (SHIP) funds under the Purchase Assistance Program as administered by the Department of Economic Sustainability (DES).

Summary: Fritzner Muscat is an income eligible applicant who is seeking to receive \$48,000 in a forgivable second mortgage under the Purchase Assistance Program. Funding availability for the Program was posted on the DES website and advertised in the Palm Beach Post on December 3rd and 7th, 2014. Applicants are funded on a continuous basis (first come, first qualified, first completed) as long as funds are available. Mr. Muscat, who applied for assistance on January 1, 2015, has been employed by the Palm Beach County Water Utilities Department as a Meter Reader since January 2014, and his gross annual salary is \$29,480. He is seeking to purchase a home at 15 Ripley Way in Boynton Beach. The purchase price of the home is \$195,000 and it has appraised at \$197,000. It contains 1533 square feet with three (3) bedrooms and two (2) bathrooms. The total project cost is \$204,204. Mr. Muscat's contribution will be \$6,825 which meets the minimum required three and one-half percent (3.5%) contribution of \$6,825. The first mortgage of \$156,695, to be provided by 1st United Funding, LLC, will be for 30 years at a 3.75% interest, and the County's second mortgage of \$48,000 will be a conditional grant that is forgiven at the end of 30 years as long as the home remains the homeowner's principal place of residence. If the homeowner rents, sells, or otherwise conveys the home during the 30 years, the entire principal amount will become due and payable. These are State SHIP funds which require no local match. (M&HI) District 3 (JB)

Background and Justification: On April 16, 2013 the Board of County Commissioners approved the current SHIP Local Housing Assistance Plan (LHAP) (R2013-0487 and R2013-0488) which allocated the SHIP distribution to the housing strategies through June 30, 2016. SHIP funds facilitate the acquisition and construction of affordable single-family housing in Palm Beach County and they are used for: Veterans Homeownership and Preservation Program; Home Investment Preservation Program; Utility Connection; Emergency Roof Replacement/Repairs; Foreclosure Prevention; Rental Housing Re-Entry Assistance; Program Administration. The total project cost of \$204,204 includes: \$195,000 for the purchase of the home, \$3,967 for prepaid items, \$500 for a first time homebuyer's class and \$4,737 for closing costs.

Attachments: 1. Location Map	
Recommended By: Department Director	7-30-15 Date
Approved By: Assistant County Administrator	8-7-15 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

iscal Years	2015	2016	2017	2018	2019
Capital Expenditures	-				
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	0-				
# ADDITIONAL FTE			· ·	T	
POSITIONS (Cumulative)					
s Item Included In Curre	nt Budget?	Yes	No		
Budget Account No.:					
und Dept U	nit O	bject	Program Cod	de/Period	
3. Recommended So	urces of Fu	nds/Summa	y of Fiscal I	mpact:	
→No fiscal impact at	this time.				
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C. Departmental Fisca	al Review:	Shairette M	ajor/Fiscal N	/Japager II	_
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	III. RE	VIEW COMN	IENTS		
اد. OFMB Fiscal and/o					
A. OFMB Fiscal and/o	o Contract L	Developmen	t and Contro	oi Comments) :
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B. Legal Sufficiency:	1	7			
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Assistant County Att	orney				
046					
C. Other Department I	Keview:				

Department Director

LOCATION MAP

