

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date:	January 23, 2018	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Department of Housing and Economic Sustainability		

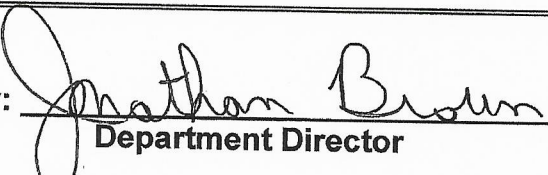
EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to: **A) Expand the approval** provided on October 3, 2017, for the satisfaction of twenty-nine (29) mortgages received from homeowners in exchange for funding under the State Housing Initiatives Program (SHIP) to also include, on a case by case basis, approval of the payment of costs to satisfy these mortgages, the reimbursement of SHIP eligible costs paid by affected homeowners and the return of payments received from such homeowners; and **B) Authorize** the County Administrator, or designee, to execute satisfactions of mortgage for these and other affected homeowners whose affordability periods are as described herein and to approve the payment of costs to satisfy these mortgages, the reimbursement of SHIP eligible costs paid by affected homeowners, and the return of payments received from such homeowners.

Summary: On October 3, 2017, the Board of County Commissioners (BCC) approved the satisfaction of twenty-nine (29) mortgages received from homeowners in exchange for funding under the State Housing Initiatives Program (SHIP) and authorized the County Administrator, or designee, to execute satisfactions of mortgages for these and other homeowners. The affected homeowners are ones who received second mortgage subsidies for the purchase of their homes during a seven (7) month period starting on May 18, 2004, and ending on December 18, 2004. The discrepancies were contained in their Homebuyer Agreements which stated an affordability period of ten (10) years, while their recorded second mortgages reflected an affordability period of thirty (30) years. The BCC recognized the affordability period as being the ten (10) years as stated in the Homebuyer Agreement and approved the satisfactions of mortgages. The expanded approval would make affected homeowners whole by approving the payment of costs to satisfy these mortgages, the reimbursement of SHIP eligible costs paid by affected homeowners and the return of payments received from such homeowners. Countywide (JB)

Background and Justification: Florida Housing Finance Corporation (FHFC) requires local government to submit a three-year Local Housing Assistance Plan (LHAP), adopted by Resolution, and submitted for approval, per the SHIP Act, Subsections 420.970-420.9079, Florida Statutes; and Rule Chapter 67-37. Palm Beach County's LHAP for fiscal years 2001-2004 initially reflected a 10-year affordability period that was ultimately changed to a 30-year affordability period in May 2004. Palm Beach County's current LHAP covers fiscal years 2016-2017, 2017-2018, and 2018-2019. The current LHAP's Purchase Assistance strategy affordability period is for 30 years and is consistent with the affordability period stated in the current Homebuyer Agreements. The LHAP establishes how Palm Beach County will utilize its SHIP allocation for the fiscal years identified in the Plan.

Attachment(s): none

Recommended By:		<u>1/5/18</u>
	Department Director	Date

Approved By:		<u>1/12/18</u>
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures					
Grant Expenditures					
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 ___
Does this Item include the use of Federal Funds? Yes ___ No X

Fund ___ Dept ___ Unit ___ Object ___ Program Code/Period ___

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

No fiscal impact

C. Departmental Fiscal Review:


_____ **Shairette Major, Fiscal Manager II**

III. REVIEW COMMENTS

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

_____ OFMB

_____ Contract Development and Control

B. Legal Sufficiency:

_____ Assistant County Attorney

C. Other Department Review:

_____ Department Director