



Cover Memorandum/Staff Report

File #: 25-112 CRA

Agenda Date: 7/16/2025

Item #: 7L.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renee Jadusingh, Executive Director
DATE: July 16, 2025

RESOLUTION 2025-10 - APPROVE A PURCHASE AND SALE AGREEMENT WITH THE BOYNTON BEACH FAITH BASED COMMUNITY DEVELOPMENT CORPORATION, INC. FOR THE PURCHASE OF ONE PROPERTY LOCATED AT 238 SW 14th AVENUE FOR THE CONSTRUCTION OF AFFORDABLE/WORKFORCE HOUSING

Recommended Action:

1. Approve the Requests for Substitutions made by the Boynton Beach Faith Based Development Corporation, Inc. (BBCDC) as it relates to their selected general contractor and the design of the single-family home to be constructed at 238 SW 14th Avenue (Subject Property);

AND

2. Approve a Purchase and Sale Agreement with the BBCDC for the purchase of the one Subject Property for a total purchase price of \$2,500 for the construction of affordable/workforce housing, in a form acceptable to the CRA Legal Counsel;

AND

3. Authorize the CRA Board Chair to execute the Purchase and Sale Agreement, and any related documents, in a form acceptable to the CRA Legal Advisor.

Background:

On November 18, 2024, CRA Board meeting, the CRA Board awarded RFP CRA No. 2024-06 - the Disposition of the CRA-owned Vacant Properties for the Development of Affordable/Workforce Housing to the Boynton Beach Faith Based Development Corporation, Inc. (BBCDC).

The one (1) Subject Property being sold to the BBCDC is located within CRA Sub-Area 8 and is further described in the table below:

Subject Property's Location & Legal Description:

Property Address	Parcel Control Number (PCN)	Zoning Designation and Legal Description
238 SW 14 th Avenue	12434617140030101	R1A - Single Family Residential ATLANTIC PARK GARDENS PRIEST ADD N 55 FT OF S 117 FT OF E 1/2 OF BLK 3

Disposition of the Subject Property helps the CRA meet one of its core objectives of providing additional affordable/workforce housing opportunities within the CRA District. Furthermore, as identified in the CRA's Redevelopment Plan, developing the Subject Property would also fall in line with the redevelopment strategy for the residential neighborhoods north and south of West Atlantic Avenue (Northwest and Southwest Neighborhoods of The Set) which includes construction of infill single-family housing on vacant lots.

Since the time of award, CRA staff and BBCDC staff have been working towards finalizing the Purchase and Sale Agreement.

Since submitting their proposal, the BBCDC has submitted two Requests for Substitutions related to their selected general contractor and the Development and Construction Plan.

BBCDC REQUESTED SUBSTITUTIONS:**General Contractor:**

The BBCDC is requesting to substitute their originally selected contractor, Hatcher Construction and Development, Inc., to Pulte Homes.

Development and Construction Plan:

Coinciding with the request to substitute the originally selected contractor, the BBCDC is requesting to substitute the original development and construction plans.

The BBCDC originally proposed constructing a one-story single-family home with three bedrooms, two bathrooms, and a one-car garage that totaled approximately 1,782SF. The BBCDC is now proposing to build a one-story single-family home with three bedrooms, two bathrooms, and a two-car garage that totals 2,125SF.

CRA staff has reviewed the proposed Requests for Substitutions and has determined that the substitutions will allow BBCDC to still meet the original requirements of the RFP. Additionally, with the substitutions, the BBCDC will be able to lower the sales price of the home, including the land, from \$295,000 to \$288,000.

ORIGINALLY SUBMITTED	REQUESTED SUBSTITUTION
General Contractor: Hatcher Construction and Development, Inc.	General Contractor: Pulte Homes
Development and Construction Plan: One-Story, Single-Family Home 3 Bedrooms 2 Bathrooms 1 Car Garage 1,782 SF Total (Air and Non-Air Conditioned)	Development and Construction Plan: One-Story, Single-Family Home 3 Bedrooms 2 Bathrooms 2 Car Garage 2,125 SF Total (Air and Non-Air Conditioned)
Sales Price: \$295,000	Sales Price: \$288,000

OVERVIEW OF PURCHASE AND SALE AGREEMENT (PSA) TERMS:

- Total Purchase Price: \$2,500 for the one Subject Property
- Effective Date: Date that PSA is executed by all parties
- Inspection Period: 45 calendar days commencing from Effective Date
- Application Date: 30 calendar days after Inspection Period ends, BBCDC shall submit a Building Permit Application for the one (1) single-family unit
- Closing Date: Within 30 calendar days of obtaining the building permit for the (1) single-family unit, the CRA and BBCDC shall close on the Subject Property
- Groundbreaking: Within 30 calendar days after the Closing Date, the BBCDC shall commence construction on the (1) residential unit
- Completion Date: No later than 545 calendar days after the Effective Date of the Agreement, the BBCDC shall complete construction and obtain certificates of occupancy for the one (1) residential unit

At this time, CRA staff is requesting the CRA Board:

1. Approve the Requests for Substitutions made by the Boynton Beach Faith Based Development Corporation, Inc. as it relates to their selected general contractor and the design of the single-family home to be constructed at 238 SW 14th Avenue;

AND
2. Approve a Purchase and Sale Agreement with the Boynton Beach Faith Based Development Corporation, Inc. for the purchase of the one property 238 SW 14th Avenue for a total purchase price of \$2,500 for the construction of affordable/workforce housing, in a form legally acceptable to the CRA Legal Counsel;

AND
3. Authorize the CRA Board Chair to execute the Purchase and Sale Agreement, and any related documents, in a form legally acceptable to the CRA Legal Advisor.

Attachments: Exhibit A: Location Map; Exhibit B - Requested Substitutions; Exhibit C - Originally Submitted Development and Construction Plans; Exhibit D - Purchase and Sale Agreement; Exhibit E - Resolution 2025-10

CRA Attorney Review:

The CRA Legal Counsel has prepared and reviewed the Purchase and Sale Agreement for legal sufficiency and form and determined it to be acceptable.

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