



Broward County

Legislation Text

File #: 22-899, Version: 1

Broward County Commission Regular Meeting

Director's Name: Leonard Vialpando

Department: Resilient Environment **Division:** Housing Finance Division

Information

Requested Action

MOTION TO ADOPT Resolution accepting a quit claim deed from Habitat for Humanity of Broward (HFH), for real property located in the Broward Municipal Services District (BMSD), and approving the release of restrictive covenants recorded on said property; authorizing, pursuant to Sections 197.592 and 125.38, Florida Statutes, the conveyance of certain real property located in the BMSD and acquired by the County by virtue of delinquent property taxes to HFH; authorizing the Mayor and Clerk to execute required documents for such conveyances and release of restrictive covenants, prepared as to form and legal sufficiency by the Office of the County Attorney. **(Commission District 8)**

Why Action is Necessary

Board approval is required to accept and convey County owned real property, pursuant to Florida Statutes, Sections 197.592 and 125.38, and the Broward Administrative Code, Section 6.23.

What Action Accomplishes

Board approval of this item provides: 1) Acceptance from HFH of the return of vacant parcel located within the BMSD at 178 NW 27 Terrace ("Parcel A"), previously conveyed to another nonprofit agency to develop into an affordable single family home and the release of the Restrictive Covenants associated with this property; and 2) Conveyance to HFH of a substitute vacant parcel located at 1129 NW 27 Avenue ("Parcel B") also within the BMSD, to be developed into an affordable single family home with Restrictive Covenants containing affordability requirements.

Is this Action Goal Related

Yes

Previous Action Taken

On March 14, 2017, Item 84, the Board adopted Resolution No. 2017-085, conveying 40 escheated lots to ten local nonprofit agencies for construction of 40 new affordable single-family homes in the BMSD (four homes per nonprofit agency) as part of a New Home Infill Program. Parcel A is one of the 40 lots conveyed with this action.

Summary Explanation/Background

THE RESILIENT ENVIRONMENT DEPARTMENT AND HOUSING FINANCE DIVISION RECOMMEND APPROVAL OF THIS MOTION.

This item supports the Commission's VALUE of "offering sustainable, compatible, innovative housing options for all income levels, including integrated, permanent supportive housing" and the Commission's GOAL to "promote housing and community redevelopment that integrates energy efficiency, community resilience, and other livability standards and initiatives."

On March 14, 2017, Item 84, the Board of County Commissioners adopted Resolution No. 2017-085 conveying 40 escheated parcels within the BMSD to 10 local nonprofit agencies to develop 40 new affordable single-family homes, with specific design and affordability requirements and 15-year affordability restrictive covenants. After the County conveyance, it was determined that Parcel A, located in a block adjacent to other County owned property, is suitable for assembly for a larger, more flexible development configuration. The County initiated discussion with Broward Alliance for Neighborhood Development (BAND), the nonprofit that originally acquired Parcel A, to return Parcel A to the County in exchange for another vacant residential parcel in the BMSD. In the meantime, BAND was unable to complete the development of their parcels and BAND's lender subsequently acquired title to Parcel A and then conveyed Parcel A to HFH. In exchange for HFH's return of Parcel A to the County, Parcel B is being provided to HFH as an alternative substitute parcel (Exhibit 1).

Parcel B is a buildable vacant lot located in the BMSD, upon which HFH will develop an affordable single-family home. Conveyance of Parcel B will include a restrictive covenant with a 15-year affordability term (Exhibit 2).

Source of Additional Information

Ralph Stone, Director, Housing Finance Division, 954/357-5320.

Fiscal Impact

Fiscal Impact/Cost Summary

None.