



Cover Memorandum/Staff Report

File #: 19-259

Agenda Date: 3/12/2019

Item #: 8.A.

TO: Mayor and Commissioners
FROM: Michael Coleman, Director, Neighborhood and Community Services
THROUGH: Chief Neal de Jesus, Interim City Manager
DATE: March 12, 2019

TITLE:

RESOLUTION NO. 51-19, HOUSING DISPOSITION/CONTRACT FOR SALE AND PURCHASE/HABITAT FOR HUMANITY PALM BEACH COUNTY INC./133 SW 12TH AVENUE, DELRAY BEACH, FLORIDA

RECOMMENDATION:

Motion to approve transfer property 133 SW 12TH Avenue, Delray Beach, 33444 to the Habitat for Humanity South Palm Beach County Inc. for the benefit and development of affordable housing to a household at or below 120% Area Median Income (AMI) as determined by HUD.

BACKGROUND:

Habitat for Humanity of South Palm Beach County, Inc., is a not-for-profit, 501(c)(3) corporation that works to provide affordable homeownership opportunities for hardworking and deserving families in the cities of Boynton Beach, Delray Beach, and Boca Raton, Florida. They've build homes in partnership with families who demonstrate a need for housing and a willingness to work with us to purchase a home of their own. With the help of generous supporters and volunteers, since HFH's establishment in 1991. Many families have been empowered in the community to achieve the dream of owning a safe, decent and affordable new home. Many other families have received repair and rehabilitation services from the Neighborhood Revitalization Program. The Veteran's Build affiliate which is Habitat for Humanity's national initiative to provide housing solutions and volunteer and employment opportunities to U.S. veterans, military service members and their families.

STRATEGIC POLICY PRIORITY:

The City of Delray Beach in its Family/Workforce Housing policy adopts and maintains its provision to provide property for the purpose of increasing the supply of affordable housing. The City of Delray Beach desires to transfer the property located at 133 SW 12th Avenue to the Habitat for Humanity South Palm Beach County, Inc. for the benefit and resale of the unit to a household with an income less than one-hundred twenty percent (120%) of Area Median Income (AMI) as determined by HUD. The land will be retained within the agencies Community Land Trust as the goal of the CLT is to preserve affordable homeownership opportunities through the long-term leasing of land under occupied homes. This ensures continued affordability, ownership and maintenance of the property.

ISSUE:

Increasing the supply of affordable housing.

CITY ATTORNEY REVIEW:

Approved as to form and legal sufficiency.

FISCAL IMPACT/FUNDING SOURCE:

The lot of reference was received in 2012 at a cost of ten dollars (\$10). The current total market value of the land is \$57,848 and the home value to be constructed is between \$220-240,000 including the land for properties at 1300-1600 square feet. Through this subsequent transfer to Habitat for Humanity it further and quickly will make available two properties through the replat process enhancing the affordability to low income families as an added stock to the Community Land Trust model.