



20 N. Swinton Avenue
Delray Beach, FL 33444

~ CRA BOARD SUMMARY ~
**HABITAT FOR HUMANITY SOUTH PALM BEACH COUNTY LETTER OF INTEREST
TO PURCHASE FIVE (5) CRA OWNED RESIDENTIAL PROPERTIES**

The CRA currently has available thirteen (13) undeveloped single-family residential properties that are located in the NW/SW neighborhoods of The Set, for the purpose of constructing affordable for-sale single family homes. CRA staff presented this information to the affordable housing partners at the November 1, 2017 WARC's housing collaborators subcommittee meeting in anticipation of issuance of a Request for Proposal (RFP) for the disposal of the properties for affordable housing purposes. On November 16, 2017, the CRA received an unsolicited letter of interest from Habitat for Humanity of South Palm Beach County, Inc. (Habitat for Humanity) to purchase nine (9) individual parcels to construct seven (7) new single-family homes. On January 5, 2018, the CRA received a revised Letter of Intent to acquire five (5) parcels to construct four (4) new single-family homes with the details listed below.

Address	Acreage	Property Control #	Improvements	Zoning	Purchase Price	Proposed Purchase Price
125 SW 5 th Ave	0.24	12434616010300051	VACANT LOTS	RM (Medium Density Residential)	\$191,000	\$500
129 SW 5 th Ave		12434616010300052				\$500
138 SW 11 th Ave	0.16	12434617230060220	VACANT LOT	RM	\$45,000	\$1,000
101 SW 13 th Ave	0.18	12434617180030010	VACANT LOT	RM	\$78,000	\$1,000
110 SW 12 th Ave	0.16	12434617180030150	VACANT LOT	RM	\$0 (CLT)	\$1,000

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 for Humanity will construct either three or four bedroom, two bathroom single family homes (approximately 1,300 sq. living space) with an enclosed one (1) car garage.
2. The homes will be completed within 6 months once construction commences. Habitat for Humanity has four families that have been waiting for their opportunity to live in Delray Beach for over four (4) years. The families have individually put in over 500 hours of sweat equity working on other Habitat for Humanity Homes and have also completed rigorous educational requirements.

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 Humanity of South Palm Beach County, Inc. for the listed properties. If approved the CRA will issue a Notice of Intent to Accept the Proposal from the Habitat for Humanity of South Palm Beach County, Inc., pursuant to Florida Statutes Section 163.380.

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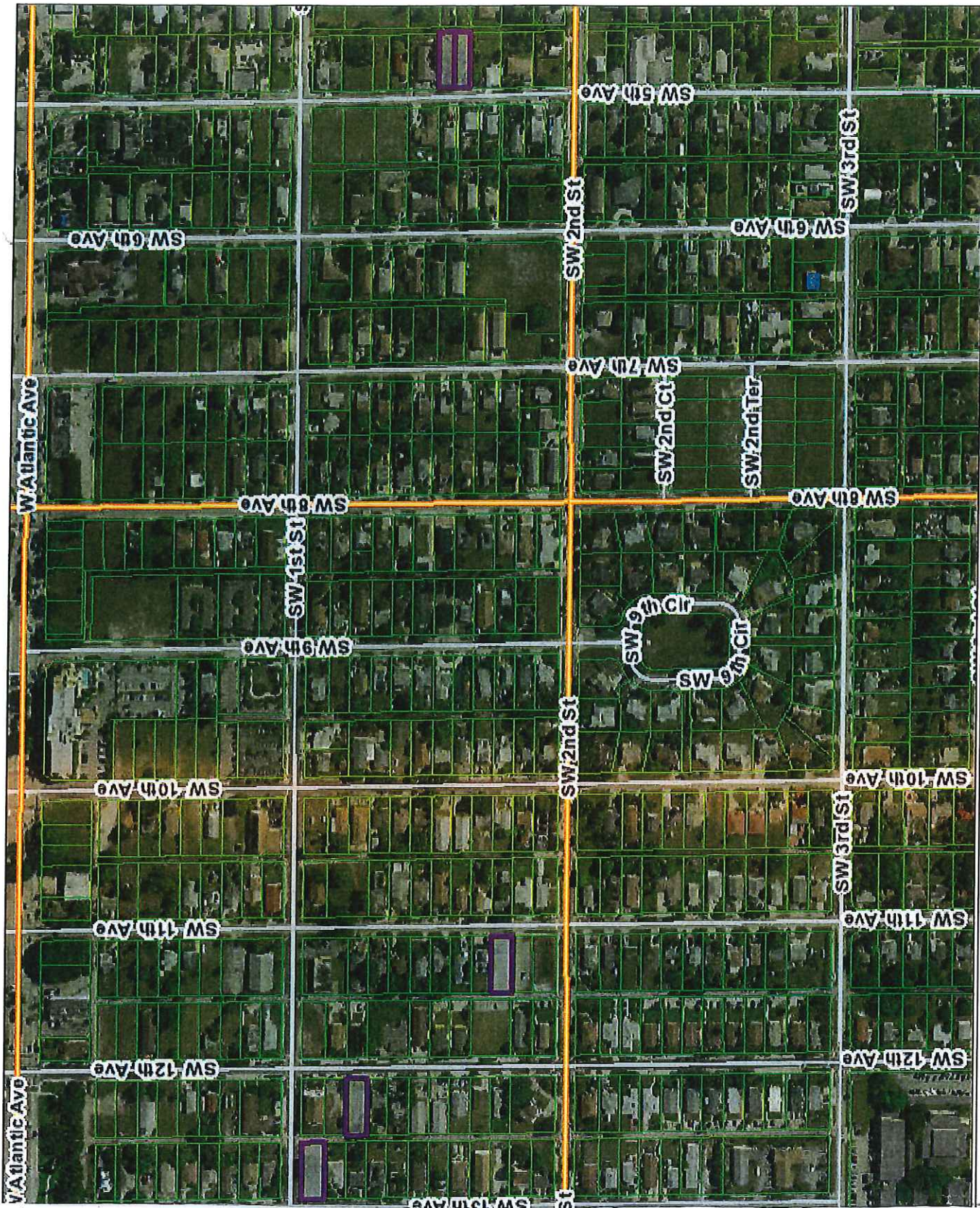
Recommended Action:

By Separate Motion:

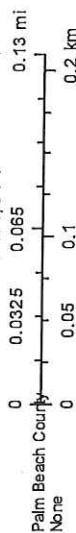
1. Authorize CRA Staff and CRA Legal Counsel to negotiate a Purchase and Sale Agreement for conveyance of the properties located at 125 SW 5th Avenue, 129 SW 5th Avenue, 138 SW 11th Avenue, 101 SW 13th Avenue, and 110 SW 12th Avenue to Habitat for Humanity of South Palm Beach County, Inc. based upon the framework provided in the Letter of Intent, subject to any additional terms and conditions requested by the Board.
2. Authorize the posting of a notice of the intent to convey the CRA-owned property, 125 SW 5th Avenue, 129 SW 5th Avenue, 138 SW 11th Avenue, 101 SW 13th Avenue, and 110 SW 12th Avenue to Habitat for Humanity of South Palm Beach County, Inc..

Submitted By: Krista Walker, Contract Manager

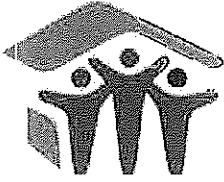
Attachments: Location Map; Letters of Interest - Habitat for Humanity of South Palm Beach County;



1:4,514



HABITAT FOR HUMANITY SPBC



Habitat
for Humanity®
of South Palm Beach County

181 S.E. 5th Avenue
Delray Beach, FL 33483
561-819-6070
Fax: 561-819-0173
www.habitatsouthpalmbeach.org

January 5, 2018

Delray Beach Community Redevelopment Agency
Jeff Costello, Executive Director
20 N. Swinton Avenue
Delray Beach, FL 33444

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Dear Jeff,

Habitat for Humanity of South Palm Beach County is pleased to present to the City of Delray Beach Community Redevelopment Agency an offer to purchase five (5) individual parcels. The purchase of the five parcels will enable HFHSPBC to construct four (4) new single family homes.

The attainable homes would be either three or four bedroom, two bathroom with an enclosed car garage.

The offer sheet is as follows:

#	Address	PCN	Proposed Purchase Price
1	125 SW 5 th Avenue 129 SW 5 th Avenue	12-43-46-16-01-030-0051 12-43-46-16-01-030-0052	\$500.00 \$500.00
2	138 SW 11 th Avenue	12-43-46-17-23-006-0220	\$1,000.00
3	101 SW 13 th Avenue	12-43-46-17-18-003-0010	\$1,000.00
4	110 SW 12 th Avenue	12-43-46-17-18-003-0150	\$1,000.00

We look forward to working with the CRA in upgrading the community. If you have any questions or comments, please feel free to contact me at your earliest convenience.

Respectfully,

Randy Nobles
President & CEO
561-819-6070 x213
rnobles@hfhboca.org

Visit Our Restores At: 1900 North Federal Highway, Delray Beach, Florida 33483 · 561-455-4441
272 South Dixie Highway, Boca Raton, Florida 33432 · 561-362-7284
10055 Yamato Road, Boca Raton, FL 33498 · 561-757-6190





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January 5, 2018

Delray Beach Community Redevelopment Agency
Jeff Costello, Executive Director
20 North Swinton Avenue
Delray Beach, FL 33444

Dear Jeff,

Happy New Year!

Under our new leadership team, Habitat for Humanity of South Palm Beach County (HFHSPBC) has been able to create a positive impact in South Palm Beach County. From our Women's Build Program, where we targeted 100 empowered women to help families build strength, stability and independence to our signature CEO Build, where we targeted the top 70 CEO's in South Palm Beach County to climb the Corporate Ladder. Together we helped transform our community with our inspiring "hand-up, not a hand-out" approach.

We have 4 deserving families that have been awaiting their opportunity to live in Delray Beach for over 4 years now. These 4 families have individually put in over 500 hours of sweat equity working on other Habitat homes and have also completed rigorous educational requirements. This is a true community effort with future and past homeowners, C-level executives and women professionals working together to make Delray Beach and South Palm Beach County the amazing place that it is!

Our team has worked very closely with the Delray community. In the last fiscal year our team completed over 30 Brush for Kindness and Neighborhood Revitalization projects along with the Veterans Day Community Improvement project. We have also build 52 affordable houses in the City of Delray since 1993.

Our current Letter of Intent, submitted initially on November 15, 2017, outlines which properties HFHSPBC is interested in developing to create a safe environment for our future homeowners in the City of Delray. If approved by your Governing Body, our timeline of completion for these lots is below.

Timeline

- Convert the 5 parcels into 4 lots.
- The 4 lots - Once transfer of ownership is completed break ground within 6 months and complete all four (4) homes within 6 months after ground breaking.

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We look forward to continuing a strong partnership between The City of Delray Beach and HFHSPBC in 2018 and for many years to come.

If you have any additional questions or require further clarification please do not hesitate to contact me.

Kind regards,

A handwritten signature in black ink, appearing to read 'M Abdalla', with a long horizontal flourish extending to the right.

Mohamed Abdalla

Senior Director of Government and Community Affairs

C: 561-962-5910

E: mabdalla@hfhboca.org