



Cover Memorandum/Staff Report

File #: 23-269 CRA

Agenda Date: 1/23/2024

Item #: 9B.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Executive Director
DATE: January 23, 2024

ISSUE REQUEST FOR PROPOSALS CRA NO. 2024-01 FOR THE DISPOSITION OF CRA-OWNED VACANT LOTS FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING

Recommended Action:

Approve the issuance of a Request for Proposals (RFP) for the disposition of CRA-owned vacant lots for the development of affordable/workforce housing.

Background:

The purpose of issuing the RFP for the disposition of CRA-owned vacant lots located within the Northwest and Southwest Neighborhoods of The Set is to obtain proposals from qualified not-for-profit entities specializing in the development and construction of affordable/workforce housing, to develop and construct affordable/workforce housing on the CRA-owned vacant lots.

The objective of the RFP is to enter into an agreement with a qualified not-for-profit entity, or multiple agreements with multiple not-for-profit entities, to develop and construct single-family homes following the City of Delray Beach Land Development Regulations for the current zoning designation of R1A -Single Family Residential; and provide for-sale single-family housing that is priced and restricted on a long-term basis for affordable/workforce housing, as per the City of Delray Beach's workforce Housing Program, Article 4.7.

Six (6) CRA-owned vacant lots will be included in the RFP:

<u>PROPERTY ADDRESS</u>	<u>PCN</u>	<u>ZONING DESIGNATION</u>
*250 NW 8th Avenue	12434617R1A - Single Family Residential 25002001 0	
**250 NW 8th Avenue	12434617R1A - Single Family Residential 25002030 0	
256 NW 8th Avenue	12434617R1A - Single Family Residential 25002031 0	
238 SW 14th Avenue	12434617R1A - Single Family Residential 14003010 1	
260 NW 9th Ave	12434617R1A - Single Family Residential 25001032 0	

*PCN 12434617250020010 contains two (2) separate vacant lots. At the time of conveyance, two (2) warranty deeds will be created to convey the two (2) lots.

**PCN 12434617250020300 has the same street address as PCN 12434617250020010 but are legally separate lots. An application will need to be submitted to the City of Delray Beach to request a new street address by the successful proposer as part of the development of the lot.

Proposers will have the opportunity to submit a Proposal that includes development, construction, and sales plans for one, some, or all six (6) CRA-owned vacant lots.

The CRA Board will have the sole and absolute discretion to award the CRA-owned vacant lots to the responsive and responsible proposer(s) in a manner that serves the best interests of the CRA. Upon the award of an acceptable proposal(s) by the CRA Board, and an executed, negotiated agreement with a successful proposer (or multiple successful proposers), as well as the successful proposer's compliance with conditions precedent to closing, the CRA will close on the lots as described the RFP, or as agreed to pursuant to the agreement(s) between the successful proposer(s) and the CRA.

The intent of the CRA is to release the RFP on Thursday, January 25, 2024, and have the Proposal Submittal Due Date be Monday, February 26, 2024. The full RFP will be available to view online on the CRA's website, www.delraycra.com <<http://www.delraycra.com>>, or on Bidsync, www.bidsync.com <<http://www.bidsync.com>>; a hard copy can also be requested.

At this time, CRA staff is seeking approval to issue the RFP for the disposition of CRA-owned vacant lots for the development of affordable/workforce housing.

Attachment(s): Exhibit A - Location Map

CRA Attorney Review:

The CRA Legal Advisor will review all RFP documents per the CRA Purchasing Policies and Procedures.

Finance Review:

N/A

Funding Source/Financial Impact:

N/A

Overall need within the Community Redevelopment Area from Delray Beach CRA

Redevelopment Plan:

Removal of Slum and Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities