



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

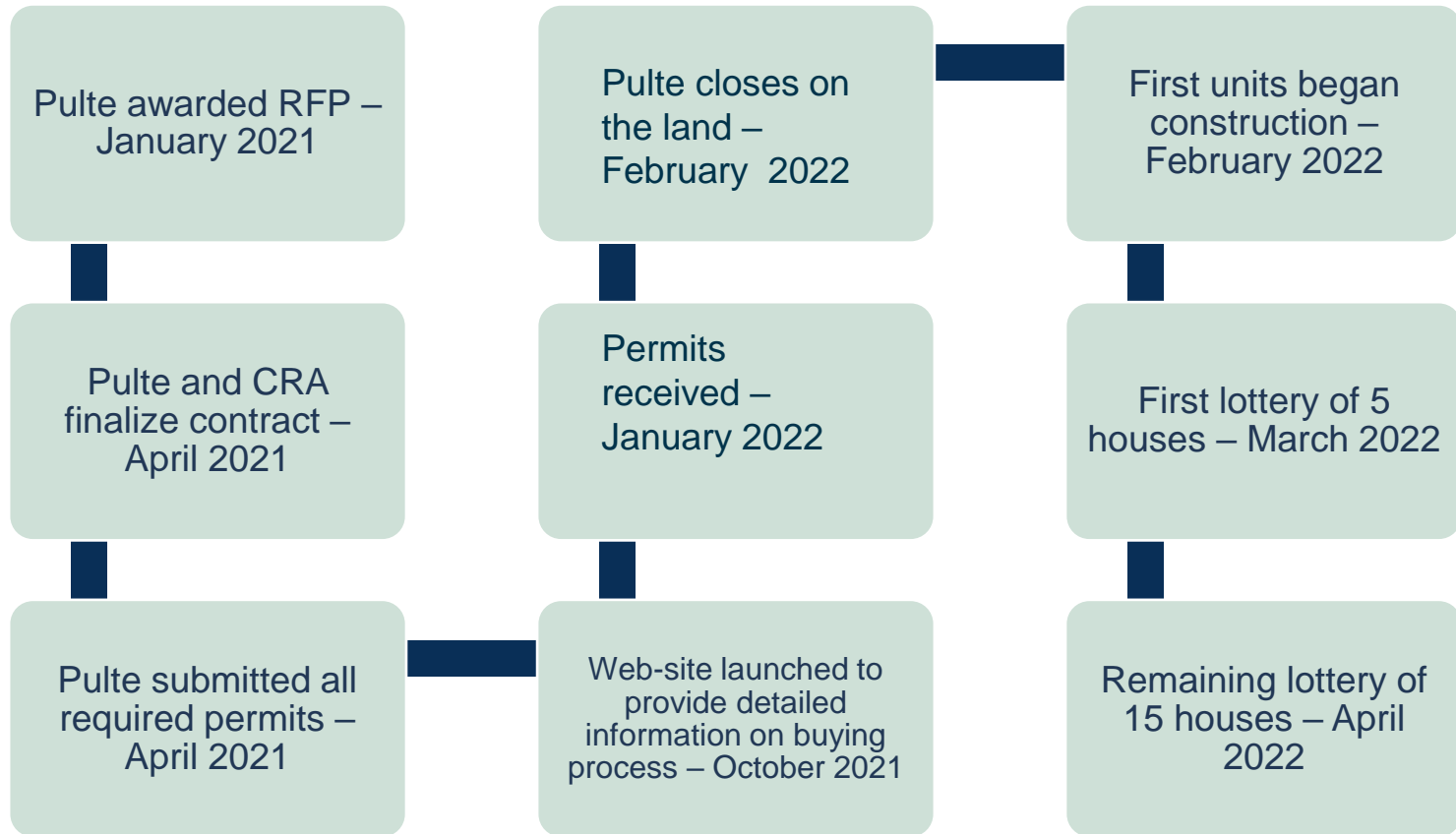
Carver Square is being developed as part of **Palm Beach County's Workforce** Housing Program

Household Income Range	WHP 1 Low Income (51%-80% AMI) \$48,120-\$64,160	WHP 2 Moderate-1 Income (80%-100% AMI) \$64,160-\$80,200	WHP 2 Moderate-2 Income (100%-120% AMI) \$80,200-\$96,240	WHP 4 Middle Income (120%-140% AMI) \$96,240-\$112,280
2020 Sales Price	\$166,110	\$213,570	\$261,030	\$308,490
Floor Plan	Single-Family/1-Story/Browning	Single-Family/1-Story/Chapman	Single-Family/2-Story/Hamden	Single-Family/2-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



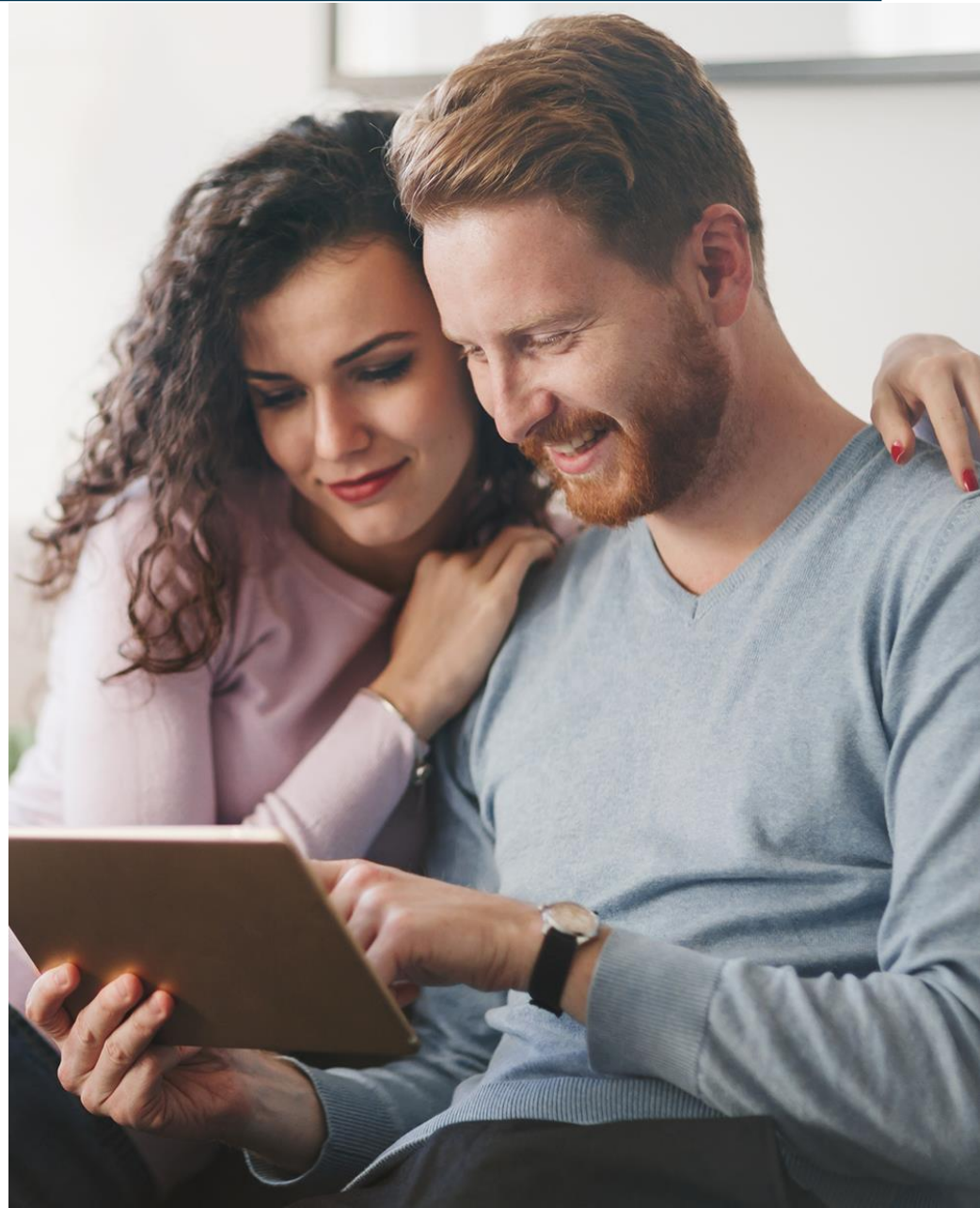
Timeline of Events



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 7th 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 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!

