



Legislation Details (With Text)

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Title: DISCUSSION - CARVER SQUARE WORKFORCE HOUSING
Sponsors:
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Date	Ver.	Action By	Action	Result
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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