PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	April 20, 2021	[] Consent [] Ordinance	[X] Regular [] Public Hearing	-

Department: Housing and Economic Sustainability

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to conceptually approve a Neighborhood Stabilization Program 1 (NSP1) funding allocation of up to \$800,000 for the demolition of the former Gove Elementary School in Belle Glade.

Summary: On April 29, 2020, the School Board of Palm Beach County conveyed to the City of Belle Glade (the City) ownership of the former Gove Elementary School, a 10-acre property located at 900 SE Avenue G, Belle Glade. Terms of the donation require that the property be used solely for workforce housing and related uses. The City will solicit a developer to take ownership and to redevelop the site, including demolition of the existing buildings and new construction of single-family or multi-family homes. The number of housing units and type of construction are dependent on the development plans of the developer to be selected by the City. It is envisioned that the NSP1 funds would be awarded as a grant to the selected developer, after final approval by the Board of County Commissioners. An early estimate from the School Board placed demolition cost at approximately \$800,000. The costs associated with demolition appears to be a barrier to a successful developer pool. This approval will provide assurances to any interested developer that funding is in place for demolition. The City has also secured a \$120,000 grant from the Solid Waste Authority of Palm Beach County towards costs of demolition. NSP regulations require that assisted housing units remain affordable to households with incomes no greater than 120% of Area Median Income for no less than 15 years for for sale housing and for no less than 20 years for rental housing. These are NSP1 program income funds which require no local match. District 6 (HJF)

Background and Policy Issues: On November 18, 2008, the BCC authorized the submittal of a NSP1 funding application to HUD, and on January 8, 2009, HUD awarded a \$27.7 Million grant to the County. The County successfully expended the entire original grant in accordance with federal requirements and deadlines. Revenues generated by NSP1-assisted activities are program income and must be treated substantially the same as NSP1 grant funds. The purpose of the NSP is to restore vacant, foreclosed, and abandoned properties to productive residential use for low and moderate income persons.

Attachment(s): None

Recommended By:

Department Director

Approved By:

Assistant County Administrator

Date

II. FISCAL IMPACT ANALYSIS

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures					
Operating Costs	\$800,000				
External Revenues					
Program Income	(\$800,000)				
In-Kind Match (County)					
NET FISCAL IMPACT	-0-				
# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
Is Item Included In Curre Does this item include the	•	ıl funds?	Yes X Yes X	No No	
Budget Account No.:					
Fund <u>1109</u> Dept <u>143</u>	Unit <u>1423</u> Obje	ect <u>8101</u> P	rogram Cod	e/Period	
B. Recommended So	ources of Funds	/Summarv	of Fiscal In	npact:	
program income i	or this demolition	on project. -			
C. Departmental Fisc	cal Review: St	nairette Maj	·	anager II	—
		nairette Maj	·	anager II	_
	cal Review: St	nairette Maj	<u>TS</u>		- -
A. OFMB Fiscal and/	Stal Review: Stal	COMMEN elopment a	TS and Control		De JL
C. Departmental Fisco A. OFMB Fiscal and/	Stal Review: Stal	COMMEN elopment a	TS and Control	Comments	De JL
A. OFMB Fiscal and/	III. REVIEW or Contract Dev	COMMEN elopment a	TS and Control	Comments	De JL

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

Department Director