



Cover Memorandum/Staff Report

File #: 26-0129 CRA

Agenda Date: 8/27/2026

Item #: 7E.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: August 27, 2026

RESOLUTION 2026-10 -APPROVAL OF A FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT FOR A CRA-OWNED VACANT LOT LOCATED AT 260 NW 9TH AVENUE, FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND HABITAT FOR HUMANITY OF GREATER PALM BEACH COUNTY, INC.

Recommended Action:

Approve Resolution No. 2026-10, a First Amendment to the Purchase and Sale Agreement for one (1) CRA-owned vacant lot located at 260 NW 9th Avenue for the development of one (1) affordable/workforce single-family home between the Delray Beach Community Redevelopment Agency and Habitat for Humanity of Greater Palm Beach County, Inc., to extend the completion date by 545 calendar days to March 25, 2028, for the construction of and issuance of the certificate of occupancy for one (1) single-family home.

Background:

On March 31, 2025, the Delray Beach Community Redevelopment Agency (CRA) and Habitat for Humanity of Greater Palm Beach County, Inc. (Habitat) entered into a Purchase and Sale Agreement (PSA) for one (1) CRA-owned vacant lot located at 260 NW 9th Avenue (Subject Property) for the development of one (1) affordable/workforce single-family home. The PSA currently states that the Completion Date for the construction of and issuance of the certificate of occupancy for the one (1) single-family home is September 27, 2026.

Habitat initially submitted a building permit application to the City of Delray Beach (City) for the Subject Property in August 2025. The delay in receiving the building permit approval is related to the issue summarized below.

Right-of-Way Dedications

The Subject Property measures approximately 40 feet in width by 136 feet in depth. The Subject Property has an unimproved alley at the rear of the property. Additionally, it is a corner lot, that fronts NW 9th Avenue and NW 3rd Street. See Location Map included in Exhibit A.

During the building permit application review process, City Staff indicated that along with the required building setbacks, certain right-of-way dedications will be needed as a condition of approval for the development of the Subject Property - a 2-foot alley dedication is required along the rear to accommodate planned alley improvements and a 25-foot corner clip dedication is also required.

The required building setbacks along with the required right-of-way dedications for the alley and corner clip resulted in Habitat having to redesign the single-family home.

The re-design process, along with the building permit approval process, requires additional consideration, coordination, and review to ensure that the required building setbacks and dedications are met.

Below is an overview of the current status of the building permit application for the Subject Property:

Address	Permit Review Process	Next Steps
260 NW 9th Avenue	• City Staff has provided comments • Legal description and sketch for alleyway and corner clip dedication - completed	• Habitat is currently redesigning the single-family home to meet all City requirements and is also addressing remaining City comments

On August 10, 2026, Habitat requested a 545-calendar-day extension to the Completion Date due to unavoidable delays related to the re-design of the single-family home and the building permit approval process. The revised Completion Date would be March 28, 2028. Correspondence from Habitat is included as Exhibit D.

At this time, CRA Staff recommends the approval of the First Amendment to the Purchase and Sale Agreement between the Delray Beach Community Redevelopment Agency and Habitat for Humanity of Greater Palm Beach County, Inc., to extend the Completion Date by 545 calendar days to March 28, 2028, for the construction of and issuance of the certificate of occupancy for one (1) affordable/workforce single-family located at 260 NW 9th Avenue.

Attachment(s): Exhibit A - Location Map; Exhibit B - Resolution 2026-10 and First Amendment to Purchase and Sale Agreement; Exhibit C - Purchase and Sale Agreement; Exhibit D - Correspondence from Habitat requesting extension

CRA Attorney Review:

The CRA Legal Counsel has prepared and reviewed the First Amendment to the Purchase and Sale Agreement for legal sufficiency and form and determined it to be acceptable.

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