

The logo of the Delray Beach Community Redevelopment Agency is a circular emblem. It features a stylized house silhouette in the center, with a green roof and a light blue base. The house is set against a background of a light blue sky and green foliage. The entire logo is enclosed within a circular border that is light blue on the outside and white on the inside.

# **Delray Beach Community Redevelopment Agency**

**Regular Board Meeting**

**Tuesday, April 26, 2022 at 4:00 p.m.**

**Arts Warehouse**



## Item 8A.

# Match Point – 2022 Delray Beach Open

Presented by Mark Baron, Match Point







30<sup>TH</sup>  
ANNIVERSARY

Delray Beach OPEN

By VITACOST.COM









## Item 9A.

# Update on Carver Square Workforce Housing Development





# Carver Square

Workforce Housing in Delray Beach







# Carver Square

Celebration Day  
April 22, 2022



# Carver Square Overview



- 20 new homes in Delray Beach at 4 levels of affordable 2020 price points
- No subsidies from the City
- Will meet contract requirements on starting and completing houses despite global supply chain issues
- Agreement from AT&T to bring high speed fiber into the neighborhood
- Partnership with Community Greening for fruit trees





# Carver Square Overview

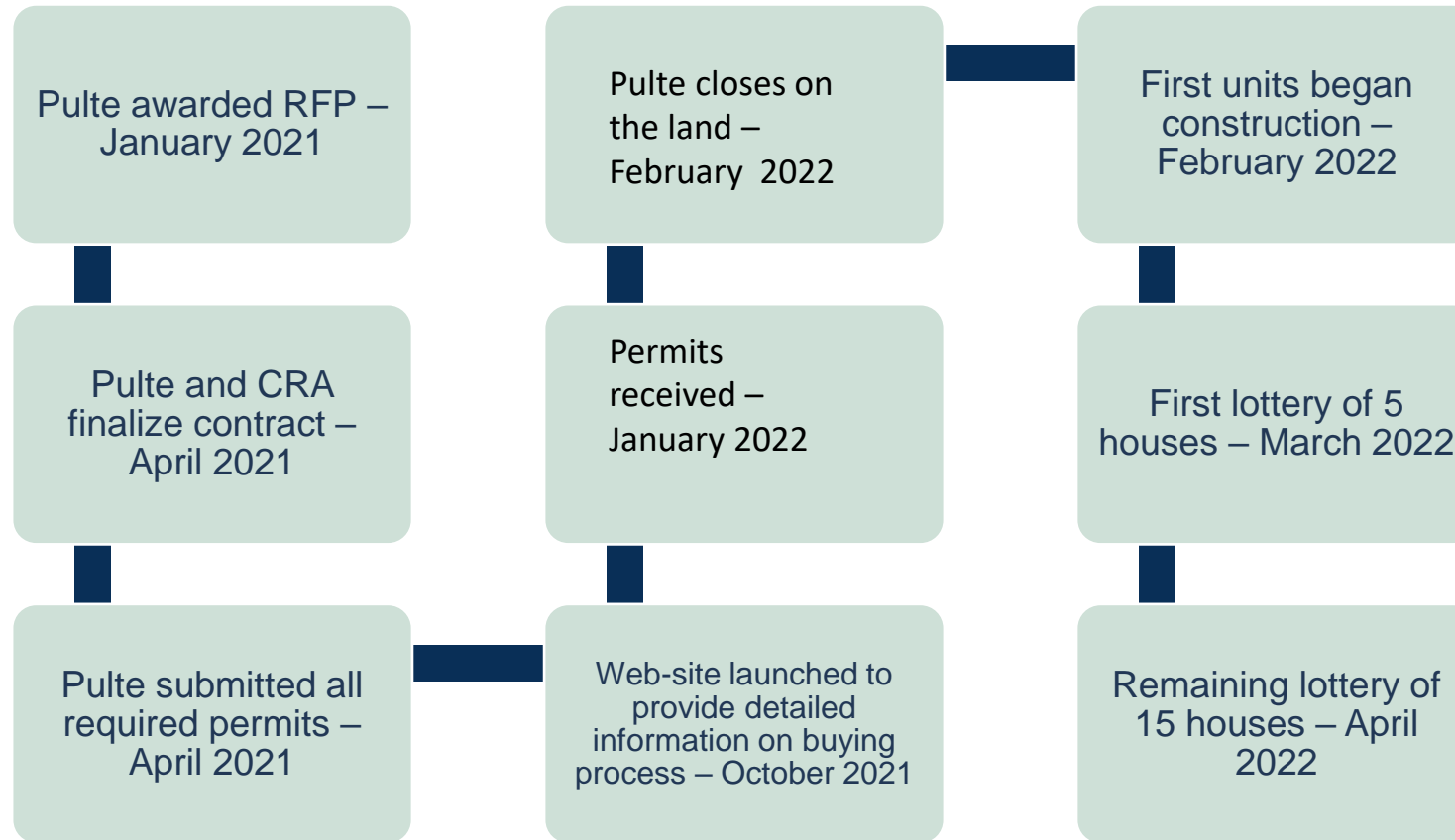
Carver Square is being developed as part of Palm Beach County's Workforce Housing Program

| Household Income Range | WHP 1 Low Income<br>(51%-80% AMI)<br>\$48,120-\$64,160 | WHP 2 Moderate-1<br>Income (80%-100%<br>AMI) \$64,160-<br>\$80,200 | WHP 2 Moderate-2<br>Income (100%-120%<br>AMI) \$80,200-<br>\$96,240 | WHP 4 Middle<br>Income (120%-140%<br>AMI) \$96,240-<br>\$112,280 |
|------------------------|--|--|---|--|
| 2020 Sales Price       | \$166,110  | \$213,570  | \$261,030   | \$308,490  |
| Floor Plan             | Single-Family/1-<br>Story/Browning                     | Single-Family/1-<br>Story/Chapman                                  | Single-Family/2-<br>Story/Hamden                                    | Single-Family/2-<br>Story/Thompson                               |
| A/C Square Footage     | 1,447  | 1,662  | 1,822   | 2,386  |
| Number of Units        | 5  | 5  | 6   | 4  |
| Required Down Payment  | 2.5%   | 3.5%   | 3.5%  | 3.5%   |

- Required interested buyers to obtain a workforce housing certificate from the County, which includes income verification, homeowner education, and pre-approval on a 30-year mortgage
- Provides for guidelines and restrictions on incomes, prices, resales, and rental restrictions
- County monitors annually for compliance



# Timeline of Events

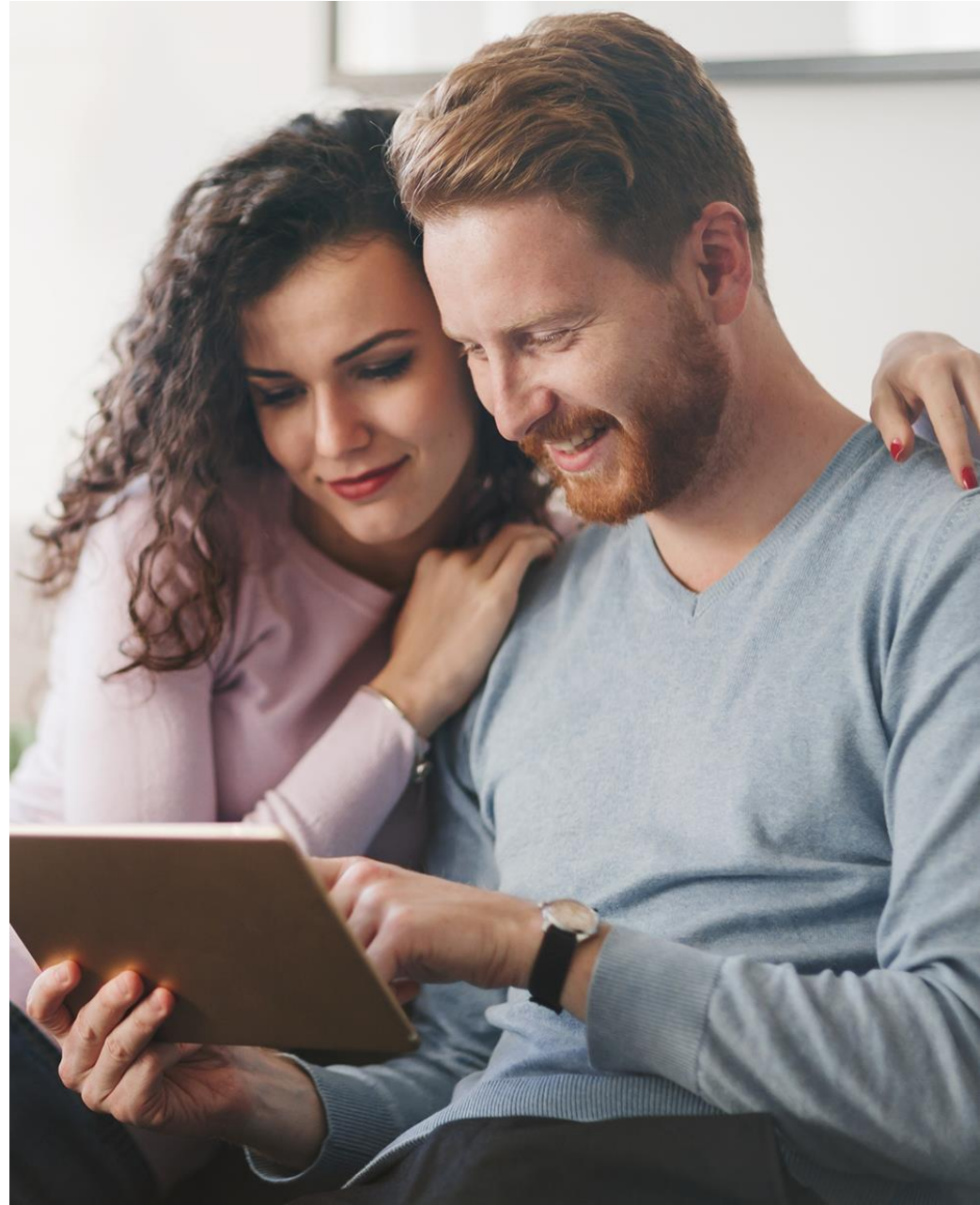


Up Next: Expected completions and move ins – September 2022 to March 2023



# Buying Process Overview

- 59 complete applications were received for 20 houses
- Interested buyers could turn in applications online or in person
- Pulte decided to use a lottery process to be as fair as possible to all interested buyers
- Lottery was held at CRA offices with multiple witnesses
- 2 alternates were selected for each floorplan in the event someone cancels
- Fair Housing laws were followed at each step to allow equal access



# The applicants for Carver Square



Future Carver Square residents include multiple teachers, a Delray firefighter, nurses, police officer, local business owner, and a school principal.



All 59 applications were from the South Florida area.



75% of the applications were from the local area. 28 of the applications were sourced by the Delray Beach CDC – special thanks to their volunteer efforts to get local buyers into Carver Square.



75% of the lottery winners were from the local area (16 of 20)





# Carver Square Families

- Anton Grant, Brittany Hoyte and their son Anton II
- Anton grew up in Carver Park – which was also home to his grandparents & extended family
- Brittany's Grandmother bought a new home on SE 7<sup>th</sup> Ave – right near Carver Square
- Brittany's Dad went to Pine Grove, Carver, and Atlantic High
- Anton works as a Supervisor for the City of Boca Raton
- Brittany is a teacher at Village Academy
- Brittany and Anton both coach for Delray Rocks and Delray Track Club



# Carver Square Families



## MEET ERIN LAMB

- MARLEY, AGE 11: CARTER, AGE 8: AND HAILEY, AGE 5
- I ATTENDED S.D. SPADY FOR ELEMENTARY SCHOOL
- I JOINED THE SPADY FAMILY 4 YEARS AGO AS THE FRONT OFFICE ATTENDANT AND AFTER-CARE COUNSELOR.
- I AM NOW THE BEHAVIORAL HEALTH PROFESSIONAL. I PROVIDE SOCIAL AND EMOTIONAL SUPPORT TO STUDENTS, AND TEACH SEL (SOCIAL/EMOTIONAL LEARNING) CLASSES AS PART OF THEIR FINE ARTS
- MY CHILDREN ALSO ATTEND SPADY
- I AM EXCITED TO LIVE IN THE SAME COMMUNITY WITH MANY OF THE STUDENTS THAT I ENGAGE WITH



# Carver Square Families

**Keona Evans** and her 2 children – Isaiah Harris (11) and Braden Brown (2)

- Keona has lived in Delray Beach her whole life
- Currently a teacher at Village Academy
- Her Grandfather is a retired Police Officer from the City of Delray along with several uncles who served on our Police force
- Her Great-Great Grandfather (Rev. E.D Odom) was the Pastor of the Jordan Missionary Baptist Church
- The Baldwin and Odom family that Keona is a proud member of have a long history in Delray Beach



# Deed Restriction Overview

Each house will have a County approved restrictive covenant that makes sure the affordability provisions are enforced

| Rentals   | Resales   | Duration   | Monitoring   | Lenders  |
|---|---|--|--|--|
| Very limited ability to rent the property – renter must be approved by County and in same income category | Resales must be provided to the County in advance and sales appreciation limited to the increases in the County program | Finalizing details of the County covenant that covers years 1-15 and a City provision to protect affordability in years 16-40. | County monitors annually to make sure policies are being followed during the County period | Limited pool of lenders create loans for deed restricted affordable – need to be finalized soon to help buyers finalize loan process |





On behalf of Pulte, we would like to thank the CRA staff and Board for giving us this opportunity to bring more affordable housing to Delray Beach.

**Thank you!**





## Item 10A.

# Executive Director Annual Evaluation Format





## Item 10B.

Fiscal Year 2020 – 2021 Annual Report Review  
&  
Fiscal Year 2021-2022 Mid-Year Project Review

# FISCAL YEAR 2020 - 2021

## ANNUAL REPORT REVIEW



### Delray Beach Community Redevelopment Agency 2021 Annual Report



#### Corey Jones Isle Workforce Housing

The Corey Jones Isle Workforce Housing Development was designed after the Delray Beach CRA's mission to provide affordable housing for families in Delray Beach who are looking for a permanent home to call their own. The development is in the Delray Beach Southwest Neighborhood and consists of 10 single-family homes that range between 1,800 SF to 2,300 SF with three or four bedrooms, two bathrooms, and one car garage. Corey Jones Isle is named after Corey Jones, who was a member of the community for several years. This development will serve as a constant reminder of the good work that Jones performed personally and professionally as a staff member with the Delray Beach Housing Authority.

The Delray Beach Community Land Trust (CLT) was awarded the development project through a Request for Proposal solicitation; the CLT's goal is to create healthy communities through the provision and preservation of affordable housing for low to moderate income households. Workforce housing is an integral part of sustainable communities. The Corey Jones Isle Workforce Housing Development commenced in September 2020 and was completed in May 2021. The purchase price for the homes ranged between \$246,000 and \$278,700. The Delray Beach CRA also provided a down payment assistance grant up to \$85,000 for qualified individuals.

For more information, visit [www.delraycra.org/corey-jones-isle-ribbon-cutting/](http://www.delraycra.org/corey-jones-isle-ribbon-cutting/)



#### Carver Square Workforce Housing



The Delray Beach CRA is collaborating with PulteGroup, one of America's largest homebuilding companies, to develop 20 new construction single family homes at Carver Square, located within the Delray Beach Southwest Neighborhood.

PulteGroup was awarded this development project through a Request for Proposal solicitation in the Summer of 2021. Construction has begun on the site and Carver Square will offer one- and two-story floor plans with three to five bedrooms, two to two-and-a-half baths, and two-car garages. The purchase price of the homes will range between \$166,110 to \$308,490.

For more information, visit [www.delraycra.org/carver-square-construction-begins/](http://www.delraycra.org/carver-square-construction-begins/)





## COREY JONES ISLE WORKFORCE HOUSING



# Chapter 1: HOUSING



*Supporting the creation of more affordable housing is  
both an integral part of the Delray Beach CRA's Mission  
and of sustainable communities.*

## CARVER SQUARE WORKFORCE HOUSING





## Chapter 2: Investing in Local Businesses

# HATCHER CONSTRUCTION & DEVELOPMENT

Land Value Investment Program





# Chapter 3:

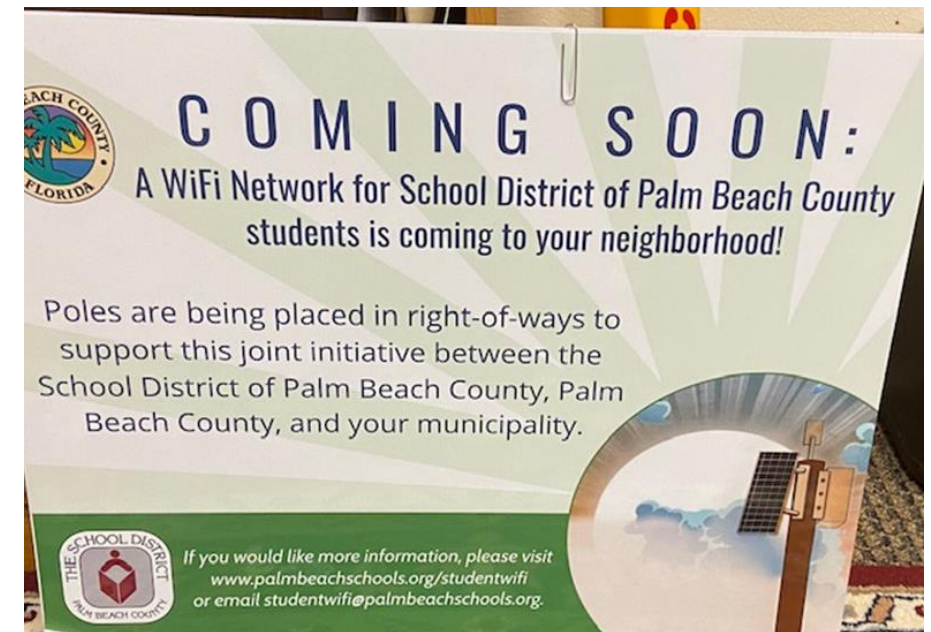
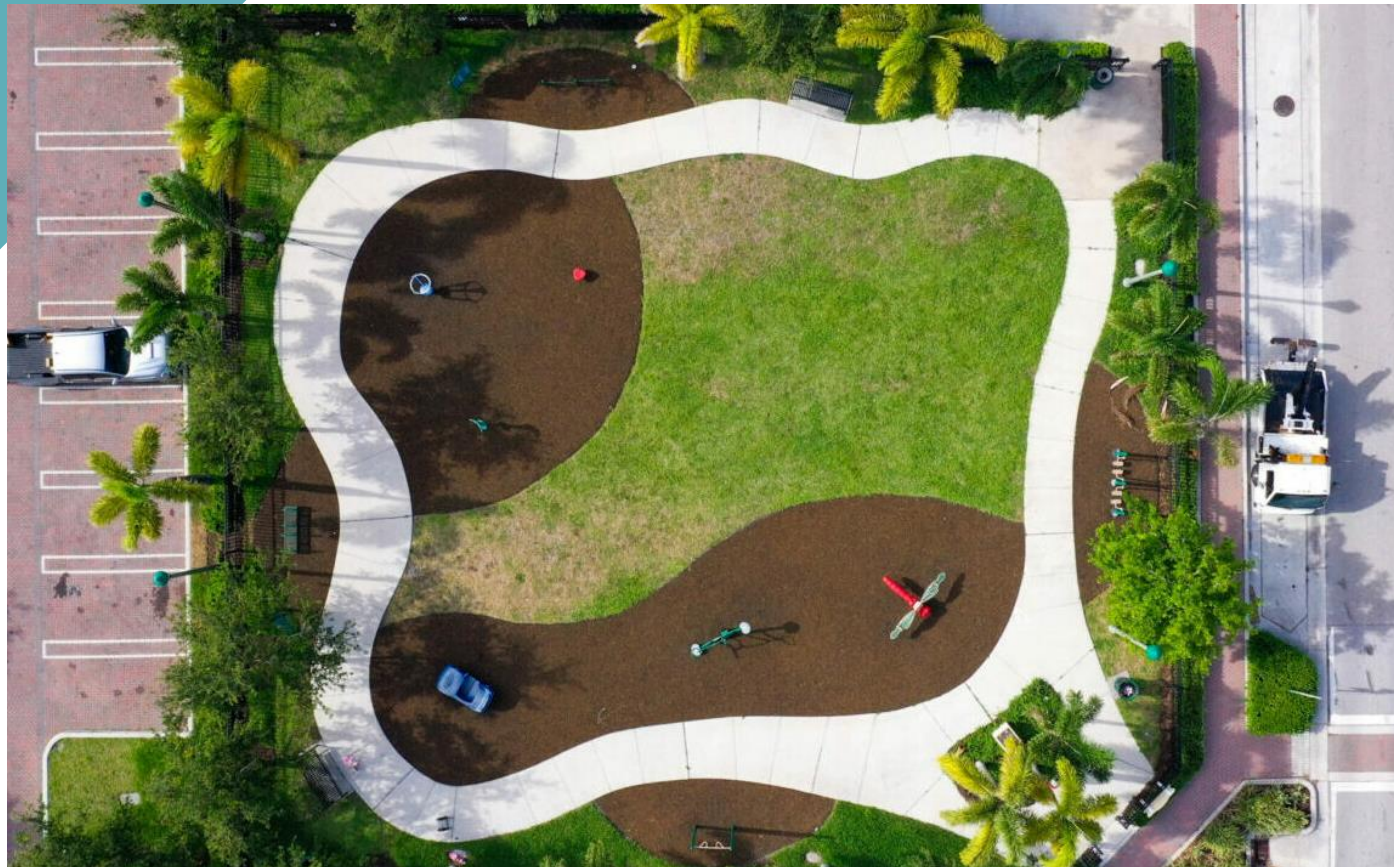
## INVESTING IN COMMUNITY

888

The Delray Beach CRA and the City of Delray Beach (City) partnered with the Palm Beach County School District (District) to participate in the Digital Inclusion Initiative (Initiative).

This Initiative identifies households with students in the City that are located in a "Red Zone", meaning those households have little or no access to internet service.

CRA Funding: \$15,321.50





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# Chapter 4:

## HISTORIC PRESERVATION

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# Chapter 5:

## DELRAY BEACH GREENMARKET



Approved Supplemental  
Nutrition Assistance  
Program  
Provider





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# Chapter 6:

## FINANCIAL INFORMATION

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### 22 PROJECTS STARTED AND COMPLETED IN FY 2020-2021

|   |                    |
|---|--------------------|
| Corey Jones Isle Workforce Housing              | <b>\$2,431,173</b> |
| Corey Jones Isle Workforce Housing Subsidies    | <b>\$276,750</b>   |
| Affordable Housing Land Acquisitions            | <b>\$245,956</b>   |
| La France Senior Housing Roof Replacement       | <b>\$19,975</b>    |
| 600 Block Land Use Amendments                   | <b>\$4,940</b>     |
| 800 Block Conceptual Design and Public Outreach | <b>\$17,455</b>    |
| 98 NW 5th Avenue Construction Documents         | <b>\$138,998</b>   |
| 95 NW 5th Avenue Construction Documents         | <b>\$34,136</b>    |
| Historic Wellbrock House Renovation Permitting  | <b>\$23,287</b>    |
| Osceola Infrastructure Improvements (Phase II)  | <b>\$4,602,790</b> |
| NE 3rd St/Ave Alley Improvements                | <b>\$1,851,784</b> |
| Pompey Park Construction Documents & Repairs    | <b>\$2,453,616</b> |
| Wayfinding Signage                              | <b>\$60,455</b>    |
| A-GUIDE Program                                 | <b>\$1,918,615</b> |
| Clean & Safe Program                            | <b>\$2,765,416</b> |
| Downtown Mobility Program                       | <b>\$484,141</b>   |
| Arts Warehouse Program                          | <b>\$212,696</b>   |
| GreenMarket Program                             | <b>\$151,420</b>   |
| Delray Beach Open 2021 Tennis Tournament        | <b>\$905,000</b>   |
| Economic Development Incentives                 | <b>\$187,385</b>   |
| Curb Appeal                                     | <b>\$150,000</b>   |
| CRA Business Funding Assistance Programs        | <b>\$ 222,981</b>  |



## Chapter 6: FINANCIAL INFORMATION



### PROJECT EXPENDITURES BY SUB AREA

|           |             |
|-----------|-------------|
| Subarea 1 | \$990,878   |
| Subarea 2 | \$4,635,663 |
| Subarea 3 | \$3,169,808 |
| Subarea 4 | \$2,899,436 |
| Subarea 5 | \$274,614   |
| Subarea 6 | \$274,614   |
| Subarea 7 | \$4,877,404 |
| Subarea 8 | \$3,326,600 |



# FISCAL YEAR 2021 - 2022 : CRA PRIORITIES

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- Complete *construction* and activation by the CRA:
  - 98 NW 5<sup>th</sup> Avenue
  - 95 SW 5<sup>th</sup> Avenue
  - 182 NW 5<sup>th</sup> Avenue (Muse Cottage)
  - 186 NW 5<sup>th</sup> Avenue (Harvel House)
  - 22 N. Swinton Avenue (CRA Office Expansion and Historic Preservation)
- NW 600 Block – Complete Construction Documents & Issue Bid for Construction
- NW 600 Block – Hatcher Construction Development
- NW 800 Block – Continue development process
- SW 600-800 W. Atlantic Avenue – Development Strategy
- Dr. Rev. J.W.H. Thomas Park Playground Improvements
- Oversee completion of Carver Square Workforce Housing Development (Pulte Homes)

# FISCAL YEAR 2021 - 2022 : CRA PRIORITIES

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- Next steps for Point-to-Point Transportation Services with the City
- Continue to work with Public Works Department on the completion of:
  - Wayfinding Signage Project (Over \$1,000,000 CRA Investment)
  - Osceola Park Neighborhood Imp. Project (Approx. \$9,000,000 CRA Investment)
  - NE 3rd Street/Alley Streetscape Imp. Project (Approx. \$1,800,000 CRA Investment)
  - NW Complete Neighborhood Improvement - Design Documents
  - Pompey Park Construction Documents





# Mid-Year Project Review

## 98 NW 5TH AVENUE - CONSTRUCTION & ACTIVATION

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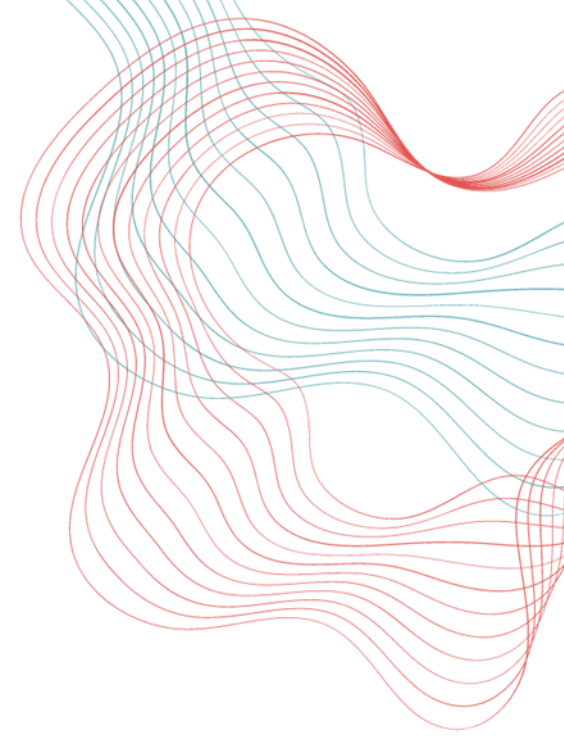




# Mid-Year Project Review

## 98 NW 5TH AVENUE - CONSTRUCTION & ACTIVATION

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# Mid-Year Project Review

95 SW 5TH AVENUE - CONSTRUCTION & ACTIVATION

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**Coming Soon!**





# Mid-Year Project Review

## 22 N. SWINTON AVENUE - CONSTRUCTION & ACTIVATION

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Historic  
Preservation  
& CRA Office  
Expansion





# Mid-Year Project Review

## 22 N. SWINTON AVENUE - CONSTRUCTION & ACTIVATION

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Historic  
Preservation  
& CRA Office  
Expansion





# Mid-Year Project Review

**HATCHER**  
CONSTRUCTION & DEVELOPMENT

## NW 600 BLOCK - HATCHER CONSTRUCTION DEVELOPMENT

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# Mid-Year Project Review

## NW 800 BLOCK - CONTINUE DEVELOPMENT PROCESS

FISCAL YEAR 2021 - 2022



Project Rendering





# Mid-Year Project Review

## NW 800 BLOCK - CONTINUE DEVELOPMENT PROCESS







# Mid-Year Project Review

## CARVER SQUARE WORKFORCE HOUSING DEVELOPMENT (PULTE HOMES)

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CARVER SQUARE







# Mid-Year Project Review

## CARVER SQUARE WORKFORCE HOUSING DEVELOPMENT (PULTE HOMES)

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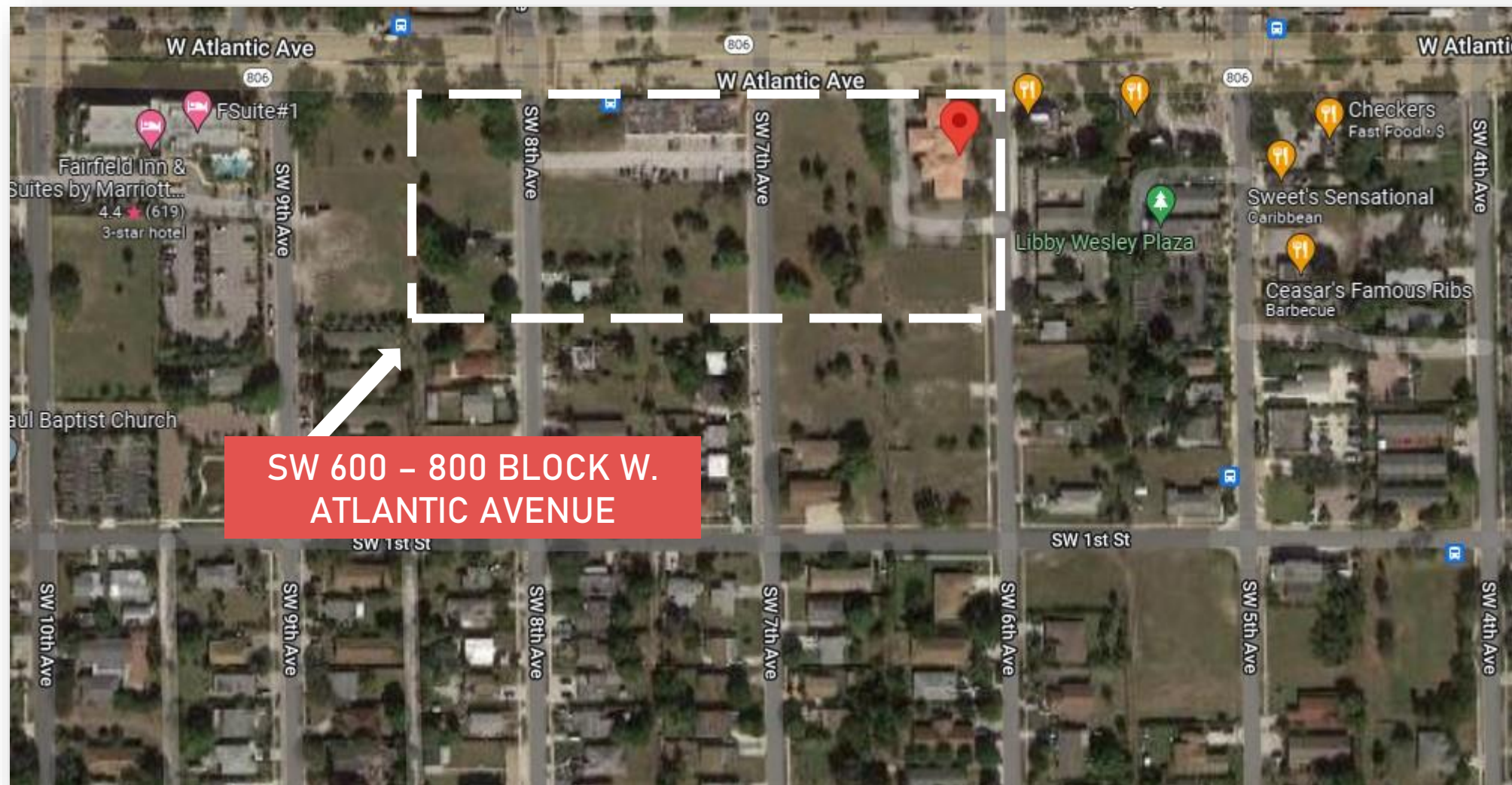




# Mid-Year Project Review

## SW 600-800 WEST ATLANTIC AVENUE - DEVELOPMENT STRATEGY

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SW 600 - 800 BLOCK W.  
ATLANTIC AVENUE





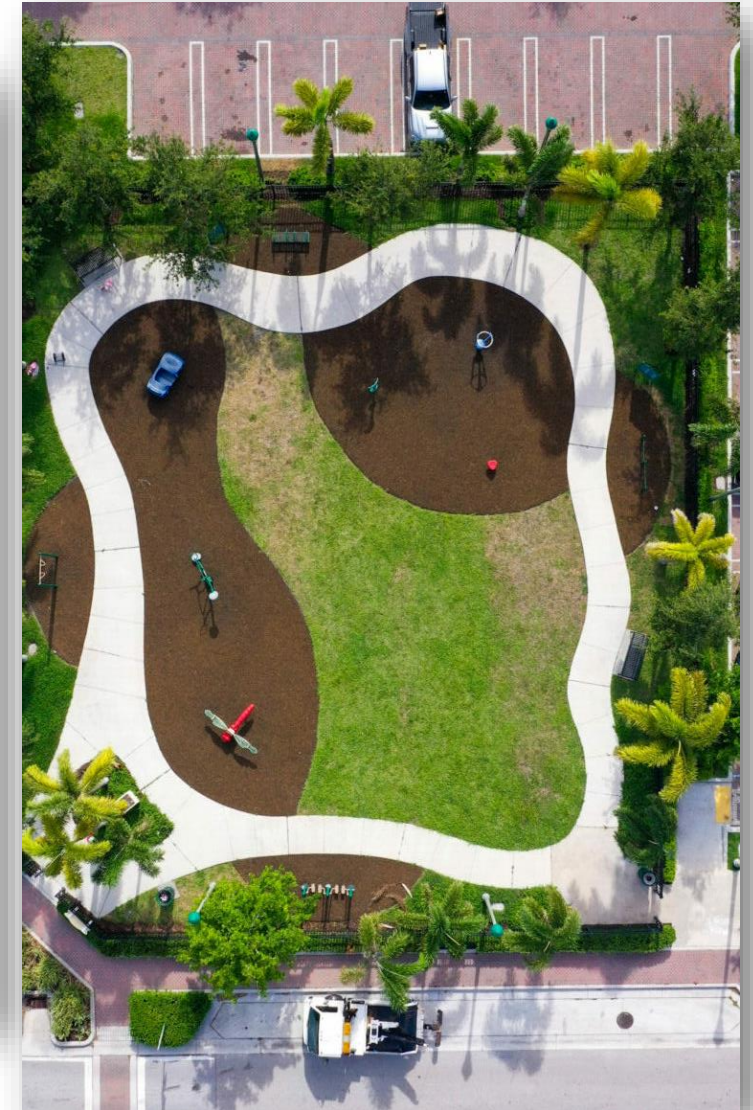
# Mid-Year Project Review

## DR. REV. THOMAS PARK PLAYGROUND IMPROVEMENTS

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FY 2021-22: \$250,000  
New Playground Equipment & Shade







# Mid-Year Project Review



## NEXT STEPS FOR POINT-TO-POINT TRANSPORTATION SERVICES WITH THE CITY

FISCAL YEAR 2021 - 2022



CRA Funding –  
\$402,000







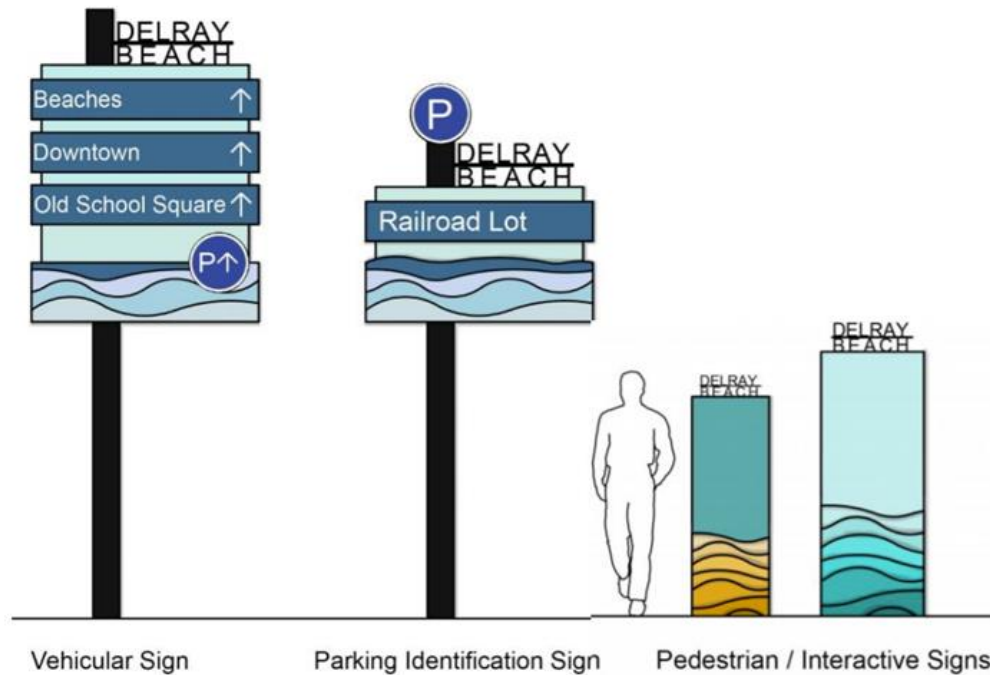
# Mid-Year Project Review



## CONTINUE TO WORK WITH PUBLIC WORKS DEPARTMENT ON THE COMPLETION OF: WAYFINDING SIGNAGE PROJECT

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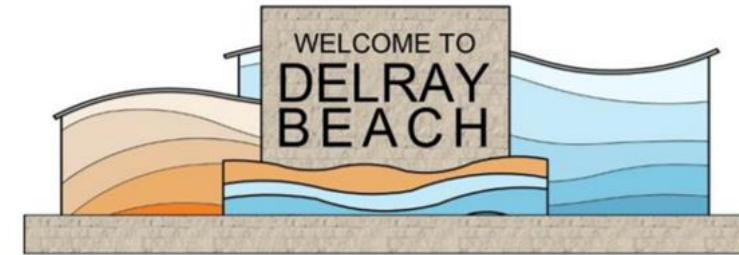
Recommended Final Sign Array



Over \$1,000,000 CRA Investment

Proposed Gateway Sign Designs on US 1 north of George Bush Blvd.

Option #1



Gateway Signs (small)





# Mid-Year Project Review



**CONTINUE TO WORK WITH PUBLIC WORKS DEPARTMENT ON THE COMPLETION OF:  
OSCEOLA PARK NEIGHBORHOOD IMPROVEMENT PROJECT**

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Approx. \$9,000,000 CRA Investment



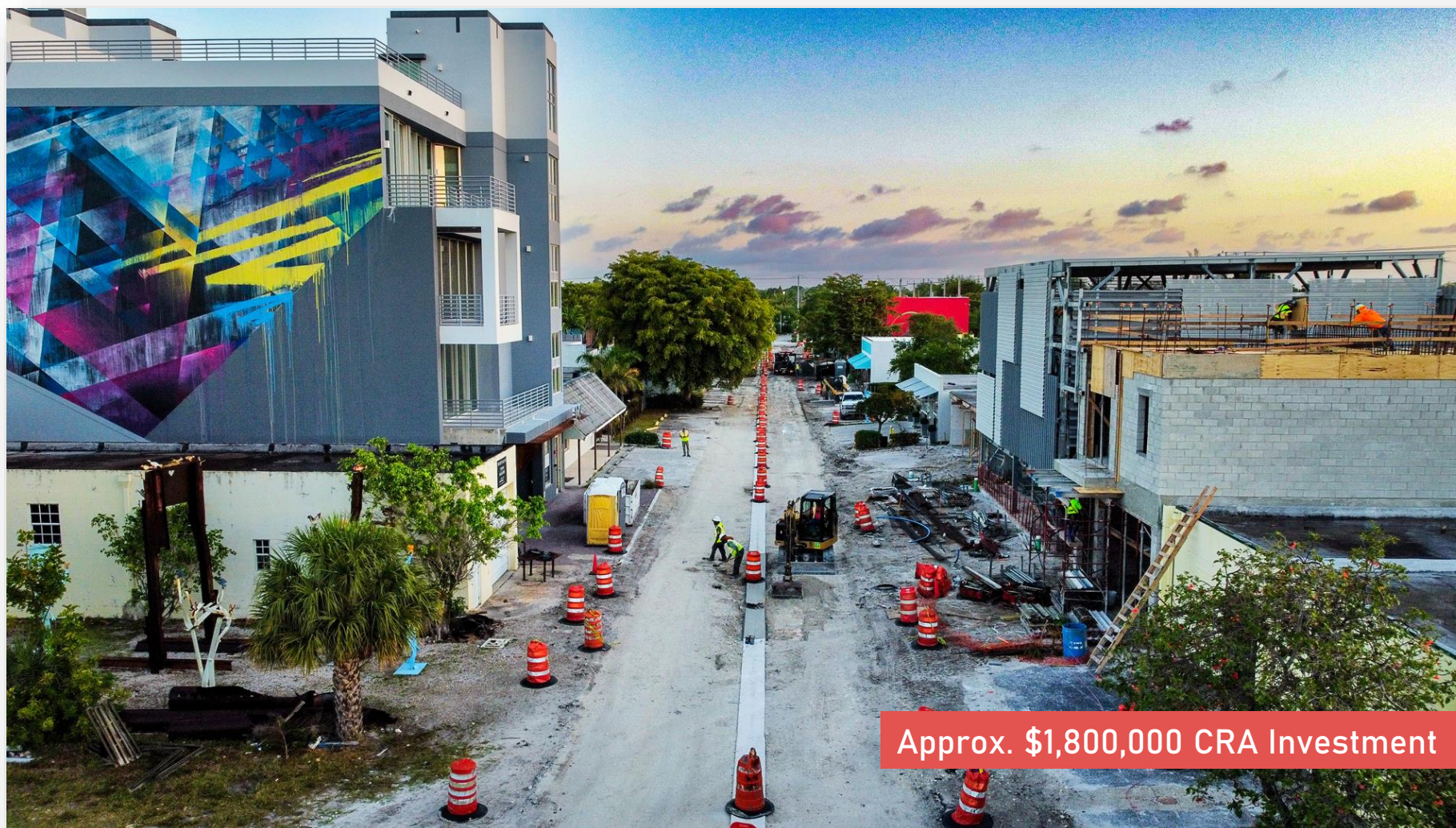


# Mid-Year Project Review



## CONTINUE TO WORK WITH PUBLIC WORKS DEPARTMENT ON THE COMPLETION OF: NE 3RD STREET / ALLEY STREETSCAPE IMPROVEMENT PROJECT

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Approx. \$1,800,000 CRA Investment









# Mid-Year Project Review



**CONTINUE TO WORK WITH PUBLIC WORKS DEPARTMENT ON THE COMPLETION OF:  
POMPEY PARK CONSTRUCTION DOCUMENTS**

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# Delray Senior Resource Center



**Dedicated Senior Medical Center**  
A CHENMED COMPANY

## April Classes and Workshops:

- Brain Matters



Delray Beach Police Department

- Fitness Class: Sponsored by Total Body Fitness
  - Medicare 101
  - Memory Screening
  - Volen Center



| MONDAY   | TUESDAY   | WEDNESDAY | THURSDAY   | FRIDAY   |
|--|---|-----------|--|--|
| <p>Delray Senior Resource Center<br/>708 W Atlantic Ave<br/>Delray Beach, FL 33444<br/>Tel: 561-501-3753<br/>Email: info@delrayseniors.org</p> |   |           |  | 1  |
| 4  | <p>5<br/>Memory Screening<br/>*(appointment only)<br/>Beginning at 10am</p> | 6         | <p>7<br/>Bingo<br/>Sponsored by VITAS<br/>1:30 PM - 2:30 PM</p>            | <p>8<br/>Spring Community Festival at Dedicated Senior Medical Center<br/>5848 W Atlantic Ave<br/>Delray Beach, FL 33484</p> |
| 11   | <p>12<br/>Brain Matters<br/>1:30PM - 2:30PM</p>                             | 13        | <p>14<br/>Delray Beach Police<br/>"Your Community"<br/>1:30PM - 2:30PM</p> | 15   |
| 18   | <p>19<br/>Volen Center<br/>1:30 PM - 2:30 PM</p>                            | 20        | <p>21<br/>Medicare 101<br/>1:30 PM - 2:30 PM</p>                           | 22   |
| 25   | <p>26<br/>CLOSED</p>  | 27        | <p>28<br/>Sit &amp; Be Fit with Rosa<br/>1:30 PM - 2:30 PM</p>             | 29   |



JOIN  
US!

# ROCK THE BLOCK 2022

Saturday, April 30th

7 AM - 1PM







Saturday's at 1 PM at Libby Welsey Plaza

NEW dates: May 7, June 4, July 9, and August 6



Location: Libby Wesley Plaza at the corner of SW 5th Avenue and West Atlantic Avenue.

Time: 1:00pm - 4:00pm  
FREE Admission





# CRA REDEVELOPMENT PLAN AMENDMENT



## COMMUNITY MEETING



BE READY TO SHARE YOUR IDEAS! 💡

**THURSDAY, MAY 19TH**

**6:00 PM - 8:00PM** 🌞 Food will be provided.

Arts Warehouse  
313 NE 3rd Street  
Delray Beach, FL 33444

### PARKING



- On street parking is available in front of Arts Warehouse along NE 3rd street, and NE 3rd Ave.
- Public Parking lot at 362 NE 3rd Ave
- Do Not Park in the dirt lot at NE 3rd or in the Bedners parking lot
- Old School Square Parking Garage  
180 NE 1st Street

We recommend utilizing the free golfcart service Ride Freebee, which can pick up visitors from anywhere downtown.



Attend Virtually  
“The meeting can be viewed by  
scanning the QR code below: ”



For more info:

Email | [crainfo@mydelraybeach.com](mailto:crainfo@mydelraybeach.com)

Call | 561-276-8640.

Visit | [Delraycra.org](http://Delraycra.org)



@DelrayBeachCRA



@DelrayBeachCRA

#DelrayCRAatWork

# SAVE THE DATE

## Community Meeting Thursday, May 19<sup>th</sup> 6:00 – 8:00 p.m. Arts Warehouse





# Upcoming: **Authors Speaks Series**



**June 16th, 2022**

**7PM – 8PM**

**Dr. Simone Browne, Ph.D.**

**Author of: Dark Matters:**

**On the Surveillance of Blackness**







*Visit the*

**Arts**  
**WAREHOUSE**  
Arts Incubator | Gallery | Studios



For events, workshops, and current exhibitions, please  
visit : [artswarehouse.org/](https://artswarehouse.org/)

Wednesday – Friday: 10am – 7pm  
Saturday: 1pm – 5pm

313 NE 3rd Street | Delray Beach, FL 33444





Visit the  
Every Saturday from  
**9AM to 2PM**  
Old School Square Park







*Thank you!*



## Follow Us On:

CRA



delraybeachcra



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[www.delraycra.org](http://www.delraycra.org)

Arts Warehouse



artswarehousedelray



artswarehousedelray



[www.artswarehouse.org](http://www.artswarehouse.org)

GreenMarket



delraygreenmarket



delraybeachgreenmarket



[www.delraycra.org/green-market](http://www.delraycra.org/green-market)