



Cover Memorandum/Staff Report

File #: 18-1090 CRA

Agenda Date: 6/8/2022

Item #: 8A.

TO: CRA Board of Commissioners
FROM: Kim N. Phan, Legal Advisor
THROUGH: Renée A. Jadusingh, Executive Director
DATE: June 8, 2022

PUBLIC NOTICE OF DISPOSITION OF CRA OWNED PROPERTY - 260 NW 9TH AVENUE

Recommended Action:

Authorize the posting of a notice of intent to dispose of CRA-owned property located at 260 NW 9th Avenue pursuant to Section 163.380, Florida Statutes.

Background:

On February 12, 2012, the CRA issued a Request for Proposal ("2012 RFP") to dispose of twelve (12) single family CRA-owned residential properties located in the Northwest/Southwest neighborhoods for the purpose of constructing affordable for-sale single family homes. A total of two (2) responses were received; one from Habitat for Humanity of South Palm Beach County and the other from the DBCLT. On April 12, 2012, the CRA Board awarded the sale of the six (6) of the properties to Habitat for Humanity of South Palm Beach County, and six (6) to the DBCLT.

The property located at 260 NW 9th Avenue., was conveyed to the DBCLT as part of the 2012 RFP. On June 26, 2014, the CRA Board approved a First Amendment to the Repurchase Agreement for a twenty-four (24) month extension to the development timeframe. The lot is a 40' wide corner lot and was more challenging for the DBCLT to obtain a buyer given the location and setback requirements for the substandard corner lot.

On March 31, 2016, the DBCLT submitted a request to the CRA to exchange the DBCLT properties located at 260 NW 9th Avenue and 110 SW 12th Avenue for the CRA's properties located at 126 SW 14th Avenue and 132 SW 14th Avenue to expand the Atlantic Park Square Project from 22 to 24 affordable single family homes. The 260 NW 9th Avenue property was repurchased by the CRA pursuant the terms of the Repurchase Agreement between the CRA and CLT dated May 10, 2012, as amended in 2014, which stated that the CRA had the right to repurchase the property if not developed by July 19, 2016.

Currently, the 260 NW 9th Avenue property remains undeveloped. The CRA Redevelopment Plan's redevelopment strategy for the Northwest Neighborhood includes construction of infill single family housing on vacant lots. The CRA Redevelopment Plan identifies providing decent affordable housing opportunities as an objective. The CRA has received a letter of interest in the property. It would promote the goals and objectives of the CRA Redevelopment Plan to developed the property.

At this time, Staff is requesting the Board to authorize the posting of a notice of intent to dispose of CRA-owned property located at 260 NW 9th Avenue pursuant to Section 163.380, Florida Statutes.

Attachments: Exhibit A - Location Map; Exhibit B - Letter of Intent - Delray Beach Community Land Trust

CRA Attorney Review:

The CRA Legal Advisor has reviewed the Letter of Intent from the Delray Beach Community Land Trust.

Funding Source/Financial Impact:

N/A

Overall need within the Community Redevelopment Area:

Removal of Slum And Blight

Land Use

Economic Development

Affordable Housing