



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Scott Morgan, Interim City Manager

THRU: Ibis Camacho, Assistant Director, Community & Economic Development

DATE: April 17, 2025

RE: Resolution 2025-17, identifying certain real property owned by the City which may be used for affordable housing programs in the City of Palm Bay.

SUMMARY:

Section 166.0451, Florida Statutes provides that every three (3) years a municipality shall prepare an inventory list of all real property within its jurisdiction to which the municipality holds fee simple title which is appropriate for use as affordable housing. The Statute further notes that the governing body of the municipality must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. Following the public hearing, the governing body of the municipality shall adopt a resolution that includes an inventory list of such property. The inventory list shall be publicly available on the City's website to encourage potential development.

Attached is an inventory list of real property for which Council has previously designated for use as affordable housing. There are 11 parcels on the inventory list, 10 of which were already designated by City Council as surplus for affordable housing. However, only eight (8) were designated by resolution, as required by Florida Statutes. Staff is seeking to designate the remaining two properties (1200 Salina Street SE and 2230 Washington Street NE) as approved by City Council on March 7, 2024 through this resolution, and add one (1) new property located at 1491 Florida Avenue NE. The City recently came to own the property at 1491 Florida Avenue NE through foreclosure. There is an existing structure on the property; however, the single-family home is in significant disrepair and has been declared unsafe and would need to be demolished by any potential affordable housing developer.

Please note: On August 13, 2024, City Council approved six (6) lots located on Northview Street to Macedonia Community Development Corporation for the development of affordable housing to serve elderly and/or veterans.

In accordance with Section 166.0451, F.S., real property on the inventory list may be offered for sale and the proceeds may be used to purchase land for the development of affordable housing or

to increase the local government fund earmarked for affordable housing; or may be sold with a restriction that requires the development of the property as permanent affordable housing; or may be donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the City may otherwise make the property available for use for the production and preservation of permanent affordable housing. Approval of the inventory list does not preclude the Council from revising the list in the future if a property (or properties) is determined to be needed for municipal purposes.

The term “affordable” has the same meaning as in Section 420.004(3), F.S. Affordable means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households.

REQUESTING DEPARTMENT:

Community & Economic Development

FISCAL IMPACT:

There is no fiscal impact

STAFF RECOMMENDATION:

Motion to adopt a resolution designating certain City-owned real estate as providing in Exhibit "A" as appropriate for affordable housing

ATTACHMENTS:

1. Resolution
2. Exhibit "A" - City of Palm Bay – Surplus Real Property for Affordable Housing