



Cover Memorandum/Staff Report

File #: 26-0070 CRA

Agenda Date: 4/28/2026

Item #: 8A.

TO: CRA Board of Commissioners
FROM: Ivan J. Cabrera, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Executive Director
DATE: April 28, 2026

BOARD DIRECTION AND DISCUSSION ON RFP CRA NO. 2026-02 - FOR THE DISPOSITION OF A CRA-OWNED VACANT LOT FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING - 216 NW 8th AVENUE

Recommended Action:

1. Cancel RFP CRA No. 2026-02 - For the Disposition of a CRA-owned Vacant Lot for the Development of Affordable/Workforce Housing - 216 NW 8th Avenue and re-issue a Request for Proposals for the Disposition of a CRA-owned Vacant Lot for the Development of Affordable/Workforce Housing - 216 NW 8th Avenue;

OR

2. Cancel RFP CRA No. 2026-02 - For the Disposition of a CRA-owned Vacant Lot for the Development of Affordable/Workforce Housing - 216 NW 8th Avenue and authorize the CRA Executive Director to enter into a Work Assignment for Professional Architectural Services for the development and construction of affordable/workforce housing at 216 NW 8th Avenue.

Background:

On January 26, 2026, the Request for Proposals (RFP) CRA No. 2026-02 for the disposition of a Delray Beach Community Redevelopment Agency (CRA) owned vacant lot for the development of affordable/workforce housing was issued with the purpose of seeking qualified not-for-profit entities for the purchase and development of one (1) CRA-owned vacant lot property located at 216 NW 8th Avenue (Subject Property) for the purpose of developing and constructing affordable/workforce housing to provide for-sale single-family housing that is restricted on a long-term basis for affordable/workforce housing. The Subject Property is a non-conforming lot size with an approximate lot width of 40 feet and lot depth of 135 feet. An unpaved alley is located west of the Subject Property.

The RFP had an initial Proposal Submission Due Date of March 12, 2026.

On March 3, 2026, CRA staff issued Addendum #1 addressing timely received questions. The Addendum also extended the Proposals Submission Deadline to March 31, 2026. On March 31, 2026, no proposals were received by 4:00PM deadline.

At this time, CRA Staff is requesting the CRA Board discuss and provide direction on the following:

Option 1 - Cancel RFP CRA No. 2026-02 - For the Disposition of a CRA-owned Vacant Lot for the Development of Affordable/Workforce Housing - 216 NW 8th Avenue and re-issue a Request for Proposals for the Disposition of a CRA-owned Vacant Lot for the Development of Affordable/Workforce Housing - 216 NW 8th Avenue

As the RFP received no responses by the Proposal Submission Deadline, the RFP needs to be cancelled. The RFP states, in Section VII, Subsection A, that the CRA “reserves its right to cancel this RFP at any time, and/or reject all submitted Proposals, and/or re-issue the RFP.”

Attached is a draft of the RFP (Exhibit C) for review and discussion by the CRA Board. Any clarifications, modifications, and revisions to the RFP, as directed by the CRA Board, will be incorporated into the RFP by CRA Staff prior to the issuance of the RFP.

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 on the Subject Property 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.

Option 2 - Cancel RFP CRA No. 2026-02 - For the Disposition of a CRA-owned Vacant Lot for the Development of Affordable/Workforce Housing - 216 NW 8th Avenue and authorize the CRA Executive Director to enter into a Work Assignment for Professional Architectural Services for the development and construction of affordable/workforce housing at 216 NW 8th Avenue.

Alternatively, CRA Staff could enter into a work assignment and work with one (1) of the architectural firms within its professional continuing consulting services pool to develop design and construction plans to develop and construct a single-family residential unit with a potential accessory dwelling unit, taking advantage of the Subject Property’s location off of an alley. This would be an opportunity to showcase best affordable/workforce housing practices and creative development on non-conforming infill lots, and an opportunity to utilize the newly adopted City of Delray Beach ordinance allowing accessory dwelling units.

At this time, CRA Staff would like the CRA Board to discuss Option 1 and Option 2, and provide direction on the development path for the Subject Property.

Attachment(s): Exhibit A - Location Map; Exhibit B - RFP CRA No. 2026-02 and Addendum; Exhibit C - DRAFT RFP for 216 NW 8th Avenue

CRA Attorney Review:

The CRA Legal Advisor will prepare and review all documents for legal sufficiency and form.

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