

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

| Fiscal Years | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------------------|-------------|------|------|------|------|
| Capital Expenditures | | | | | |
| Operating Costs | \$500,000 | | | | |
| External Revenues | (\$500,000) | | | | |
| Program Income | | | | | |
| In-Kind Match (County) | | | | | |
| NET FISCAL IMPACT | -0- | | | | |

| | | | | | |
|-----------------------------------------|--|--|--|--|--|
| # ADDITIONAL FTE POSITIONS (Cumulative) | | | | | |
|-----------------------------------------|--|--|--|--|--|

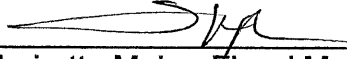
Is Item Included In Current Budget? Yes X No
 Does this Item include the use of Federal funds? Yes X No

Budget Account No.:

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


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

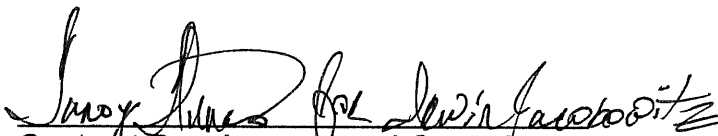
Approval of this agenda item will appropriate \$500,000 in HOME funds for the Henrietta Townhomes project.

C. Departmental Fiscal Review: 
 Shairette Major, Fiscal Manager II

III. REVIEW COMMENTS

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

 10/25/19
 OFMB 10/25/19 @ 10/25


 Contract Development and Control
 10/28/19 Tu

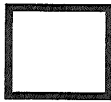
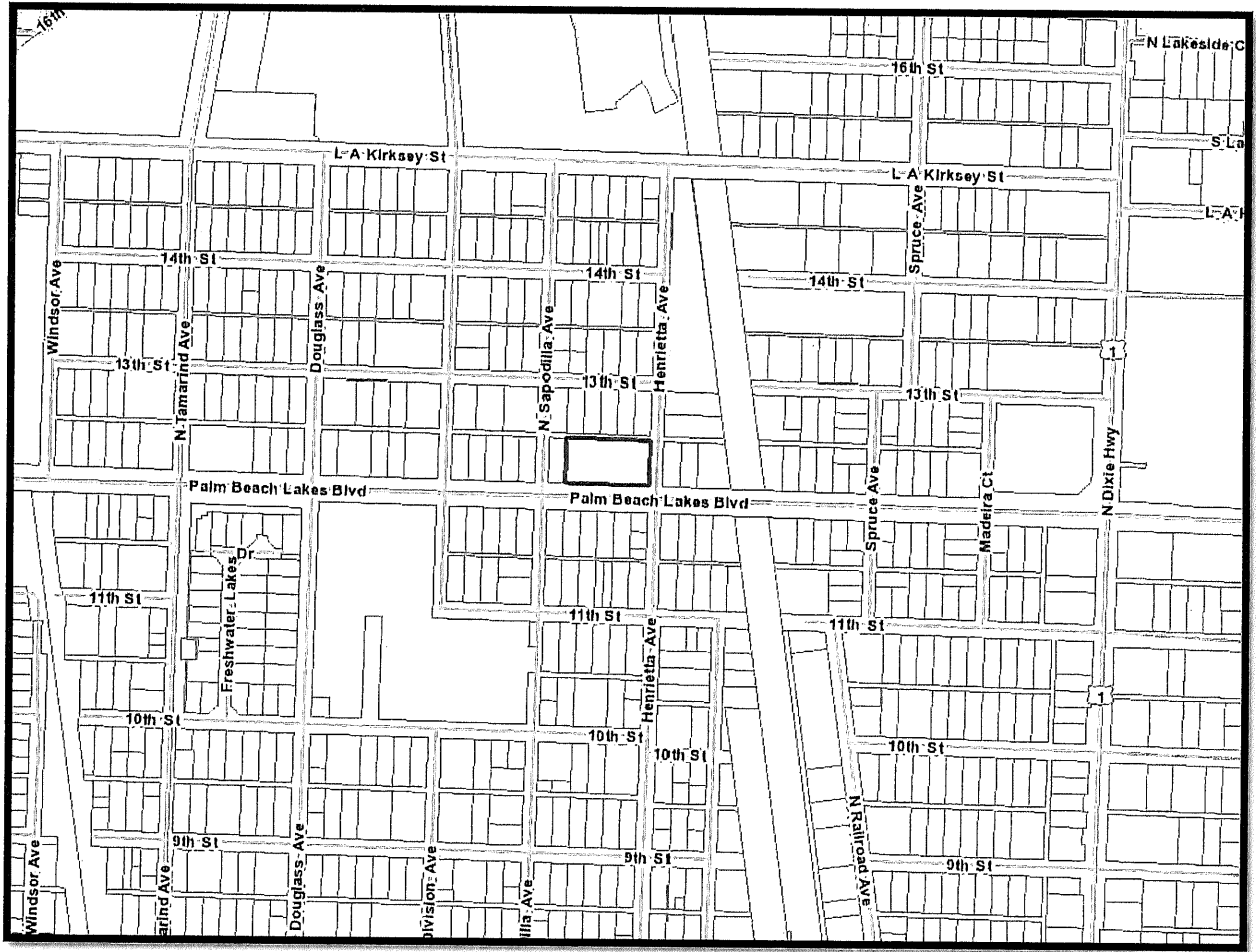
B. Legal Sufficiency:

 10/31/19
 Assistant County Attorney

C. Other Department Review:

 Department Director

Location Map



Henrietta Townhomes Project



**HENRIETTA TOWNHOME RENTAL
COMMUNITY**

*New Urban Community Development Corporation (NUCDC)
1700 N. Australian Avenue ▪ West Palm Beach, FL 33407
Phone : (561) 833-1461 ▪ Fax : (561) 833-6050
www.ULPBC.org*

June 13, 2019

Jonathan Brown, Director
Palm Beach County Housing and Economic Sustainability
100 Australian Ave. 5th Floor
West Palm Beach, FL. 33406

RE: Henrietta Townhouse Rental Community

Dear Jonathan,

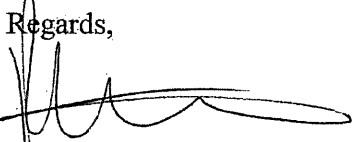
This is a formal request to assist New Urban Community Development Corporation (NUCDC) in its efforts to restructure the debt for the 11-unit townhouse rental community called Henrietta Townhomes. As you know, we have been struggling to operate this rental community and provide much needed affordable rental housing for low income residents since project completion in 2010. Due to the rent structure of low rents, as established by HUD, and a very high mortgage payment which encumbers 41% of the rent income together with increasing operating expenses, this rental community operates at a loss annually. As such we are requesting that the Palm Beach County Department of Housing and Economic Sustainability assist NUCDC refinance the current debt by paying off the loan of approximately \$500,000 to Florida Community Loan Fund and provide NUCDC with a new loan of \$250,000 repayable monthly with the balance of approximately \$250,000 to be forgiven at maturity. This will allow NUCDC to properly operate the property and create reserves at \$700 per unit so as the components age, monies are available for replacements.

This debt restructuring is necessary for the long-term viability of Henrietta Townhomes to ensure its continued contribution to affordable housing in Palm Beach County.

Attached you will find the current operating proforma and the proposed operating proforma after the debt restructuring.

Should you have any questions or require additional information, please do not hesitate to contact please feel free to contact me at (561)833-3736.

Regards,


Patrick Franklin
President & CEO

ATTACHMENT 2