



Cover Memorandum/Staff Report

File #: 18-0704 CRA

Agenda Date: 11/12/2020

Item #:

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: November 12, 2020

DISCUSSION - ISSUE REQUEST FOR PROPOSALS FOR PROPERTY MANAGEMENT OR NOTICE OF INTENT TO DISPOSE OF CRA-OWNED RESIDENTIAL PROPERTIES

Recommended Action:

Discussion of the issuance of a Request for Proposals (RFP) for a property manager to manage CRA-owned residential properties or for the issuance of a Notice of Intent to Dispose of the CRA-owned residential properties.

Background:

Currently, the majority of CRA-owned residential properties are fully managed, operated, and maintained by local non-profit organizations that specialize in the provision of affordable housing. The CRA has Property Management Agreements with the Delray Beach Community Land Trust (CLT) and the Delray Beach Housing Authority (DBHA). The CLT manages the Palm Manor apartments (total of 25 apartments) and the DBHA manages the LaFrance and Carolyn Quince apartments (total of 23 apartments).

In addition to those properties, the CRA owns and manages residential properties located at: 47 SW 8th Avenue (single-family home; tenant occupied) and 121 SW 10th Avenue (multi-family home with two (2) units; the front unit is tenant occupied, the back unit is vacant.)

As the majority of CRA-owned residential units are already being managed, operated, and maintained by third-parties, issuing an RFP for the management, operation, and maintenance of the two (2) CRA-managed residential properties would bring all CRA-owned residential properties under the same property management model. Property management services have assisted in furthering the goals and objectives of the CRA by allowing the CRA to utilize limited resources and staff more effectively.

Alternatively, Notices of Intent to Dispose of the two (2) residential properties could be issued with the deeds restricted for affordable housing. The CRA Redevelopment Plan calls for the CRA to acquire blighted properties and redevelop them in order to provide an adequate supply of affordable housing and also for the CRA to encourage home ownership. Renovations of the properties located at 121 SW 10th Avenue and 47 SW 8th Avenue were recently completed.

At this time, CRA staff is requesting the CRA Board discuss and provide direction as to whether a RFP should be issued for property management services for the two (2) CRA-owned residential

properties located at 47 SW 8th Avenue and 121 SW 10th Avenue or whether Notices of Intent to Dispose should be issued for those properties.

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

N/A