



Cover Memorandum/Staff Report

File #: 18-1160 CRA

Agenda Date: 9/1/2022

Item #: 9A.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: September 1, 2022

PUBLIC NOTICE OF INTENT TO DISPOSE OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY OWNED PROPERTY - 260 NW 9TH AVENUE, DELRAY BEACH, FLORIDA, 33444

Recommended Action:

Discuss and select a proposal for the Public Notice of Intent to Dispose of CRA-owned property located at 260 NW 9th Avenue, Delray Beach, Florida, 33444 to develop one (1) affordable/workforce single-family housing unit pursuant to Article 4.7 of the City of Delray Beach's Land Development Regulations (Family/Workforce Housing Ordinance).

Background:

The Delray Beach Community Redevelopment Agency (CRA) owns one (1) vacant single-family residential parcel located at 260 NW 9th Avenue, Delray Beach, Florida 33444 (Property), which is within the Northwest Neighborhood of the CRA District (Sub Area #8).

Developing the Property would help the CRA meet one of its objectives of providing decent affordable housing opportunities within the CRA District. Furthermore, as identified in the CRA's Redevelopment Plan, developing the Property would also fall in line with the redevelopment strategy for the Northwest Neighborhood which includes construction of infill single family housing on vacant lots.

At the June 8, 2022, CRA Board meeting, the CRA Board authorized the posting of a Public Notice of Intent to Dispose of the Property pursuant to Section 163.380, Florida Statutes. The Public Notice stated the CRA's intention *to dispose the Property to a qualified not-for-profit entity for the purpose of developing one (1) affordable/workforce single-family housing unit, and to enter into an agreement with the successful proposer to provide for sale one (1) single-family housing unit that is restricted on a long-term basis for affordable/workforce housing pursuant to Article 4.7 of the City of Delray Beach's Land Development Regulations (Family/Workforce Housing Ordinance.)* Additionally, submitted proposals needed to include how the single-family home will be developed, constructed, and funded, with the source of the funding stated as the CRA would not be providing any funds to develop, construct or complete the home.

On June 22, 2022, the Public Notice of Disposal was published on the CRA's website and in the Palm Beach Post. The original due date for proposals from all interested parties was July 22, 2022, but was extended to August 5, 2022.

The CRA received three (3) proposals in response to the Public Notice by the submittal deadline. The proposals from the Delray Beach Community Development Corporation (Delray Beach CDC), the Delray Beach Community Land Trust (Delray Beach CLT), and Habitat for Humanity of South Palm Beach County (Habitat for Humanity) are summarized in the below table and the full proposals are included as Exhibits to this item.

Proposer	Purchase Price	Proposed Home	Completion Date	Funding Source	Restriction
Delray Beach CDC	N/A	3 bedrooms 2 bathrooms 1 car garage	N/A	Hatcher Construction & Development (Line of Credit) and Pulte Homes (Contingent on acceptance in PBC Workforce Housing Program)	Palm Beach County Workforce Housing Program
Delray Beach CLT	\$5,000	One-story or Two-stories 3 bedrooms 2 or 2.5 bathrooms 1 car garage	N/A	Delray Beach CLT Program Budget	Article 4.7 of the City of Delray Beach's Land Development Regulations
Habitat for Humanity	\$1,000	3 bedrooms 2 bathrooms 1 car garage	24 months	Habitat for Humanity Program Budget	N/A

At this time, this item is before the CRA Board for discussion and selection of a proposal for the Public Notice of Intent to Dispose of CRA-owned property located at 260 NW 9th Avenue, Delray Beach, Florida, 33444 to develop one (1) affordable/workforce single-family housing unit pursuant to Article 4.7 of the City of Delray Beach's Land Development Regulations (Family/Workforce Housing Ordinance).

Attachment(s): Exhibit A- Location Map; Exhibit B - Public Notice of Intent to Dispose; Exhibit C - Response from Delray Beach CDC; FY 22-23 Budget Update; Exhibit D - Response from Habitat for Humanity; Exhibit E - Response from Delray Beach CLT

CRA Attorney Review:

N/A

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