



P. O. Drawer 1300
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MEMORANDUM

DATE: September 10, 2018

TO: Pompano Beach CRA Board

THRU: Gregory P. Harrison, Executive Director

FROM: Nguyen Tran, Northwest CRA Director

SUBJECT: Unsolicited Proposal for One (1) In-fill Housing Lot by Oasis of Hope CDC

Background

On May 16, 2018, the Pompano Beach Community Redevelopment Agency (CRA) received an unsolicited proposal from Oasis of Hope CDC to construct three (3) single family homes on CRA-owned in-fill housing lots located on NW 3rd Street in the Collier City neighborhood at the following Folio IDs: 4842-33-04-1900, 4842-33-04-1910, and 4842-33-04-1990. Oasis of Hope CDC is a 501(c)(3) not-for-profit organization located and operating in Pompano Beach for the past six (6) years with the goal of providing affordable homes to low-to-moderate income families, as well as providing education on the home buying process.

The proposal seeks to sell the homes to persons or family earning 120% or less of the Broward County median income and has three (3) pre-qualified buyers. The proposal is to build three (3) single-family homes that are approximately 1,650 square feet, containing three (3) bedrooms, two (2) baths, and a one (1) car garage. The homes are to be built using standard cement block construction (CBS). The sales price of the homes will range from \$195,000 to \$235,000. Oasis of Hope CDC completed two infill housing developments with the CRA in the Collier City Neighborhood and those homes have been conveyed to new home owners.

At the Northwest CRA Advisory Committee meeting on June 4, 2018, staff requested this item be tabled to verify the availability of the 3 vacant lots requested. After further review, it was determined that the 3 vacant lots requested are available and at the next Northwest CRA Advisory Committee meeting of July 2, 2018, CRA staff recommended acceptance of the unsolicited proposal from Oasis of Hope. During public comments, Members of King Freddie Lodge were present and voiced opposition to the disposition of two of the westernmost lots as the Lodge was interested in the same lots for future expansion of the Lodge. CRA Staff mentioned that the lots requested by Oasis of Hope CDC has a Future Land Use Map and Zoning Designation of Residential and cannot be used at this time for commercial expansion by the Lodge unless the Future Land Use Map and Zoning designations were amended from Residential category to Commercial. The Northwest CRA Advisory Committee recommended to accept the unsolicited proposal from Oasis of Hope for the easternmost lot (Folio # 4842-33-04-1990) and tabling the



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request for the two westernmost lots (Folio #'s 4842-33-04-1900 & 4842-33-04-1910) for 90 days until a complete proposal can be received from King Freddie Lodge. It was mentioned that the proposal from King Freddie Lodge must include typical information requested from developers seeking development opportunities such as a conceptual site plan, floor plan and elevations, cost estimates for improvements, financing commitments and deal terms. Should a complete proposal not be received within 90 days, the CRA Advisory Committee will need to reconsider the unsolicited proposal submitted by Oasis of Hope for these two single family lots. The CRA Board approved the acceptance of the unsolicited development proposal on July 17, 2018 and authorized negotiations with Oasis Of Hope CDC, Inc. for the easternmost lot (Folio# 4842-33-04-1990). Before the CRA Board for approval is the Property Disposition and Development Agreement.

Staff Recommendation

CRA Staff recommends approval of the Property Disposition and Development Agreement between the CRA and Oasis of Hope Community Development Corporation, Inc. to develop one (1) single family home on one CRA owned lot (Folio # 4842-33-04-1990).