



Legislation Text

File #: 18-0016 CRA, Version: 1

TO: CRA Board of Commissioners
FROM: Krista Walker, Contract Manager
THROUGH: Jeff Costello, CRA Executive Director
DATE: June 11, 2018

HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY - LETTER OF INTEREST TO PURCHASE CRA-OWNED RESIDENTIAL PROPERTY (238 SW 14TH AVENUE)

Recommended Action:

By Separate Motion:

1. Authorize CRA Staff and CRA Legal Counsel to negotiate a Purchase and Sale Agreement for conveyance of the property located at 238 SW 14th Avenue to Habitat for Humanity of South Palm Beach County based upon the framework provided in the Letter of Interest, subject to any additional terms and conditions requested by the Board.
2. Authorize the posting of a Notice of the Intent to convey the CRA-owned property located at 238 SW 14th Avenue, to Habitat for Humanity of South Palm Beach County.

Background:

The CRA currently has available two (2) undeveloped single-family residential properties that are located in the NW/SW neighborhoods of The Set, for the purpose of constructing affordable for-sale single family homes. On May 3, 2018, the CRA received an unsolicited Letter of Interest from Habitat for Humanity of South Palm Beach County ("Habitat") to purchase one individual parcel to construct a new single-family home with the details listed below.

| Address | Acreage | Property Control # | Improvements | Zoning | Purchase Price | Proposed Purchase Price |
|-----------------|---------|--------------------|--------------|--------|----------------|-------------------------|
| 238 SW 14th Ave | 0.18 | 12434617190030101 | VACANT LOT | R-1-A | \$78,000 | \$1,000 |

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.

Habitat will construct one (1) three (3) or four (4) bedroom, two (2) bathroom single family home with enclosed garage with floor plans and elevations to be provided at a later date.

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 the listed property. If approved, the CRA will issue a Notice of Intent to Accept the Proposal from Habitat, pursuant to Section 163.380, Fla.Stat.

Attachments: Location Map; Letter of Interest - Habitat for Humanity South Palm Beach County

CRA Attorney Review:

The CRA Attorney has reviewed the Letter of Interest.

Finance Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

N/A