



# Delray Beach Community Redevelopment Agency

## August 2020 Property Management Report

### Residential Rental Properties

- 34 NW 6<sup>th</sup> Avenue (Single Family Residence)
- 47 SW 8<sup>th</sup> Avenue (Single Family Residence)
- 121 SW 10<sup>th</sup> Avenue (Duplex)

### Commercial Properties

- 182-186 NW 5<sup>th</sup> Avenue (Career Cottage/Monogram Closet)
- 135 NW 5<sup>th</sup> Avenue (West Settlers Building – Mixed Use)
- 700-714 W Atlantic Avenue (Single-Story Tenant Building)
- 313 NE 3<sup>rd</sup> Street (Arts Warehouse)
- 98 NW 5<sup>th</sup> Avenue (Two Story Building/Unoccupied)
- 606 West Atlantic Avenue (Schuler's Funeral Home/Unoccupied)
- 805 West Atlantic Avenue (Environmental Remediation/Vacant)

### Parking Lots

- 57 SW 5<sup>th</sup> Avenue
- 95 SW 5<sup>th</sup> Avenue
- 46 SW 9<sup>th</sup> Avenue
- 40 NW 5<sup>th</sup> Avenue
- 215 SE 2<sup>nd</sup> Avenue
- 362 NE 3<sup>rd</sup> Avenue

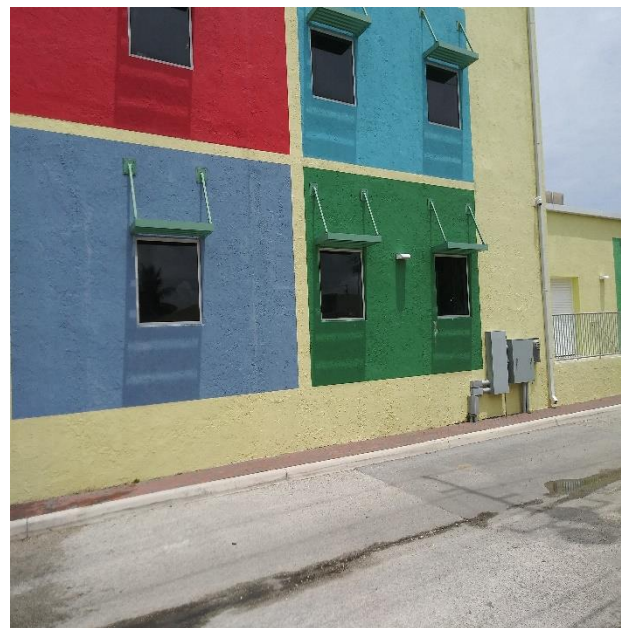
\*Note: All other properties are vacant lots.

### Update:

On May 7, 2020, the first virtual CRA Board meeting was held and the Board passed the COVID-19 Rental Assistance Program for tenants located or living in Delray Beach CRA-owned properties. The CRA and the CRA Board both understand that residents and businesses are being asked to make sacrifices and forced to make unprecedented decisions. Through this Program, the CRA can provide direct financial assistance to the CRA's 26 residential, commercial, and Arts Warehouse tenants who have been affected by the COVID-19 pandemic. For qualified tenants, the CRA will be able to refund paid rents for the months of April and May; if rent had not been paid, it would not be collected for these two months. Following the month of May, the CRA Board also approved a rent abatement period to last until the end of the fiscal year; qualified CRA tenants would be able to have their monthly rent abated until September 30, 2020, to be determined on a monthly basis.

## Pressure Cleaning

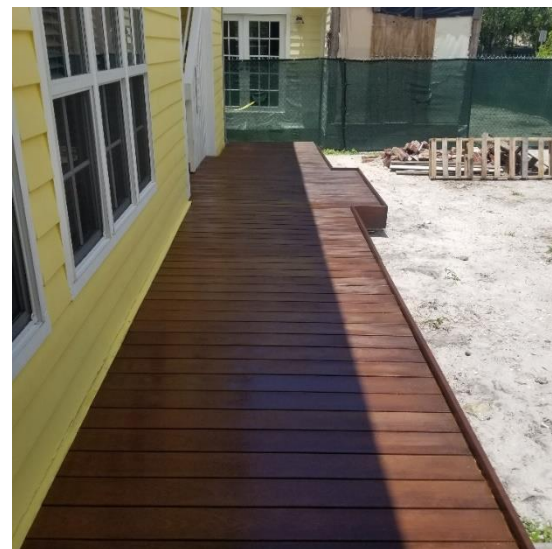
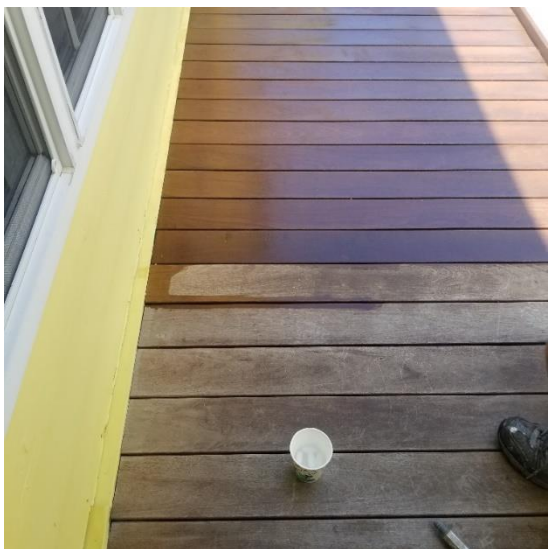
3 local pressure cleaning vendors were selected to pressure clean 11 CRA properties, including 6 parking lots. Weather conditions had slowed completion time,









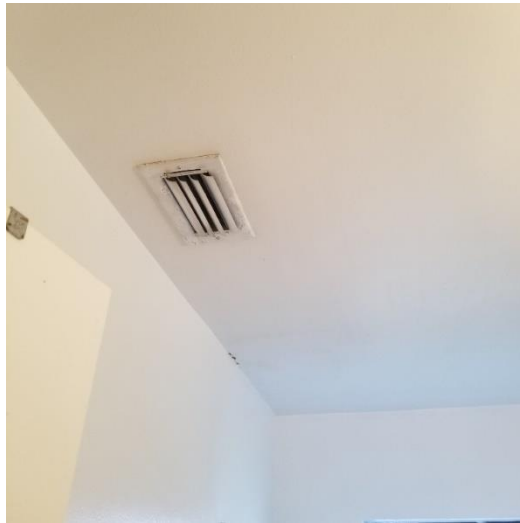






### **34 NW 6<sup>th</sup> Avenue Roof Repair**

With the heavy rains over the last few months, the tenants at the single family home located at 34 NW 6<sup>th</sup> Avenue, noticed brown spots in several areas of ceiling. After inspecting the roof, there were several nails that were visibaly showing and shingles missing. Repairs were made on July 22, 2020.







## Hurricane Prep

Weather permitting, the CRA's Landscape Maintenance contractor, Sod Unlimited has been trimming and thinning out trees and palms at various properties and parking lots. Out of the 8 properties assigned, only 3 remain to be thinned out.







### Decorative Identification Signs

Decorative Identification signs have been added to the Palm Manor and Courtyards on Twelfth rental properties..

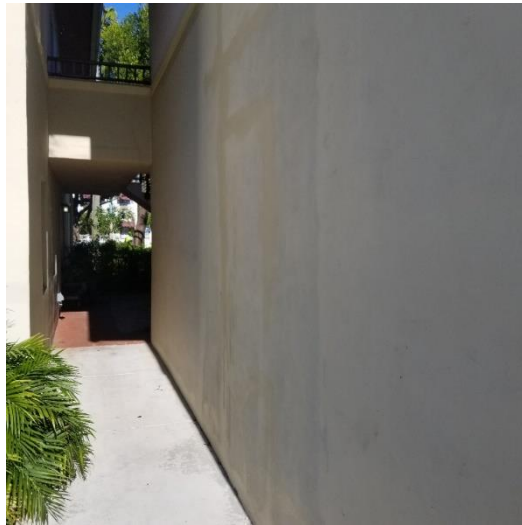






### Carolyn Quince

Carolyn Quince Court is a CRA affordable housing complex located at 133 NW 5<sup>th</sup> Avenue that has been managed and maintained by the Delray Beach Housing Group, (DBHG), since September 2011. The DHG has been caulking, patching, and preparing the exterior of the building and stairways for painting. They are still waiting for the bid requests to return.







## LaFrance Apartments

LaFrance Apartments is a CRA owned, 14 unit, affordable rental complex that has been managed and maintained by the Delray Beach Housing Group, (DBHG), since September 2011. While recently pressure cleaning the building to prepare for painting, termite damage was discovered in several areas. DBHG has sent out requests for quotes for termite treatment and structural/ wood repairs. Patching and re-grouting are on going.









### **Additional CRA Initiatives**

Monitor the repairs at both Carolyn Quince Court and LaFrance Apartment complexes.

Send out request for quotes to do minor repairs at the newly vacant property at 186 NW 5<sup>th</sup> Avenue. Career Source moved out on July 31, 2020.