Agenda Item #: 5D-4

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	August 20, 2019		[X] Regular [] Public Hearing
Department:	Department of Housing and Economic Sustainability		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: the proposed Fiscal Year 2019-2020 State Housing Initiatives Partnership (SHIP) Program budget allocations for affordable housing strategies as follows:

Purchase Assistance	\$500,000
 Owner Occupied Housing Rehabilitation 	\$500,000
Emergency Repairs	\$151,022
 Foreclosure Prevention 	\$ 45,000
Project Delivery	\$149,400
Administrative Costs	\$149,400

Summary: Staff recommends the Board of County Commissioners' (BCC) approve the proposed SHIP budget allocations. Palm Beach County receives an annual allocation from the State of Florida Housing Finance Corporation (FHFC) through the SHIP Program to implement various affordable housing programs and other related activities. On April 16, 2019, the BCC approved the SHIP Local Housing Assistance Plan (LHAP) for Fiscal Years 2019-2020, 2020-2021 and 2021-2022 (R2019-0546). For Fiscal Year 2019-2020, Palm Beach County is to receive \$1,494,822. If Palm Beach County was fully funded, the allocation would have been approximately \$13 million. At the Commission on Affordable Housing's (CAH) July 15, 2019, public meeting, they unanimously supported staff's proposed budget recommendation. SHIP regulations require that a minimum of 65% of a local jurisdiction's SHIP funding be allocated to homeownership activities, and 20% of the fiscal year's funding allocation be expended on special needs households. The special needs households will be assisted through the Purchase Assistance, Owner Occupied Housing Rehabilitation, Emergency Repair and Foreclosure Prevention strategies. In accordance with the SHIP regulations, the funds are required to be encumbered within two (2) years and expended within three (3) years of the allocation. These are State SHIP funds which require no local match. Countywide (HJF)

Background and Policy Issues: On April 16, 2019, via Resolution R2019-054, the BCC approved the three-year LHAP, which include the SHIP housing strategies. Funding for the various strategies is allocated on an annual basis at the approval of the BCC. The housing strategies will provide assistance to income eligible households as described herein, including the allowable ten percent administrative costs associated with implementing the SHIP program.

<u>Purchase Assistance:</u> provides first-time homebuyers assistance with gap financing, lot acquisition, down payment, rehabilitation and closing costs. **Continued on Page 3**

Attachment(s):

1. 2019-2020 SHIP Disbursement Allocation publication

Recommended E	By: Department Director	7/19/19
	Department Director	/Date
Approved By:	tu	81119
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures					
Operating Costs	\$1,494,822				
External Revenues	(\$1,494,822)				
Program Income		•			
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				
# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
s Item Included In Curre Does this Item include th Budget Account No.:		funds?	/es <u>X</u> /es	No NoX	
und <u>1100</u> Dept <u>143</u> Unit	7175/7176 Objec	t <u>various</u> P	rogram Co	de/Period v	arious
B. Recommended So					
Approval of this a SHIP funds to the	Affordable Hous	appropria ing Trust F	ite \$1,494,8 Fund budge	822 in 2019 et.	/2020 State
c. Departmental Fisca		·	or/Fiscal Ma	anager II	_
a. OFMB Fiscal and/o			·	Comments:	
OFMBAP 7/03	Flashe GAMA3		Jud.	Jewslient and Con	und 7/20
B. Legal Sufficiency:				7	
Assistant County Att	7/341 orney	9			
. Other Department I	Review:				

Background and Policy Issues: (Continued from Page 1)

<u>Owner-Occupied Housing Rehabilitation:</u> provides assistance for substantial rehabilitation to correct housing life, health or safety items, incipient code violations, sewer and water connection, homeowners' insurance policies, and utility connections.

<u>Emergency Repair</u>: assist income eligible owner occupied residences to address emergency conditions such as roofing, electrical, plumbing, or structural repairs.

<u>Foreclosure Prevention</u>: assist with delinquent mortgage payments (PITI), including late fees, attorney's fees, homeowners' association payments, special assessments, other foreclosure associated costs, property taxes, homeowners' insurance, mortgage delinquency and default resolution counseling.

Table 1: 2018/2019 and 2019/2020 Comparison:

SHIP Approved Activities	2018-2019 Funding Allocations \$1,430,741	2019-2020 Funding Recommendations \$1,494,822
Purchase Assistance	\$900,000	\$500,000
First Mortgage Loan Assistance Program	\$0	\$0
Owner Occupied Housing Rehabilitation	\$327,667	\$500,000
Emergency Repairs	\$0	\$151,022
Replacement Housing	\$0	\$0
Disaster Mitigation	\$0	\$0
Foreclosure Prevention	\$60,000	\$45,000
Single Family New Construction	\$0	\$0
Rental Housing Re-Entry Assistance	\$0	\$0
Developer Assistance Rental Housing	\$0	\$0
Administrative Costs	\$143,074	\$149,400
Project Delivery Costs	\$0	\$149,400

2019-2020 SHIP DISBURSEMENT ALLOCATION

Projected SHIP 2019-2020 \$ 46,560,000 County Share/ City Share Local Government County Total ALACHUA 465,328 233,409 Gainesville 231,919 BAKER 350,000 BAY Panama City 360,622 286,586 74,036 BRADFORD 350,000 350,000 BREVARD 880,223 485,884 Cocoa 29,047 Melbourne 123,759 Palm Bay 169,971 Titusville 71,562 BROWARD 2,576,919 462,557 Coconut Creek 79,111 Coral Springs 174,715 Davie 140,184 Deerfield Beach 106,684 Fort Lauderdale 248,157 Hollywood 202,288 Lauderhill 97,408 Margate 79,111 Miramar 186,054 Pembroke Pines 224,450 Plantation 121,631 Pompano Beach 149,977 Sunrise 125,754 Tamarac 87,873 Weston 90,965 CALHOUN 350,000 350,000 CHARLOTTE 360,063 320,636 39,427 Punta Gorda CITRUS 350,000 350,000 CLAY 399,958 399,958 COLLIER 599,931 566,695 Naples 33,236 COLUMBIA 350,000 350,000 DE SOTO 350,000 350,000 350,000 DIXIE 350,000 DUVAL 1,356,063 ESCAMBIA 536,782 444,455 Pensacola 92,327

350,000

275,345

FLAGLER

Palm Coast

Projected SHIP based on Conference Report on SB 2500 / Dec 2018 REC (Less: \$5 million DR holdback, Monitoring, Catalyst & other funding)

Local Government	County Total	County Share/ City Share	
FRANKLIN	350,000	350,000	
GADSDEN	350,000	350,000	
GILCHRIST	350,000	350,000	
GLADES	350,000	350,000	
GULF	350,000	350,000	
HAMILTON	350,000	350,000	
HARDEE	350,000	350,000	
HENDRY	350,000	350,000	
HERNANDO	365,621	365,621	
HIGHLANDS	350,000	350,000	
HILLSBOROUGH	1,946,000	1,423,110	
Tampa		522,890	
HOLMES	350,000	350,000	
INDIAN RIVER	350,000	350,000	
JACKSON	350,000	350,000	
JEFFERSON	350,000	350,000	
LAFAYETTE	350,000	350,000	
LAKE	570,018	570,018	
LEE	1,048,062	663,318	
Cape Coral		264,531	
Fort Myers		120,213	
LEON	502,444	171,786	
Tallahassee		330,658	
LEVY	350,000	350,000	
LIBERTY	350,000	350,000	
MADISON	350,000	350,000	
MANATEE	612,676	521,632	
Bradenton		91,044	
MARION	583,865	484,783	
Ocala		99,082	
MARTIN	350,000	350,000	
MIAMI-DADE	2,344,045	1,508,861	
Hialeah		201,588	
Miami		405,989	
Miami Beach		78,057	
Miami Gardens		95,871	
North Miami		53,679	
MONROE	350,000	350,000	
NASSAU	350,000	350,000	
OKALOOSA	381,688	341,573	
Fort Walton Beach		40,115	
OKEECHOBEE	350,000	350,000	

Local Government	County Total	County Share/ City Share
ORANGE	1,870,106	1,475,14
Orlando		394,96
OSCEOLA	580,543	461,35
Kissimmee		119,18
PALM BEACH	1,977,016	1,494,82
Boca Raton		128,90
Boynton Beach		105,77
Delray Beach		91,73
West Palm Beach		155,789
PASCO	791,041	791,04
PINELLAS	1,379,317	718,07
Clearwater		164,27
Largo		118,759
St. Petersburg		378,20
POLK	995,997	776,38
Lakeland		156,27
Winter Haven		63,34
PUTNAM	350,000	350,000
ST. JOHNS	434,855	434,85
ST, LUCIE	515,732	124,91
Fort Pierce		73,904
Port St. Lucie		316,91
SANTA ROSA	358,386	358,386
SARASOTA	664,742	575,866
Sarasota		88,876
SEMINOLE	723,467	723,467
SUMTER	350,000	350,000
SUWANNEE	350,000	350,000
TAYLOR	350,000	350,000
JNION	350,000	350,000
VOLUSIA	812,090	571,549
Daytona Beach		101,349
Deltona		139,192
WAKULLA	350,000	350,000
WALTON	350,000	350,000
WASHINGTON	350,000	350,000
TOTAL	39,943,600	39,943,600
DR Holdback	33,543,000	5,000,000
Compliance Monitoring		116,400
Catalyst, Veterans & Jax W	orkforce	1,500,000
Total appropriation	46,560,000	

5/1/2019