Agenda Item #: 31-2

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:

November 19, 2019

[X] Consent
[] Ordinance

[]Regular

[] Public Hearing

Department:

Department of Housing and Economic Sustainability

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends a motion to: A) ratify the approval of one (1) County employee who received assistance through the Workforce Housing Program (WHP); B) approve three (3) County employees who applied for assistance through the WHP; and C) approve one (1) County employee who applied for assistance through the State Housing Initiative Partnership (SHIP) Owner Occupied Housing Rehabilitation Program.

Summary: Staff is requesting the Board of County Commissioners (BCC) to ratify the approval of one (1) County employee who received assistance through the County's WHP Purchase Assistance Program, and to approve four (4) County employees who applied for assistance through the WHP and SHIP Owner Occupied Housing Rehabilitation Program. WHP applications are accepted throughout the year due to the timing constraints associated with selling the obligated units. In addition to the one (1) County employee, the Department of Housing and Economic Sustainability also provided 72 non-County employees with WHP assistance (closed and pending closing). During the open application process for the Owner Occupied Housing Rehabilitation Program, 88 residents applied for funding. Applicants are served on a first-served first-eligible basis in groups of ten (10). Thus far, eight (8) applicants were income-certified of which one (1) was a County employee, seven (7) were non-County employees, and two (2) applicants were non-responsive. programs provide a deferred, forgivable loan for the assistance received. If the homeowner rents, sells, or otherwise conveys the home during the affordability period, the entire principal amount will become due and payable. The funding provided for the referenced files helped achieve the Department's mission of providing affordable housing to the applicants. These are State SHIP and WHP trust funds which require no local match. Countywide (HJF)

Background and Justification: On April 16, 2019 (R-2019-0546), the BCC approved the three-year SHIP Local Housing Assistance Plan (LHAP) for Palm Beach County that included the Foreclosure Prevention strategy which provided funds for one (1) subject applicant. The BCC approved the WHP on March 13, 2018; and the WHP provided funds for seven (7) subject applicants and is scheduled to provide assistance to one (1) applicant. **Continued on Page 3**

Attachment(s): none

Recommended By: Department Director Date

Approved By: Ama k. Milk 1/5 5019

Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fis	cal Years	2020	2021	2022	2023	2024	
Cap	oital Expenditures						
Operating Costs							
External Revenues							
Program Income							
In-Kind Match (County)							
NE	T FISCAL IMPACT						
	DDITIONAL FTE SITIONS (Cumulative)						
Is Item Included In Current Budget? Yes No Does this Item include the use of Federal funds? Yes No							
Budget Account No.:							
Fund	ındDept UnitObjectProgram Code/Period						
В.	Recommended Sources of Funds/Summary of Fiscal Impact:						
	No fiscal impact at this time						
C.	Departmental Fiscal Review: Shairette Major, Fiscal Manager II						
III. REVIEW COMMENTS							
A.	OFMB Fiscal and/or Contract Development and Control Comments:						
	OFMB PORT BRIDING Contract Development and Control						
В.	Legal Sufficiency:					7	
	Assistant County Atto		129				
C.	Other Department R	eview:					
	Department Director		-				

Background and Justification: (Continued from Page 1)

The five (5) subject applicants and further description of the three programs are summarized as follows:

SHIP OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

Provides up to \$75,000 to assist with substantial rehabilitation to correct code violations or incipient items that will become a code violation, eliminate housing conditions which threaten the life, health or safety of occupants.

1. Carmen Cepeda: Moderate-income applicant presently employed by the Department of Housing and Economic Sustainability. She was income certified on September 17, 2019 and is scheduled to receive assistance.

WORKFORCE HOUSING PROGRAM (WHP)

Provides up to \$42,752 in down payment and closing cost assistance to eligible homebuyers for newly constructed WHP units. The actual amount of assistance depends upon the purchase price, closing costs and buyer contribution. Buyers must contribute a minimum of 2.5% or 3.5% of the sales price, based on their income category.

- 1. Hector Davila: Middle-income homebuyer, presently employed by Palm Tran. He was income certified on May 7, 2019, and has received assistance.
- 2. Erin Kessler: Middle-income homebuyer, presently employed by Department of Parks and Recreation. She was income certified February 5, 2019, and is scheduled to receive assistance.
- 3. Claudia Powell: Moderate 1- income homebuyer, presently employed by Palm Beach County Library. She was income certified on June 26, 2019, and is scheduled to receive assistance.
- 4. Jamela Mitchell: Low-income homebuyer, presently employed by the Department of Housing and Economic Sustainability. She was income certified on August 8, 2019, and is scheduled to receive assistance.