

**BOARD OF COUNTY COMMISSIONERS
BOARD MEETING
PALM BEACH COUNTY, FLORIDA**

ADDITIONS, DELETIONS, & SUBSTITUTIONS

FEBRUARY 26, 2019

<u>PAGE</u>	<u>ITEM</u>	
2	3B-1	ADD-ON: Staff requests board direction: regarding the development and submittal of comments to the U.S. Army Corps of Engineers during their National Environmental Policy Act (NEPA) public scoping process. SUMMARY: The U.S. Army Corps of Engineers (Corps) has initiated a re-evaluation of Lake Okeechobee operations, which is expected to result in revised water level and discharge operations. The Corps is hosting Public Scoping meetings throughout south Florida during the month of February 2019 with a meeting in West Palm Beach on Wednesday, February 27. At scoping meetings, members of the public are invited to provide comments, identify issues and aspects that need to be changed and suggest how changes should be implemented and evaluated. The deadline to submit written comments is March 31, 2019. (Admin)
2	3B-2	ADD-ON: Staff recommends motion to amend: the Workforce Housing Program (WHP) Financial Assistance Strategy to incorporate the inclusion of a \$3,000 "Buyer Finder's Fee" for Realtors & Not-for-Profit agencies assisting in the identification of buyers and closing of WHP units. SUMMARY: Staff is seeking BCC approval to amend the WHP trust fund to allow the in-lieu dollars to also be used to pay a \$3,000 "Buyer Finder's Fee" to realtors and not-for-profit agencies. Currently, there are 131 WHP units available for sale by three developers, Attachment 1 to this agenda item. The developers are required to market the units in the same manner as the market rate units. To augment the developers' marketing efforts, the County also markets the units on our webpage and through various outreach efforts. Those efforts have resulted in approximately 500 people attending the WHP orientation sessions conducted by Housing & Economic Sustainability staff with an additional 300 people registered for upcoming sessions in the next two weeks. At this point, 15 homes have been sold and now occupied with 11 homes currently under contracts in various closing stages. The remaining 131 units must be sold at the applicable price points within the specified timeframe in accordance with the Unified Land Development Code or brought out by the County. Otherwise, the developers are allowed to request release from their WHP obligation, pay a significantly reduced in-lieu fee (~\$40,000) and convert the units to market rate. In an effort to increase the County's marketing efforts and sale of the WHP units, staff would like to partner with realtors and not-for-profit agencies who are professional experts at connecting pre-qualified buyers with for-sale properties. Staff held a special Realtor & Not-for-Profit Agencies roundtable last week to discuss the increased marketing of the WHP and potential \$3,000 "Buyer Finder's Fee" and received buy-in from those in attendance. Currently, the going rate for realtors' commissions is typically 6% of the purchase price which is split if there is a buyer and seller realtor. Staff developed the "Buyer Finder's Fee" on the basis of the 3% for a buyer's realtor. Taking that into account and based on the lowest and highest price points of the workforce housing units (\$156,300-\$289,770), the realtors' commission would range from \$4,680 to \$8,693. The proposed \$3,000 "Buyer Finder's Fee" takes into account the constraints on the amount of available WHP dollars and the primary use of the funds for down payment and closing costs assistance to the WHP buyers. The WHP Trust Fund has a balance of approximately \$3.9 Million generated from in-lieu payments of \$81,500. Staff is requesting the Board's approval to amend the WHP Financial Assistance Strategy to incorporate the Buyer Finder's Fee" for realtors and not-for-profit agencies. <u>These are WHP funds, which do not require a local match.</u> (Admin)

NOTE: Items that were revised, added, deleted, or backup submitted and were not listed on the addition/deletion sheet distributed to the Board the prior day are noted with an asterisk (*).

**ORDER OF BUSINESS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA**

FEBRUARY 26, 2019

**TUESDAY
9:30 A.M.**

COMMISSION CHAMBERS

1. CALL TO ORDER

- A. Roll Call
- B. Invocation
- C. Pledge of Allegiance

2. AGENDA APPROVAL

- A. Additions, Deletions, Substitutions
- B. Adoption
- C. Staff Comments
- D. Commissioner Comments

3. REGULAR AGENDA (Page 2)

4. WORKSHOP SESSION

- A. 9:30 A.M. Housing Units for Homeless, Extremely Low Income, & Low Income – Project Plan (Admin)
- B. 10:30 A.M.
- C. 2:00 P.M.
- D. 3:00 P.M.

5. ADJOURNMENT

3. REGULAR AGENDA

A. CLERK AND COMPTROLLER

1. **Staff recommends motion to receive and file:** Warrant List – Backup information can be viewed in the Clerk & Comptroller’s Office.
2. **Staff recommends motion to approve:** Contracts (regular) and claim settlements list as submitted by various departments to the Clerk & Comptroller’s Office. Countywide

B. ADMINISTRATION

1. **Staff requests board direction:** regarding the development and submittal of comments to the U.S. Army Corps of Engineers during their National Environmental Policy Act (NEPA) public scoping process. **SUMMARY:** The U.S. Army Corps of Engineers (Corps) has initiated a re-evaluation of Lake Okeechobee operations, which is expected to result in revised water level and discharge operations. The Corps is hosting Public Scoping meetings throughout south Florida during the month of February 2019 with a meeting in West Palm Beach on Wednesday, February 27. At scoping meetings, members of the public are invited to provide comments, identify issues and aspects that need to be changed and suggest how changes should be implemented and evaluated. The deadline to submit written comments is March 31, 2019. Countywide (MJ)
2. **Staff recommends motion to amend:** the Workforce Housing Program (WHP) Financial Assistance Strategy to incorporate the inclusion of a \$3,000 “Buyer Finder’s Fee” for Realtors & Not-for-Profit agencies assisting in the identification of buyers and closing of WHP units. **SUMMARY:** Staff is seeking BCC approval to amend the WHP trust fund to allow the in-lieu dollars to also be used to pay a \$3,000 “Buyer Finder’s Fee” to realtors and not-for-profit agencies. Currently, there are 131 WHP units available for sale by three developers, Attachment 1 to this agenda item. The developers are required to market the units in the same manner as the market rate units. To augment the developers’ marketing efforts, the County also markets the units on our webpage and through various outreach efforts. Those efforts have resulted in approximately 500 people attending the WHP orientation sessions conducted by Housing & Economic Sustainability staff with an additional 300 people registered for upcoming sessions in the next two weeks. At this point, 15 homes have been sold and now occupied with 11 homes currently under contracts in various closing stages. The remaining 131 units must be sold at the applicable price points within the specified timeframe in accordance with the Unified Land Development Code or brought out by the County. Otherwise, the developers are allowed to request release from their WHP obligation, pay a significantly reduced in-lieu fee (~\$40,000) and convert the units to market rate. In an effort to increase the County’s marketing efforts and sale of the WHP units, staff would like to partner with realtors and not-for-profit agencies who are professional experts at connecting pre-qualified buyers with for-sale properties. Staff held a special Realtor & Not-for-Profit Agencies roundtable last week to discuss the increased marketing of the WHP and potential \$3,000 “Buyer Finder’s Fee” and received buy-in from those in attendance. Currently, the going rate for realtors’ commissions is typically 6% of the purchase price which is split if there is a buyer and seller realtor. Staff developed the “Buyer Finder’s Fee” on the basis of the 3% for a buyer’s realtor. Taking that into account and based on the lowest and highest price points of the workforce housing units (\$156,300-\$289,770), the realtors’ commission would range from \$4,680 to \$8,693. The proposed \$3,000 “Buyer Finder’s Fee” takes into account the constraints on the amount of available WHP dollars and the primary use of the funds for down payment and closing costs assistance to the WHP buyers. The WHP Trust Fund has a balance of approximately \$3.9 Million generated from in-lieu payments of \$81,500. Staff is requesting the Board’s approval to amend the WHP Financial Assistance Strategy to incorporate the Buyer Finder’s Fee” for realtors and not-for-profit agencies. **These are WHP funds, which do not require a local match.** Countywide (JB)

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