



P. O. Drawer 1300
Pompano Beach, FL 33061

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MEMORANDUM

DATE: January 15, 2019

TO: Pompano Beach CRA Board

THRU: Gregory P. Harrison, Executive Director

FROM: Nguyen Tran, CRA Director

SUBJECT: Unsolicited Proposal for Two (2) In-fill Housing Lots 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 vacant 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 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. 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 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. On September 28, 2018, an email was received (attached) informing CRA Staff that the members of the Lodge no longer had interest in pursuing the two residential properties for expansion purposes.

The CRA Board accepted the development proposal at their last regularly scheduled meeting of October 17, 2018 to develop two single family homes and Authorized Staff to negotiate a Property



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Disposition and Development Agreement. Before the CRA Board for Approval is the Property Disposition and Development Agreement for the two westernmost lots.

CRA Staff Recommends Approval.



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Nguyen Tran

From: Mike Blangor <mike.blangor@gmail.com>
Sent: Friday, September 28, 2018 8:58 PM
To: Nguyen Tran
Subject: Re: King Freddie
Attachments: image001.jpg; KFL - Parking lot Proposal.pdf

Nguyen,

We met with the entire body and have decided that we no longer have any interest in the residential properties. We instead want to focus on our current building and the one commercial property on the corner to develop a public parking lot. Because it was a last minute decision I did revise the proposal but still have a few details that I hope to have filled in by Monday, including financing.

Thanks,