



## Agenda Item Summary

---

**File ID:** 19-0751

**DEPT-2**

**Meeting Date:** 8/13/2019

---

**PLACEMENT:** Departmental

**TITLE:**

**PERMISSION TO USE THE RFP PROCESS FOR THE DISPOSITION OF TWO COUNTY OWNED PROPERTIES ON THE AFFORDABLE HOUSING INVENTORY LIST**

**EXECUTIVE SUMMARY:**

This is a request for the approval of implementing the RFP process for the disposition, development and construction of Affordable and Workforce Housing units on County owned property, which was previously approved as surplus property and placed on the Affordable Housing Inventory List.

**DEPARTMENT:** Administration

**PREPARED BY:** **Name:** Susan Kores  
**Title:** Manager, Office of Community Development

**REQUESTED BY:** George Stokus, Assistant County Administrator

**PRESET:**

**PROCEDURES:** None

**BACKGROUND/RELATED STRATEGIC GOAL:**

On September 12, 2017, staff brought a list of proposed County owned properties to the Board of County Commissioners for approval as surplus. Staff was directed on two of the parcels presented, Hawthorne Street and Railway Avenue, to prepare an Agenda item to offer the property to an affordable housing non-profit, with costs to be borne by the purchaser. These properties were placed on the affordable housing inventory list, as required by Florida Statute 125.379, on November 28, 2017.

**Railway Avenue - 8 Lots**

Lots were purchased to construct Railway Avenue. As directed by the Board, these lots were presented to the Port Salerno Neighborhood Advisory Committee (NAC) for input. The NAC recommended that the property be offered to Habitat for Humanity to build affordable single-family housing. The Community Redevelopment Agency (CRA) motioned to move the properties to the affordable housing list with no additional recommendation.

**8. Hawthorne Street - 10 Lots**

Lots were purchased as part of a stormwater retrofit project. As directed by the Board, these lots were presented to the Golden Gate NAC for input. The NAC recommended that the property be offered to Habitat for Humanity to build affordable single-family housing. The CRA motioned to move

the property to the affordable housing list and honor the request of the Golden Gate NAC to recommend that the property be offered to Habitat for Humanity.

Affordable and Workforce housing development and construction can and is being accomplished by a variety of non-profit housing organizations nationwide. The County and the CRA have been approached by multiple parties interested in providing this service. Staff suggests that the County utilize a competitive process in the disposition of its surplus property to achieve the most fair, equitable and best product in the design and construction of housing for our residents.

Proposed projects will need to comply with Martin County’s Land Development Regulations and demonstrate consistency with the area’s Community Redevelopment Plan by including the following elements:

- Architectural style complementing the neighborhood
- A front porch with parking in the rear
- Highest density possible
- One or two story homes, town homes or apartments of CBS construction

Staff recommends that the properties be offered, through a competitive RFP process, to affordable housing non-profits for the development and construction of permanent affordable housing pursuant to Section 125.379, Florida Statutes. A separate agenda item will be presented to the Board of County Commissioners for final consideration and adoption of a resolution transferring said properties to the successful respondent(s).

**ISSUES:**

None

**LEGAL SUFFICIENCY REVIEW:**

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law, has identified and addressed legal risks, and has developed strategies for legal defensibility.

**RECOMMENDED ACTION:**

**RECOMMENDATION**

Move that the Board direct staff to follow the competitive RFP process in the disposition of property on the Affordable Housing Inventory List.

**ALTERNATIVE RECOMMENDATIONS**

Provide alternative direction to staff.

**FISCAL IMPACT:**

**RECOMMENDATION**

None

Funding Source	County Funds	Non-County Funds

<b>Subtotal</b>		
<b>Project Total</b>		

**ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

- ☐ Budget Transfer / Amendment
 ☐ Chair Letter
 ☐ Contract / Agreement
- ☐ Grant / Application
 ☐ Notice
 ☐ Ordinance
 ☐ Resolution
- ☐ Other:

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback) <<http://www.martin.fl.us/accessibility-feedback>>.