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## MEMORANDUM

**Date:** March 19, 2019

**To:** CRA Board

**Through:** Greg Harrison, Executive Director

**From:** Nguyen Tran, CRA Director

**Subject:** Habitat for Humanity Development Proposal - NW 27 Avenue, Collier City

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The Pompano Beach CRA received an unsolicited development proposal from Habitat for Humanity of Broward to construct single-family homes on 9 CRA owned lots located within the B2 Zoning District along NW 27 Avenue in Collier City. Habitat for Humanity is currently negotiating the purchase of 5 additional vacant lots from private sellers to make a greater impact to this community by providing additional affordable homeownership opportunities.

The 9 vacant CRA-owned lots (shown in RED on the map of their attached proposal) are both located on the east and west sides of NW 27 Avenue, north of NW 1<sup>st</sup> Court and south of NW 6<sup>th</sup> Street. The following is a summary of the lots included in Habitat's proposal:

Lot	Folio Number	Address	2018 Assessed Value	Proposed Unit Type
1	4842-33-04-3200	NW 6 <sup>th</sup> Street	\$ 34,840	Single Family
2	4842-33-04-3190	600 NW 31 Avenue	\$ 33,330	Single Family
3	4842-33-04-4730	500 NW 31 Avenue	\$ 23,180	Townhouse
4	4842-33-04-5280	300 NW 31 Avenue	\$ 23,160	Townhouse
5	4842-33-04-5290	140 NW 27 Avenue	\$ 27,900	Townhouse
6	4842-33-04-2370	140 NW 27 Avenue	\$ 22,130	Townhouse
7	4842-33-04-2360	140 NW 27 Avenue	\$ 31,950	Townhouse
8	4842-33-04-7370	140 NW 27 Avenue	\$ 28,120	Single Family
9	4842-33-04-7380	140 NW 27 Avenue	\$ 27,120	Single Family

Habitat for Humanity of Broward County is not new to the Collier City neighborhood. They have been building affordable single family homes throughout Collier City with the most recent single family infill developments finished 4 new homes for the City of Pompano Beach and 2 new homes for the CRA located on the north side of NW 6 Street/NW 27 Avenue.



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The proposal contemplates development of 9 CRA-owned lots consisting of single family homes and possibly a townhouse product. The townhouse product will depend upon whether the three lots (shown in GREEN) can be acquired at a reasonable cost and if a townhouse product would conform with respect to setback and other zoning code requirements. Otherwise, Habitat for Humanity will construct all single family homes on all 14 vacant lots. The single family homes will be approximately 1,230 sq. ft. concrete block homes consisting of a 3-bedroom or 4-bedroom model with 2-baths and a 1-car garage. Attached to this memorandum are the floor plans and elevations for a 4-bedroom model with construction cost estimate of \$131,544 (hard costs) with a total construction cost estimate (hard and soft costs) of \$179,844. Habitat estimates the townhouse product cost \$131,544 (hard costs) with a total construction cost estimate of \$148,409 (hard and soft costs). A floor plan and rendering was not provided for the townhouse product with their submittal. Typically with unsolicited proposals, the applicant submits a list of qualified buyers to assure that the development will be “turn-key”; however, staff does not have a concern with this proposal as Habitat for Humanity maintains an extensive list of eligible buyers going through their application process.

As with the previous CRA agreements pertaining to affordable housing infill development, a Property Disposition and Development Agreement will be executed as part of the process which will ultimately be presented before the CRA Board for approval should their proposals be accepted at a later date.

The lots requested are not entitled for single family construction and Habitat for Humanity is aware that Flex Unit and a Rezoning will be required. Habitat will immediately work with the City to rezone these lots as well as apply for Flex Unit approval through the City Commission. The proposed product will enhance the surrounding area and allow the vacant lots to be once again placed back onto the tax rolls and assist in the removal of slum and blight.

The development proposal was presented to the Collier City Civic Association on February 27, 2019 for informational purposes and considered for acceptance before the Northwest CRA Advisory Committee on March 4, 2019. The Northwest CRA Advisory Committee recommended approval with a vote of 6-0. Habitat for Humanity has agreed to provide additional single family models and will work with CRA staff to offer some variations in design elements.

**Recommendation:**

Staff recommends acceptance of this unsolicited development proposal and authorization to negotiate a Property Disposition and Development Agreement.

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