



Cover Memorandum/Staff Report

File #: 25-213 CRA

Agenda Date: 11/20/2025

Item #: 9C.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Executive Director
DATE: November 20, 2025

DISCUSSION DIRECTION ON FUNDING METHOD FOR DEVELOPING AFFORDABLE/WORKFORCE HOUSING ON CRA-OWNED VACANT LOTS

Recommended Action:

Board discussion and direction.

Background:

At the August 28, 2025, CRA Board meeting, the CRA Board approved the issuance of two (2) Request of Proposals (RFP) to dispose of four (4) CRA-owned vacant lots to obtain proposals from qualified not-for-profit entities specializing in the development and construction of affordable/workforce housing, to develop and construct affordable/ workforce housing.

The objective of the RFPs is to enter into agreements with qualified not-for-profit entities to develop and construct single-family homes following the City of Delray Beach Land Development Regulations for the current zoning designation of R1A -Single Family Residential; and provide for-sale single-family housing that is priced and restricted on a long-term basis for affordable/workforce housing, as per the City of Delray Beach's workforce Housing Program, Article 4.7.

The four (4) CRA-owned vacant lots would be disposed of as shown below:

RFP CRA No. 2025-07:

<u>PROPERTY</u> <u>ADDRESS</u>	<u>Parcel Control</u> <u>Number</u>	<u>ZONING DESIGNATION</u>
630 SW 4 th Street	12-43-46-20-88- 000-0010	R1A - Single Family Residential
704 SW 4 th Street	12-43-46-20-88- 000-0020	R1A - Single Family Residential
708 SW 4 th Street	12-43-46-20-88- 000-0030	R1A - Single Family Residential

RFP CRA No. 2025-08:

<u>PROPERTY</u> <u>ADDRESS</u>	<u>Parcel Control</u> <u>Number</u>	<u>ZONING DESIGNATION</u>
216 NW 8 th Avenue	12-43-46-17-25- 002-0220	R-1-A - Single Family Residential

The RFPs would require the Proposers to include development, construction, and sales plans for CRA-owned vacant lots. Additionally, the RFPs stipulated that the CRA would not be providing design and construction documents, building permits, or funding or funding assistance for design and construction documents, building permits and/or fees, or any other type of funding assistance or subsidy for the home developer or the home buyer.

Since August 28, 2025, CRA Staff has considered the continued rising costs of development and construction along with the continued rising costs of homes sales prices. As such, CRA Staff would like to revise the language with the RFPs to allow for CRA Funding Assistance & Subsidies, to assist a developer and/or homeowner as needed.

The revised language that would be included in the RFPs would be the following:

CRA Funding Assistance & Subsidies

The following costs may be eligible to receive Funding Assistance, be paid for by the CRA subject to availability of funds, and not incurred by the developer or the homeowner:

1. Architectural & Engineering Services
2. Development and Construction Permit Fees, including Impact Fees
3. Construction Financing
4. Roadway, Alley, Sidewalk, Infrastructure Construction as required by the City of Delray Beach

Any request for Funding Assistance shall be made by the Proposer within its submitted Proposal. The Proposer must state the amount of Funding Assistance requested and for which of the above costs the Funding Assistance would go towards.

Additionally, the CRA may provide Subsidies to assist the homebuyer with the cost to purchase the home. Any request for such a Subsidy shall be made by the Proposer within its submitted Proposal. The Proposer must state the estimated amount requested. After the RFP award, the CRA will work with the Successful Proposer to determine the final Subsidy amount.

NOTE: CRA Funding Assistance and Subsidies will not be available to developers that are required to provide Workforce Housing to fulfill a governmental requirement related to any other project.

At this time, CRA staff is seeking approval to issue the revised RFPs for the disposition of the CRA-owned vacant lots for the development of affordable/workforce housing.

Attachments: Exhibit A - Location Maps; Exhibit B - Draft RFP CRA No. 2025-07; Exhibit C - Draft RFP CRA No. 2025-08

CRA Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

**Overall need within the Community Redevelopment Area from Delray Beach
CRA Redevelopment Plan:**

Removal of Slum And Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities