

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: September 13, 2016 Consent Regular
 Ordinance Public Hearing

Department: Department of Economic Sustainability

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:


- A) Conceptually approve** the award of up to \$389,046 in Home Investment Partnership Program (HOME) Community Housing Development Organization (CHDO) Program funds to Habitat Housing Solutions, Inc. (HHS); and
- B) Authorize** the County Administrator or designee, to execute a funding agreement, amendments thereto, and all other documents necessary for the transaction with HHS.

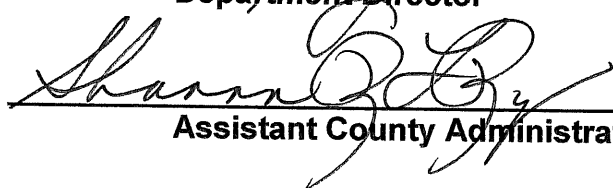
Summary: The HOME Program mandates that at least 15% of the annual allocation be set aside for CHDO housing activities, and that up to 5% of the allocation may be set aside for CHDO operating expenses. Available Fiscal Year 2014-2015 funds must be committed to a CHDO project by November 30, 2016, and expended by November 30, 2018. HHS, an affiliate of Habitat for Humanity of Palm Beach County, Inc. (Habitat), has been designated as a County partner through the HOME CHDO certification process and is qualified to undertake new construction activities. There are currently two (2) CHDOs certified to undertake construction activities, however, the remaining entity does not currently have the capacity to undertake additional activities. The County has had long term success partnering with Habitat on projects such as Westgate Village and Kennedy Estates Phases I and II. HHS and Habitat are currently nearing successful completion of a HOME-funded six (6) unit infill housing project. Approval of this item will allocate HOME CHDO funds to HHS to construct and sell two (2) additional homes. The homes will be located in the City of Greenacres on properties currently owned by Habitat which will be donated to HHS prior to execution of a HOME funding agreement. The HOME award includes up to \$353,679 of CHDO Reserve funds for development costs of the project and up to \$35,367 for CHDO Operating funds for operational expenses of HHS. Total development cost of the project is \$523,078, and HHS will provide the non-HOME balance of project financing from equity and fundraising. Both homes will be affordable to homebuyers with incomes no greater than 80% of Area Median Income. Encumbrances will be placed on title to the properties to ensure continued use as affordable housing for no less than 30 years. These are federal HOME funds whose matching requirement is met from State funds allocated under the State Housing Initiatives Partnership Program. District 2 (JB)

Background and Justification: Palm Beach County receives an annual allocation of HOME grant funds from the U.S. Department of Housing and Urban Development. The purpose of the HOME Program is to provide lower-income households with opportunities for decent, safe, and affordable housing.

Attachment(s):

- 1. Letter of July 22, 2016 from Habitat Housing Solutions, Inc. requesting HOME funds
- 2. Project location map

Recommended By:  8-1-16
 Department Director **Date**

Approved By:  8-12-16
 Assistant County Administrator **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2016	2017	2018	2019	2020
Capital Expenditures					
Operating Costs	(\$389,046)				
External Revenues	\$389,046				
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.:

Fund 1103 Dept 143 Unit 1434 Object 8201 Program Code/Period varies

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

This item will allocate \$353,679 in HOME CHDO Reserve funds and \$35,367 in CHDO Operating funds to Habitat Housing Solutions, Inc.

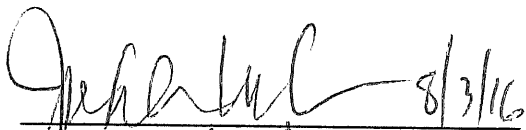
C. Departmental Fiscal Review:



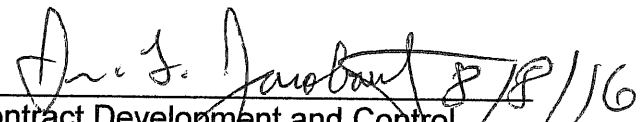
 Shairette Major, Fiscal Manager II

III. REVIEW COMMENTS

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



 OFMB ET 8/02/16
 8/2 8/3/16



 Contract Development and Control
 8/8/16

B. Legal Sufficiency:



 Assistant County Attorney

C. Other Department Review:

 Department Director



**Habitat Housing
Solutions, Inc.**

July 22, 2016

Edward W. Lowery
Director
Palm Beach County
DES
100 Australian Avenue
Suite 500
West Palm Beach, FL 33406

RE: HOME CHDO funding \$353,679

Dear Mr. Lowery;

We are contracting Habitat for Humanity of Palm Beach County, Inc. to build two homes in Greenacres. These two homes will be sold to two families in Palm Beach County who earn less than 80% AMI. The addresses of these two homes will be 3028 Fleming and 3019 Jennings in Greenacres.

We are proposing that we use HOME CHDO funding in the amount of \$353,679 toward the building of these two homes. The estimated balance of the cost to build these two homes is \$169,398. These funds will be acquired through Habitat for Humanity of Palm Beach County's traditional fundraising activities. There will be various donors of both cash and materials.

We are also requesting \$35,367 in CHDO operating funds to be applied toward Habitat Housing Solutions operating expenses during the project implementation period,

Cordially,
Paula Portch

Paula Portch
Chairman

6758 N. Military Trail Ste. 107 Rivera Beach, FL 33407
Email: Paula@hhsipbc.org

Phone/Fax: 561 290-1492
Cell: 561 239-0024

ATTACHMENT 1

Location Map



Project Location

Habitat Housing Solutions, Inc. – New Construction Two (2) Single Family Homes

- 3028 Fleming Avenue, Greenacres, FL 33463
- 3019 Jennings Avenue, Greenacres, FL 33463

