



Cover Memorandum/Staff Report

File #: 18-0287 CRA

Agenda Date: 3/12/2019

Item #:

TO: CRA Board of Commissioners
FROM: Patrick McCullough, RA, CRA Project Manager
THROUGH: Jeff Costello, CRA Executive Director
DATE: March 12, 2019

REQUEST FOR PROPOSALS - DISPOSITION AND DEVELOPMENT OF CRA-OWNED PROPERTIES - CARVER ISLE

Recommended Action:

Authorize the issuance of the Request for the Disposition and Development of CRA-Owned Properties - Carver Isle, in the substantially attached form.

Background:

At the December 11, 2018 CRA Board Meeting, the Board discussed options for the development of ten (10) single family homes at Carver Isle (approximately 1 acre) located on the west side of SW 7th Avenue, between SW 3rd and 4th Streets, which also includes a property located at 238 SW 6th Avenue. The Board expressed their intent for the property to be developed by local non-profit developer(s) in a single phase.

Based on the Board's intent, the proposed RFP seeks a qualified not-for-profit entity for the purpose of providing affordable/workforce housing, and to enter into an agreement with the successful proposer in order to provide for the construction, income qualifying of perspective buyers, and sale of single-family houses that are restricted on a long-term basis for affordable/workforce housing. It is the CRA's intent that the properties are developed concurrently based on plans prepared by the CRA.

The CRA will provide a subsidy to assist the homebuyer with the cost of the homes based on their specific financing needs. It should be noted that the following costs will be paid for by the CRA and not incurred by the non-profit developer or the homeowner:

1. Architectural & Engineering Services
2. Site Preparation, including Clearing and Grubbing
3. Development and Construction Permit Fees
4. Construction Costs
5. Roadway, Alley, and Sidewalk Construction through the City's Streetscape Improvement project in the area.

The RFP is anticipated to be issued by March 25, 2019 with a submittal deadline of April 24, 2019.

Attachment(s): Exhibit A - Location Map; Exhibit B - DRAFT RFP Carver Isle Workforce Housing Development