



P. O. Drawer 1300  
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## MEMORANDUM

**Date:** June 18, 2019

**To:** CRA Board

**Through:** Greg Harrison, Executive Director

**From:** Nguyen Tran, CRA Director

**Subject:** Habitat for Humanity Property Disposition and Development Agreement - 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 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	Single Family
4	4842-33-04-5280	300 NW 31 Avenue	\$ 23,160	Single Family
5	4842-33-04-5290	140 NW 27 Avenue	\$ 27,900	Single Family
6	4842-33-04-2370	140 NW 27 Avenue	\$ 22,130	Single Family
7	4842-33-04-2360	140 NW 27 Avenue	\$ 31,950	Single Family
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

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



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costs) with a total construction cost estimate (hard and soft costs) of \$179,844. 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.

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. The development proposal was presented to the CRA Board for consideration at their regularly scheduled meeting of March 19, 2019 and was approved with authorization for staff to negotiate a development agreement. Before the CRA Board for approval is the negotiated property disposition and development agreement.

Recommendation:

Staff recommends Approval of the Property Disposition and Development Agreement between the Pompano Beach Community Redevelopment Agency and Habitat for Humanity of Broward County, Inc.

# CRA

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