



Legislation Text

File #: 18-0415 CRA, Version: 1

TO: CRA Board of Commissioners
FROM: Tara Toto, Project Manager
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: August 13, 2019

HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY, INC. - LETTER OF INTEREST TO PURCHASE TWO (2) CRA OWNED RESIDENTIAL PROPERTIES

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 conveyance of the properties located at 102 NW 14th Avenue and 1311 NW 14th Avenue with a purchase price of \$1,000 each, 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 102 NW 14th Avenue and 1311 NW 14th 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 two (2) individual adjacent parcels to construct one (1) new single-family home. The subject properties will be restricted for workforce housing, pursuant to Article 4.7 of the City's Land Development Regulations (Family/Workforce Housing Ordinance). The parcels and details are listed below.

Address	Parcel Control No.	Subdivision	Date CRA Acquired	CRA Purchase Price	Proposed Purchase Price
102 NW 14 th Avenue	12-43-46-17-37-000-012	JOHNSON A J SUB	1/30/19	Purchased To	\$1,000.00
1311 NW 14 th Avenue	12-43-46-17-37-000-012	JOHNSON A J SUB	1/30/19		\$1,000.00

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

1. Habitat will construct a 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. Habitat will 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.

It is noted: The proposed purchase price of \$2,000 (\$1,000 per lot) for 102 NW 14th Avenue and 1311 NW 14th 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.

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.

Attachment(s): Exhibit A - Location Map & Photos; 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