



Agenda Item Summary

File ID: 21-0400

DEPT-3

Meeting Date: 4/13/2021

PLACEMENT: Departmental

TITLE:

PERMISSION TO USE THE REQUEST FOR PROPOSAL (RFP) PROCESS FOR THE DISPOSITION OF COUNTY OWNED PROPERTIES FOR AFFORDABLE HOUSING

EXECUTIVE SUMMARY:

This is a request for approval to implement the competitive RFP process for the disposition, development and construction of affordable housing units on County owned property in the Port Salerno and Golden Gate Community Redevelopment Agency (CRA) areas.

DEPARTMENT: Administration

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

REQUESTED BY:

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

In 2017, staff brought a list of proposed County owned properties to the Board of County Commissioners for approval as surplus, including 10 lots on Hawthorne Street in the Golden Gate CRA and 8 lots on Railway Avenue in the Port Salerno CRA. The Board approved the disposition of these parcels and directed staff to prepare an Agenda Item to offer the parcels to an affordable housing non-profit organization, with costs to be borne by the purchaser.

Consistent with prior Board direction, a Request for Proposal (RFP) has been prepared for the parcels on Railway Avenue, in the Port Salerno CRA, for the development and construction of affordable housing as defined in the Martin County Comprehensive Growth Management Plan. A comparable RFP will be prepared for the property on Hawthorne Street in the Golden Gate CRA to be released to the community at a later date.

Affordable and workforce housing development and construction can and is being accomplished by a variety of organizations nationwide, profit and nonprofit. The County and the CRA have been approached by multiple parties interested in providing this service.

Proposed projects will need to:

- comply with Martin County's Comprehensive Growth Management Plan,
- comply with Martin County's Land Development Regulations for the applicable CRA,
- demonstrate consistency with the area's Community Redevelopment Plan, and
- serve as many residents as possible.

This RFP also proposes that the new construction be deemed affordable for a time period not less than twenty (20) years and responses will be accepted by a wide variety of organizations, not just nonprofit housing organizations; however, additional points will be awarded to any nonprofit respondents.

Utilizing this competitive process in the disposition of surplus property assures that the County will achieve the most fair, equitable and best product in the design and construction of housing for County residents.

Staff recommends that the properties be offered, through a competitive RFP process, to interested organizations for the development and construction of affordable housing. 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:

To the extent this item contains legal issues, it has been reviewed for legal sufficiency; although this is primarily a matter of Board policy.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board direct staff to follow the competitive RFP process in the disposition of County owned property in the Port Salerno CRA and the Golden Gate CRA for affordable housing, as presented.

ALTERNATIVE RECOMMENDATIONS

Provide alternative direction to staff.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution
☒ Other: Affordable Housing Request for Proposal

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