

THIS AGENDA ITEM IS MORE THAN 50 PAGES . DOCUMENT CAN BE VIEWED IN MINUTES.

Agenda Item #: **31-2**

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

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|                      |  |  |  |
|----------------------|--|--|--|
| <b>Meeting Date:</b> | <b>September 15, 2020</b>                  | <input checked="" type="checkbox"/> <b>Consent</b> | <input type="checkbox"/> <b>Regular</b>        |
|                      |  | <input type="checkbox"/> <b>Ordinance</b>          | <input type="checkbox"/> <b>Public Hearing</b> |
| <b>Department:</b>   | <b>Housing and Economic Sustainability</b> |  |  |

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**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to receive and file:** four (4) Contracts fore Purchase and Sale as follows:

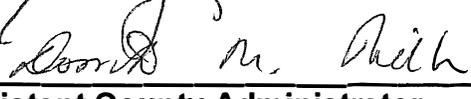
- A)e**Contract for Purchase and Sale with Reveta Larenee Lowe in the amount of \$264,770 fore the acquisition of the Workforce Housing Unit at 5287 Silverdrift Lane, Lake Worth Beach,e FL 33463; ande
- B)e**Contract for Purchase and Sale with Dina Hyppolite in the amount of \$264,770 for thee acquisition of the Workforce Housing Unit at 5311 Silverdrift Lane, Lake Worth Beach, FLE 33463; ande
- C)e**Contract for Purchase and Sale with Dasaev Estime in the amount of \$264,770 for thee acquisition of the Workforce Housing Unit at 5335 Silverdrift Lane, Lake Worth Beach, FLE 33463; ande
- D)** Contract for Purchase and Sale with Albert Rodriguez and Gloria Maria Velez Gomez in thee amount of \$264,770 for the acquisition of the Workforce Housing Unit at 5355 Silverdrifte Lane, Lake Worth Beach, FL 33463.e

**Summary:** The attached documents have been executed on behalf of the Board of County Commissioners (BCC) by the County Administrator in accordance with Agenda Item 31-8 dated October 22, 2019. These four (4) units are located at Lennar Homes' Silverwood Estates development off Hypoloxo Road in Lake Worth Beach. In June 2019, the County purchased six (6) townhomes at Silverwood Estates as part of its Workforce Housing Program (WHP) initiative and began marketing the units to qualified buyers. These are the last four (4) units owned by the County at Silverwood Estates. Funds received by the County from the sale of these units will be returned to the Workforce Housing Trust Fund. In accordance with County PPM CW-0-051, all delegated contracts, agreements and grants must be submitted by the initiating Department as a receive and file agenda item. **WHP funds do not require a local match.** District 3 (HJF)

**Background and Justification:** The WHP was established in 2006 (Ord 2006-055) toe encourage the development of workforce housing for households in low, moderate and middle-income groups. The WHP offers an in-lieu payment option whereby developers who opt out of constructing workforce housing units make payments for each for-sale unit or rental unit. In-lieu payments are deposited into the Workforce Housing Trust Fund created to benefit households with incomes ranging from 60% to 140% of Area Median Income. The WHP was created in response to the lack of affordable housing opportunities for persons employed in Palm Beach County in jobs that residents rely upon to make the community viable. In the event this sales price is not sufficient to ensure affordability, the final sales price will be reduced consistent with the WHP Down Payment / Financial Assistance Strategy guidelines approved by the BCC on March 13, 2018.

**Attachment(s):** Documents as listed in A through D above

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|                        |  |                  |
|------------------------|--|------------------|
| <b>Recommended By:</b> |   | <u>8-17-20</u>   |
|                        | <b>Department Director</b>   | <b>Date</b>      |
| <b>Approved By:</b>    |  | <u>8/31/2020</u> |
|                        | <b>Assistant County Administrator</b>  | <b>Date</b>      |

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

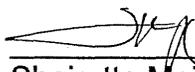
| Fiscal Years            | 2020 | 2021 | 2022 | 2023 | 2024 |
|-------------------------|------|------|------|------|------|
| Capital Expenditures    |      |      |      |      |      |
| Operating Costs         |      |      |      |      |      |
| External Revenues       |      |      |      |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

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

Is Item Included In Current Budget? Yes \_\_\_\_\_ No X  
 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:**

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

**III. REVIEW COMMENTS**

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

 8/20/2020  
 OFMB HP 8/20  
 8/31/2020  
 Contract Development and Control

**B. Legal Sufficiency:**

 8/31/2020  
 Assistant County Attorney

**C. Other Department Review:**

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 Department Director