



Cover Memorandum/Staff Report

File #: 18-0359 CRA

Agenda Date: 6/11/2019

Item #:

TO: CRA Board of Commissioners
FROM: Krista Walker, Contract Manager
THROUGH: Jeff Costello, CRA Executive Director
DATE: June 11, 2019

HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY - LETTER OF INTEREST TO PURCHASE OF ONE (1) CRA OWNED RESIDENTIAL PROPERTY

Recommended Action:

By Separate Motion:

1. Authorize CRA Staff and CRA Legal Counsel to negotiate a Purchase and Sale Agreement for Habitat for Humanity of South Palm Beach County, Inc. for the conveyance of the property located at 242 NW 6th Avenue with a purchase price of \$2,000, based upon the framework provided in the Letter of Intent, subject to any additional terms and conditions requested by the Board.
2. Authorize the issuance of a 30-day public notice of the CRA's intent to dispose of property at 242 NW 6th Avenue to Habitat for Humanity of South Palm Beach County, Inc. in accordance with Florida Statutes Section 163.380(3)(a).

Background:

The CRA received an unsolicited letter of interest from Habitat for Humanity of South Palm Beach County, Inc. ("Habitat") to purchase one (1) individual parcel to construct two (2) new single-family homes. The parcel and details are listed below.

ADDRESS	LOT/BLOCK	PCN	SUBDIVISION	DATE CRA ACQUIRED	PURCHASE PRICE	PROPOSED PURCHASE PRICE
242 SW 6th Avenue	Lot 9 / Block 4	12434616010100040	DELRAY TOWN OF	3/19/19	\$95,248.50	\$2,000

Habitat's request to acquire the property from the CRA, includes the following conditions based on the attached proposal and any other terms deemed necessary by the CRA Board:

1. That Habitat for Humanity of South Palm Beach County will construct three (3) bedroom, two (2) bathroom single family home with an enclosed one (1) car garage, All Tile, Hurricane Impact Windows, Double Truss Strapping, Owen's Coming 20 Year Architectural Shingle Roof, Landscape with Sprinkler System, Stucco Siding to Resemble Hardy Board, Covered Porch lined with Columns and Railings, Whirlpool Appliances and Pastel Color Exterior.
2. The timeline to complete the project is twenty-four (24) months from closing.
3. That Habitat for Humanity of South Palm Beach County shall be responsible for all closing costs including the costs and expenses related to obtaining surveys, title commitments and owner's policies, documentary stamp taxes, recording fees, and any other closing related expenses.

Habitat's letter of interest is presented to the Board for consideration with direction needed as to whether CRA staff should bring back for the Board's consideration a Purchase and Sale Agreement between the CRA and Habitat for Humanity of South Palm Beach County, Inc. for the listed property.

It is noted, 242 NW 6th Avenue is 90 feet wide and can be subdivided into two (2) two buildable 45' wide single family lots, which are developable provided they are restricted for workforce housing, pursuant to Article 4.7 of the City's Land Development Regulations (Family/Workforce Housing Ordinance). The proposed purchase price of \$2,000 (\$1,000 per buildable lot) for 242 NW 6th Avenue is consistent with the most recent transactions conveying single family lots to non-profit entities for workforce/affordable housing purposes.

Pursuant to Florida Statutes Section 163.380(3)(a) notification of the CRA's intent to dispose of the properties will need to be posted for a 30-day period and if no competing proposals are received, the CRA can move forward with entering into an agreement for the sale of the properties, which will be brought back before the Board for approval.

Attachment(s): Exhibit A - Location Map; Exhibit B - Habitat for Humanity of South Palm Beach County's Letter of Interest

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

N/A