

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: **October 6, 2020** **Consent** **Regular**
 Ordinance **Public Hearing**

Department: **Housing and Economic Sustainability**

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to Receive and File: the following four (4) documents:

- A) Loan Agreement with the Community Land Trust of Palm Beach County, Inc. (CLT), under the HOME Investment Partnerships Program (HOME);**
- B) Subordination Agreement with the Florida Housing Finance Corporation (FHFC) under the State Housing Initiative Partnership (SHIP) Program;**
- C) Subordination Agreement with Bellwether Enterprise Mortgage Investments, LLC, and BDG Banyan Court, LP, under the SHIP Program; and**
- D) Subordination Agreement with Iberiabank under the Neighborhood Stabilization Program 2 (NSP2).**

Summary: The attached documents have been executed on behalf of the Board of County Commissioners (BCC) by the County Administrator or the Director of the Department of Housing and Economic Sustainability in accordance with Agenda Item 5A-3, 5B-2, 3I-7 and 3I-3, as approved by the BCC on February 11, 2020, November 2, 1999, March 13, 2018 and May 17, 2016, respectively. The Loan Agreement with the CLT provides \$185,000 in HOME funding towards the construction of two (2) affordable for-sale homes. The Subordination Agreement with the FHFC subordinates the County's mortgage which secured a SHIP Program loan of \$140,000 made to In the Pines, Inc., towards the construction of 40 affordable rental units. FHFC is refinancing its \$1,345,710 loan to In the Pines, Inc. The Subordination Agreement with Bellwether Enterprise Mortgage Investments, LLC, and BDG Banyan Court, LP, subordinates the County's mortgage which secured a SHIP Program loan of \$115,000 towards the construction of 85 affordable rental units. Bellwether Enterprise Mortgage Investments, LLC, is refinancing a \$6,360,000 loan to BDG Banyan Court, LP. The Subordination Agreement with Iberiabank subordinates the County's mortgage which secured an NSP2 loan of \$4,016,174 to Neighborhood Renaissance, Inc., for the construction of Mango Cove Apartments, a 36 unit affordable rental project. Iberiabank is refinancing a \$4,500,000 loan to Neighborhood Renaissance, Inc. 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. **SHIP funds are State funds which require no local match. NSP2 program funds are Federal grant funds which require no local match. HOME Program grant funds are Federal funds which require a 25% local match provided by State SHIP funds.** Districts 2, 3 and 5 (HJF)

Background and Justification: The U.S. Department of Housing and Urban Development provides an annual allocation of HOME grant funding to Palm Beach County. HOME works to provide affordable rental housing and homeownership opportunities for persons with incomes no greater than 80% of Area Median Income. State SHIP funds are used to facilitate the acquisition and construction of affordable single-family and multi-family/rental housing and to fund utility connection and impact fee payments, emergency repairs, foreclosure prevention, homeownership development, and first and second mortgages. NSP2 was funded by the U.S. Department of Housing and Urban Development (HUD) for the purpose of providing emergency assistance to stabilize communities with high rates of abandoned and foreclosed homes. Among the eligible uses of NSP2 is the redevelopment of residential properties.

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

Recommended By: Jonathan Brown 8/27/2020
Department Director Date

Approved By: Donna M. Kelly 8/10/2020
Assistant County Administrator Date

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

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

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

No additional fiscal impact

C. Departmental Fiscal Review:



 Shairrette Major, Fiscal Manager II

III. REVIEW COMMENTS

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

Robyn Rawles 9/3/2020 Ali 9/2
 OFMB Ali
Ann D. Jacobson 9/14/2020
 Contract Development and Control
 9-4-2020 ADJ

B. Legal Sufficiency:

Helene C. Steind for Howard J. Falconetti
 Assistant County Attorney 9-8-2020

C. Other Department Review:

 Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)