



Broward County

Legislation Text

File #: 21-680, Version: 1

Broward County Commission Regular Meeting

Director's Name: Leonard Vialpando

Department: Environmental Protection

Division: Housing Finance & Comm. Redevelopment

Information

Requested Action

MOTION TO ADOPT Resolution No. 2021-283 of the Board of County Commissioners of Broward County, Florida, authorizing conveyance of certain real property located in the City of Pompano Beach ("Property") to the Pompano Christian Clergy Council, Inc. pursuant to section 125.38, Florida Statutes; determining that the Property is not needed for County purposes; determining that the proposed use of the Property promotes the public community interest and welfare; authorizing execution of required documents for such conveyances; and providing for severability and an effective date. **(Commission District 2)**

Why Action is Necessary

Section 125.38, Florida Statutes, allows for the disposition of County property for affordable housing and requires the adoption of a resolution to convey real property to a nonprofit organization.

What Action Accomplishes

Authorizes the conveyance of Property to a nonprofit corporation, as part of a larger site, and, to construct an affordable rental apartment community for low- and moderate-income families located in the City of Pompano Beach, Florida.

Is this Action Goal Related

Yes

Previous Action Taken

No previous action.

Summary Explanation/Background

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT AND HOUSING FINANCE AND COMMUNITY REDEVELOPMENT DIVISION RECOMMEND APPROVAL.

This item supports the Board's Value of offering sustainable, compatible, innovative housing options for all income levels, including integrated supportive housing and rapid-rehousing: Goal 1: Facilitate a regional approach to growth and redevelopment through coordination and collaboration at the federal, state and local levels. Goal 2: Increase the availability of affordable housing of all types, countywide, in every community using effective, uniform criteria, policies and strategies. Goal 3: Identify affordable workforce housing funding, to include a local, dedicated source of revenue. Goal 4: Develop, through municipal collaboration, neighborhoods and communities connecting affordable housing to reliable, accessible modes of transportation. Goal 5: Promote housing and community

redevelopment that integrates energy efficiency, community resilience, and other livability standards and initiatives.

On March 7, 2006, the Board adopted Resolution No. 2006-068, which authorized the conveyance of a property that had escheated to Broward County for delinquent real estate taxes to the City of Pompano Beach pursuant to Florida Statutes Chapter 197.592. The quitclaim deed transferring the property is recorded in the Official Records of Broward County Book 41592, Page 1349 (“Quitclaim Deed”).

Pursuant to the Quitclaim Deed, the City of Pompano Beach was required to construct a single-family home on the Property within three years from the date of lot transfer; otherwise, the Property would automatically revert to the County. The Property reverted to the County under the terms of the Quitclaim Deed.

In accordance with Section 125.38, Florida Statutes, the Board may convey county owned property to a nonprofit organization such as the Pompano Christian Clergy Council, Inc. for the purpose of promoting community interest in such property if not needed for county purposes.

Cornerstone Group Properties, LLC initiated development of a 121-unit affordable rental community contiguous to the Property, known as Sonata, located on the Northwest and Southwest corner of NW 8th Street and North Dixie Highway. The project will feature an eight story High Rise on Dixie Highway with 77 units, and two three-story garden style buildings with 44 units. Cornerstone has partnered with the Pompano Christian Clergy Council, Inc. (“Nonprofit Partner”), for development of Sonata. The developer will be using the Average Income Set-Aside and have some market rate units. The breakout is: 19 units @ 30% AMI; 30 units @ 60% AMI; 57 units @ 70% AMI; and 15 units at market rate. This averages out to 60% AMI for the affordable units in the project.

The Nonprofit Partner has requested that the County transfer the lot to the Nonprofit Partner to be used as part of a larger site which will house the Sonata development. The City of Pompano Beach supports the transfer of the Property to the Nonprofit Partner and finds that having the County make the transfer directly to the nonprofit saves time and cost as the City would have to prepare to make the transfer if they had control of the lot.

The deed conveying the Property will contain a restriction that the Property be used for affordable housing and a provision that the Property revert to the County if not used for those purposes.

Source of Additional Information

Ralph Stone, Director, Housing Finance and Community Redevelopment Division, (954) 357-5320

Fiscal Impact

Fiscal Impact/Cost Summary

Title to the property will be conveyed from Broward County to the nonprofit organization, at no cost, thus relieving the County from responsibility for maintenance costs. Further, the conveyance of title will result in the construction of an affordable multifamily rental units, resulting in an increase in the ad valorem tax base.