



Cover Memorandum/Staff Report

File #: 25-139 CRA

Agenda Date: 8/28/2025

Item #: 9A.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Executive Director
DATE: August 28, 2025

ISSUE REQUEST FOR PROPOSALS CRA NO. 2025-08 FOR THE DISPOSITION OF ONE CRA-OWNED VACANT LOT LOCATED AT 216 NW 8th AVENUE FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING

Recommended Action:

Approve the issuance of a Request for Proposals CRA No. 2025-08 for the disposition of one (1) CRA-owned vacant lot located at 216 NW 8th Avenue for the development of affordable/workforce housing.

Background:

The purpose of issuing the Request for Proposals (RFP) CRA No. 2025-08 is to dispose of one (1) CRA-owned vacant lot located at 216 NW 8th Avenue, within the Northwest Neighborhood of The Set and to obtain proposals from qualified not-for-profit entities specializing in the development and construction of affordable/workforce housing, to develop and construct one affordable/ workforce housing unit on that vacant lot.

The objective of the RFP is to enter into an agreement with a qualified not-for-profit entity to develop and construct one (1) single-family home 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 one (1) CRA-owned vacant lot that will be included in the RFP is listed below:

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

Proposals should include development, construction, and sales plans.

The CRA Board will have the sole and absolute discretion to award the CRA-owned vacant lot to the responsive and responsible proposer in a manner that serves the best interests of the CRA. Upon the award of an acceptable proposal by the CRA Board, and an executed, negotiated agreement with a successful proposer, as well as the successful proposer's compliance with conditions precedent to closing, the CRA will close on the lot as described the RFP, or as agreed to pursuant to the agreement between the successful proposer and the CRA.

The intent of the CRA is to release the RFP on Monday, September 8, 2025, and have the Proposal Submittal Due Date be Wednesday, October 8, 2025. The full RFP will be available to view online on the CRA's website, www.delraycra.com <<<http://www.delraycra.com>>>, or on Bidnet Direct, www.bidnetdirect.com <<<http://www.bidnetdirect.com>>>; a hard copy can also be requested.

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

Attachment(s): Exhibit A - Location Map; Exhibit B - Draft RFP CRA No. 2025-08

CRA Attorney Review:

The CRA Legal Advisor will review all RFP documents per the CRA Purchasing Policies and Procedures.

Finance 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