Agenda Item #: 6C - 2

# PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

#### **AGENDA ITEM SUMMARY**

Meeting Date: .	January 23, 2024	[ ] Consent	[X] Regular

[ ] Ordinance [ ] Public Hearing

Department: Housing and Economic Development

#### I. EXECUTIVE BRIEF

#### Motion and Title: Staff recommends motion to:

- A) approve Community Development Block Grant Coronavirus (CDBG-CV) funding of up to \$1,611,797 to Harper Court Housing LLC.
- B) direct staff to negotiate the funding agreement; and
- **C) authorize** the County Administrator, or designee, to execute the funding agreement, amendments thereto, and all other documents necessary for project implementation that do not substantially change the scope of work, terms or conditions of the funding award.

Summary: Harper Court Housing LLC, an endeavor of New Urban Development LLC (an affiliate of the Urban League of Greater Miami, Inc.) will acquire and rehabilitate a vacant motel located at 308 N. Main Street, Belle Glade. The property will be converted into 18 studio apartments for low-income renters, including those at risk of homelessness or experiencing housing instability. Staff recommends a CDBG-CV loan of \$1,611,797 to fund the cost of acquisition and partially fund the cost of rehabilitation. Total development cost of the project is \$2,249,000. The County funding contribution equates to \$89,544 per affordable housing unit. The County loan will be in first lien position. All housing units will be restricted for affordable rental to tenants with incomes no greater than 80% of Area Median Income for no less than 50 years. The funding agreement and related documents pursuant to these County funds will be between the County and Harper Court Housing LLC or its respective successors and/or assigns. To facilitate project implementation, staff requests authorization for the County Administrator, or designee, to execute the funding agreement and related documents. These are federal CDBG-CV grant funds that do not require a local match. District 6 (HJF)

Background and Policy Issues: On March 27, 2020, President Trump signed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, in response to the COVID-19 pandemic. The CARES Act included \$5 billion CDBG-CV for formula allocations to States and local governments to prevent, prepare, and respond to the COVID-19 pandemic. On April 2, 2020, HUD notified Palm Beach County of the initial CDBG-CV grant award of \$3,935,468, and on May 5, 2020 (R2020-5023) the Board of County Commissioners (BCC) approved allocation of the funds. On April 11, 2020, HUD notified the County of a second CDBG-CV grant award of \$5,386,951, and on May 18, 2021 (R2021-0727) the BCC approved the allocation of the funds. Use of the CDBG-CV funds is subject to completion of an amendment to the Action Plan for Fiscal Year 2020-2021 and preparation of an environmental review in accordance with 24 CFR Part 58.

#### Attachment:

1. Project Description

Recommended By: Department Director Date Date

Approved By:

Assistant County Administrator

Date

## II. FISCAL IMPACT ANALYSIS

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

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

Department Director

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



### 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 CDBG 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.

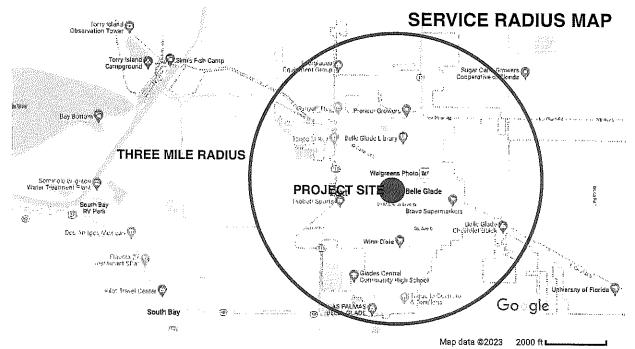
The sites are located near all public transportation available in the City of Belle Glade. The schools, hospitals, commercial facilities are all within a 3-mile radius of the site. The

	following attachments demonstrates the operations services to the proposed development.	development	parcel and the	proximity of the
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## 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 a major bus lines within 10 feet of the entrance of project. Hospitals, schools, pharmacy, and employers are all within a three-mile radius.





# Unsolicited Proposal - CBDG Funding Palm Beach County 2023

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



# 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.







# 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 flanks the courtyard as additional open space.

