

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

| Fiscal Years | 2024 | 2025 | 2026 | 2027 | 2028 |
|--------------------------|-------------|------|------|------|------|
| Capital Expenditures | | | | | |
| Operating Costs | 1,611,797 | | | | |
| External Revenues | (1,611,797) | | | | |
| Program Income | | | | | |
| In-Kind Match (County) | | | | | |
| NET FISCAL IMPACT | -0- | | | | |

| | | | | | |
|---|-----|--|--|--|--|
| # ADDITIONAL FTE POSITIONS (Cumulative) | -0- | | | | |
|---|-----|--|--|--|--|

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

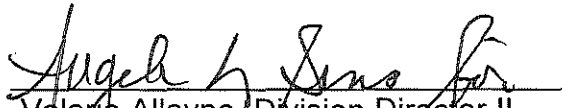
Budget Account No.:

Fund 1160 Dept. 143 Unit 1446 Object 8301 Program Code/Period _____

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

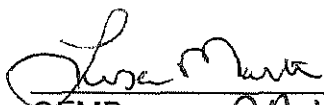
Approval of this agenda item will appropriate \$1,611,797 in Federal CDBG-CV funds to New Urban Development.

C. Departmental Fiscal Review:


 Valerie Alleyne, Division Director II
 Finance and Administrative Services, DHED

III. REVIEW COMMENTS

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

 12/29/2023
 OFMB GA 12/29
 AMF 12/29

 1/8/24
 Contract Development and Control

B. Legal Sufficiency:

 1/10/24
 Chief Assistant County Attorney

C. Other Department Review:

 Department Director

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

NEW URBAN DEVELOPMENT - URBAN LEAGUE OF
GREATER MIAMI.

HARPER COURT BELLE GLADE, FL

AFFORDABLE HOUSING DEVELOPMENT UNSOLICITED PROPOSAL.

COMMUNITY
DEVELOPMENT BLOCK
GRANT FUNDING
2023

HOUSING AND ENCOMOMIC DEVELOPMENT
PALM BEACH COUNTY

HARPER COURT - BELLE GLADE, FLORIDA



Section B

Unsolicited Proposal - CBDG Funding Palm Beach County 2023

Detailed Project Description – The proposed development is an acquisition and rehabilitation of an existing hotel, in the City of Belle Glade located at 308 N. Main St. Belle Glade -Florida. The former hotel is a two-phase project with scheduled demolition of the center building for surface parking. The remaining three buildings are scheduled for extensive rehabilitation for the conversion of the asset into multi-family housing. **The two-story garden style walkup affordable housing development is intended to serve all eligible tenants under the CBDG federal, state, and local guidelines.** More specifically the development will target residents that are “at-risk” of homelessness and/or “at risk of housing instability”. The proposed development will be studio and one bedroom rental units, for a total of eighteen units.

Harper Courts Housing LLC has the site under a binding purchase and sale agreement executed in October of 2023. None of the existing buildings are habitable and/or are currently occupied. The current physical conditions are relegated to having “good bones”. The concrete masonry building requires nominal exterior rehab and extensive interior repairs

The project will be executed into two distinct phases, phase one; complete demolition of center building, exterior repairs, site work, and landscaping. Phase two will include all interior renovations; mech, electrical, plumbing, drywall, painting, finishes, and FF&E.

Harper Courts will be a standout demonstration of public private partnership in service to the most vulnerable population of Palm Beach County.

Historically a town of migrant farm workers, currently this poverty-stricken area has one the most vulnerable population of very-low renters. Harper Courts project will add eighteen new quality affordable rental units to the neighborhood and also serve as hub of supportive services for all residence in the area. Through strategic partnerships with Federation of Families Florida, Inc., Harper Courts will provide comprehensive social services, and mental health support to low to very low residence transition to a sustainable existence.

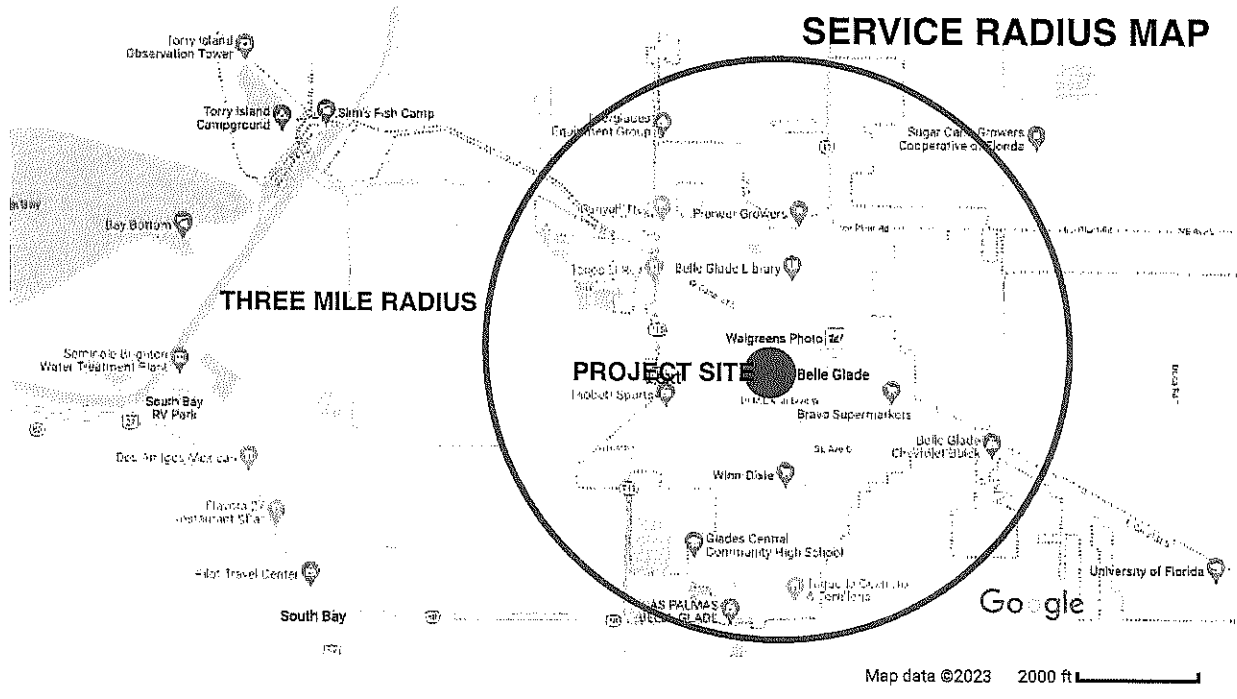
The sites are located near all public transportation available in the City of Belle Glade. The schools, hospitals, commercial facilities are all within a 3-mile radius of the site. The

following attachments demonstrates the development parcel and the proximity of the services to the proposed development.

Section B

Unsolicited Proposal - CBDG Funding Palm Beach County 2023

The following outlines the location and proximity to goods and services in the area. The project is located in the heart of downtown Belle Glade next to the most notable faith based (church) in the region. In addition, there are major bus lines within 10 feet of the entrance of project. Hospitals, schools, pharmacy, and employers are all within a three-mile radius.



Section B

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Below see the existing site and current infrastructure. Project is located on Main Street, in downtown Belle Glade.



Section B

Unsolicited Proposal - CBDG Funding Palm Beach County 2023

Exterior Building Photos – typical existing condition of the exterior elevation of the downtown motel. Per building inspection, all walkway, superstructure, and balconies are in “good” conditions.



Section B

Unsolicited Proposal - CBDG Funding Palm Beach County 2023

Proposed Renderings + Site Plan – the color palette is subject to change. Below are the concept drawings of the completed project post renovations. The unique elements are within the roof system. The Architect has proposed the utilization of the one – story buildings that flank the courtyard as additional open space.

