



## Cover Memorandum/Staff Report

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**File #:** 18-0542 CRA

**Agenda Date:** 2/25/2020

**Item #:** 6A.

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**TO:** CRA Board of Commissioners  
**FROM:** Tara Toto, Redevelopment Manager  
**THROUGH:** Renée A. Jadusingh Esq., Executive Director  
**DATE:** February 25, 2020

### DISCUSSION - CARVER SQUARE WORKFORCE HOUSING

**Recommended Action:**

Board discussion.

**Background:**

The Carver Square Workforce Housing development is located in the southwest neighborhood, consisting of twenty (20) single-family residential parcels, with a combined acreage of approximately two (2) acres.

Below is a summary of the project status:

**Design Documents:**

- 20 Surveys: 100% Complete.
- Design Documents (Architecture/Civil/Landscaping): 90% Complete.
- Building Permit Submittal: Vertical Construction (master review): Anticipate: 2-25-20.

**City Required Entitlements:**

- Lot Split: 100 % Complete.
- Parcel Control Numbers and Addresses Assigned: 100% Complete.
- 17 separate Right of Way Dedication (ROW) Sketch and Legal Documents: 100% Complete.
- 17 separate ROW Deeds: ROW Deed Form and Sketch and Legal Documents submitted to City Engineering Department for review 2-18-20. Requires City Commission approval. Anticipate: April City Commission agenda.

**Construction Strategy:**

Three options for consideration:

- 1) Publish a Request for Proposal (RFP) for a local Nonprofit to develop, construct and sell.
- 2) Publish a Request for Invitation to Bid (ITB) for a Construction Engineering Inspector (CEI) and a General Contractor (GC); CRA to act as the developer (will require income qualification, marketing, and selling the homes).
- 3) Partner with Palm Beach County Department of Housing and Economic Sustainability under their Workforce Housing Program (PBC ULDC Article 5, Chapter G, Section 1).

\*\*Note: Any of the three options will require the processing of a Restrictive Covenant.

Attachment(s): Exhibit A - Presentation TBD

**CRA Attorney Review:**

N/A

**Funding Source/Financial Impact:**

N/A