

**2026 Amendment Overview**

# Delray Beach CRA Community Redevelopment Plan

From **2014** to **2026**

# Overview of Changes

- Retains the core subject matters of the currently adopted 2014 CRA Community Redevelopment Plan
- Updates maps, images, graphics, and project progress
- Enhances user-friendly design, layout, and content
- Updates CRA Needs and Goals based on input and feedback received and updates to Florida Statutes
- Connects CRA Needs and Goals, projects, programs, strategies, and initiatives to relevant sections of Florida Statutes, Chapter 163
- Updates narratives to reflect current conditions, community needs, and priorities
- Highlights ongoing projects and programs and their alignment with CRA Needs and Goals
- Incorporates updated demographic profiles for each subarea using the most recent census and projection data

An aerial photograph of a city, likely Miami, showing a dense urban area with numerous buildings, streets, and green spaces. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

**Retains the core subject matters of the  
currently adopted 2014 CRA Community  
Redevelopment Plan**

# 2014

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2026

2014

**Updates maps, images, graphics, and  
project progress**





**DELRAY BEACH CRA**  
COMMUNITY REDEVELOPMENT AGENCY



Economic Development • Business Incentives • Street Beautification  
• Historic Preservation • Neighborhood Improvements •  
Cultural Arts • Downtown Sustainability • Affordable Housing

## Community Redevelopment Plan

Ordinance No. 27-14

**2014**



2026 Update  
May 2026 Draft

Draft 05-15-2026



## DELRAY BEACH CRA

Community Redevelopment Plan



**2026**

# 2014 Plan: Images and maps



Atlantic Grove



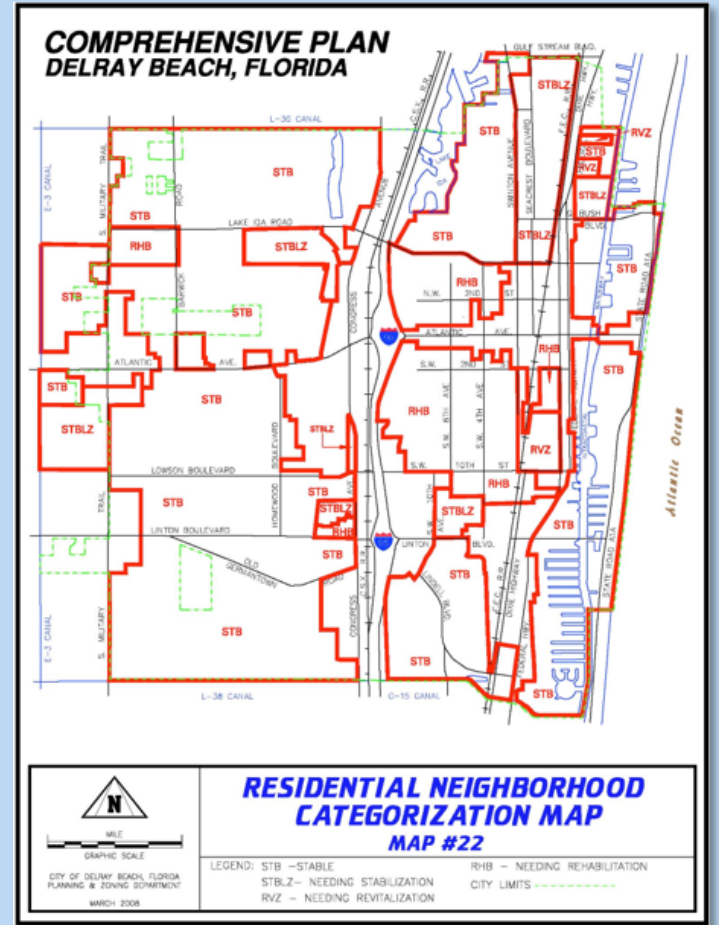
Town Square



E. Atlantic Avenue – before



E. Atlantic Avenue – after

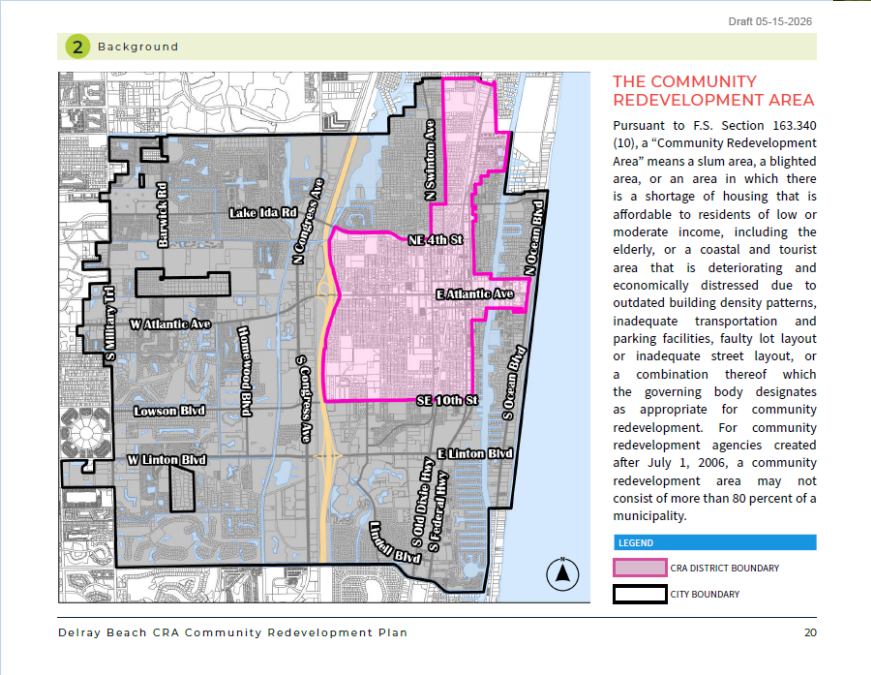


# HIGHLIGHTED PROJECTS

From 2014 to 2025



# 2026 Amendment: Updated images and maps



**Enhances user-friendly design, layout,  
and content**



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Delray Beach CRA Community Redevelopment Plan

2014

2026

## Icons for each CRA Need/Goal



Color coded sections used throughout the CRA Plan for ease of reference.

1 Executive Summary

2 Background

3 CRA Needs & Goals

4 Projects & Programs

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Created CRA Needs & Goals Section for better, complete understanding of the needs, strategies and goals for each subarea.

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**2026**

# 2026 Amendment: Color blocked important information

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## 3 CRA Needs & Goals

### OVERALL NEEDS & GOALS WITHIN THE CRA DISTRICT

These overall CRA Needs and Goals span the CRA District in scope and encompass the most pressing issues that are prevalent throughout the Subareas.



#### REMOVAL OF SLUM & BLIGHT

##### NEED: CONTINUED EXISTING SLUM & BLIGHT CONDITIONS

The CRA District still contains areas with deteriorated structures that affect the health, safety and welfare of residents. The existence of these slum and blighted conditions contribute to disease, fire hazards, crime, a decrease in the tax base, and substantially hinder sound growth and private investment. The major charge of the Delray Beach CRA is the consistent removal of these conditions while subsequently preserving and enhancing the tax base.

See F. S. 163.358

##### GOAL: REMOVAL OF SLUM & BLIGHT

The removal of slum and blight as defined by F.S. Section 163.340 is one of the core functions of any CRA and the finding of these conditions was essential to the formation of the Delray CRA in 1985. Even as conditions have improved within the CRA District and reinvestment has been made over time, the removal of slum and blight continues to be the top priority.

##### STRATEGIES

- Acquire vacant and blighted properties for future development projects that align with the Community Redevelopment Plan.
- Assess and assemble land for development and enhancement of neighborhoods within the CRA District.
- Coordinate efforts with the City on matters related to policing innovations and code enforcement within the CRA District.
- Preserve the residential neighborhoods through new development, beautification, and redevelopment.
- Eliminate blight through demolition of unsafe structures.
- Provide funding assistance for exterior improvements to commercial and residential property owners.
- Develop other projects, strategies, programs, and policies to combat slum and blight within the CRA District.

Goal →  
Strategies →

← Need

# **Updates CRA Needs and Goals based on input and feedback received and updates to Florida Statutes**



1 Executive Summary

1 Executive Summary

# CRA NEEDS & GOALS

The CRA Needs & Goals were developed with the Delray Beach CRA's mission in mind. Listed below are the primary goals and a brief description of the purpose and intent of these goals is provided. The CRA Goals define the direction and foundation for all CRA activities, projects, and programs.



## INFRASTRUCTURE & MOBILITY IMPROVEMENTS

Perhaps one of the most important, and most often overlooked investments made by the Delray Beach CRA, is in infrastructure as the improvements are typically in locations not usually noticed or seen (i.e. underground). The significant investments made in infrastructure within the CRA District are essential to attracting private investment, preserving and enhancing community aesthetics, and improving the quality of life for the residents. Safe, convenient, and compatible means of mobility and pedestrian-friendly enhancements around the CRA District are essential elements that intersect many other CRA Goals: Development and Investment, Housing, and Land Use. The provision of multi-modal and safe pedestrian infrastructure options, within the CRA District and the City as a whole, are critical to the long-term sustainability and livability of the community. The Delray Beach CRA strives to support and collaborate with different organizations for all types of infrastructure and mobility improvements within the CRA District that have a direct impact on the quality of life for those residing and doing business in the community.



## PUBLIC ASSETS & FACILITIES

The success and livability of any community can, in part, be measured by the quality of its public assets and facilities. The Delray Beach CRA will continue to participate in funding significant community improvements to parks, recreational and community gathering spaces with the intention of improving the quality of life for those who reside and do business within the community.



## POLICING INNOVATION

Innovation in community policing includes strategies such as security ambassadors, neighborhood police sub-stations, and improved lighting and wayfinding systems that help guide people safely through the area. These efforts reflect CPTED principles by enhancing natural surveillance, directing access, reinforcing community ownership, supporting ongoing maintenance, and encouraging positive activity. The Delray Beach CRA is always looking for innovative, creative, and solution-oriented methods to improve the safety, wellness, and quality of life of those residing and doing business within the CRA District.

NEW



## REMOVAL OF SLUM & BLIGHT

The removal of slum and blight as defined by F.S. Section 163.340 is one of the core functions of any CRA and the finding of these conditions was essential to the formation of the Delray CRA in 1985. Even as conditions have improved within the CRA District and reinvestment has been made over time, the removal of slum and blight continues to be the top priority.



## LAND USE

Land uses, both existing and those proposed through the Land Use and Zoning regulations of the City, are important to monitor and balance to advance the CRA Goals. Monitoring the appropriate land uses within the CRA District is a collaborative effort with the City and should reflect the vision and aspirations of the residents, business owners, and property owners.



## DEVELOPMENT & INVESTMENT

Development and Investment is a large umbrella of strategies and initiatives intended to improve the built environment for all residents, business owners, and property owners within the CRA District. Development and Investment efforts includes working with different organizations and other institutions to further the CRA's mission.



## HOUSING

The provision of safe, attainable, and dignified housing is important in every community. The Delray Beach CRA plays a significant role in the provision of housing within the CRA District, including downtown housing. These efforts will continue and will be balanced with other infrastructure and capital improvements to improve and address the needs of the entire CRA District.

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**Connects CRA Needs and Goals, projects, programs, strategies, and initiatives to relevant sections of Florida Statutes, Chapter 163**



## 3 CRA Needs &amp; Goals



## LAND USE

## NEED: UNBALANCED LAND USES

Land uses within the City should be balanced so that the commercial, recreational and public service needs of its residents can be conveniently provided to all within the community. The CRA District contains a concentration of the City's residents who are more socio-economically disadvantaged, less mobile, and who are therefore more dependent upon commercial businesses, recreational facilities, and public services that are conveniently located within their neighborhoods. The Delray Beach CRA is committed to ensuring that affordable and attainable housing stock is increased and adequate recreational facilities, affordable commercial, retail, and office space to attract small and local businesses are available to meet the needs of all residents.

See F.S. 163.370 (2)(c)(7); F.S. 163.370 (2)(h)(2); and F.S. 163.370 (2)(l)

## GOAL: LAND USE

As Delray Beach remains a predominantly residential community, maintaining a balanced land-use pattern is essential to ensure that commercial, recreational, and public services remain convenient and accessible for residents. Land uses, both existing and those proposed through the Land Use and Zoning regulations of the City, are important to monitor and balance to advance the CRA Goals. Monitoring the appropriate aspirations of the residents

## STRATEGIES

- Identify marginal Redevelopment Pl
- Work proactively v specifically with th
- Implement innova

Delray Beach CRA Com

## 3 CRA Needs &amp; Goals



## DEVELOPMENT &amp; INVESTMENT

## NEED: SHORTAGE OF DEVELOPMENT &amp; INVESTMENT

The City's survival as a governmental entity is dependent upon the generation of adequate tax revenues to meet the service needs of its residents. The CRA District includes areas that have not seen the same historic investment as other areas. Projects that attract private investors to the CRA District to create a thriving commercial, recreational, and residential area will ultimately increase the tax base and serve the residents.

See F.S. 163.370 (2)(b); F.S. 163.370 (2)(h); F.S. 163.370 (2)(J); and F.S. 163.370 (3)

## GOAL: INCREASED DEVELOPMENT &amp; INVESTMENT

Development and Investment is a large umbrella of strategies and initiatives intended to improve the built environment for all residents, business owners, and property owners within the CRA District. Like land use, Development and Investment efforts should include working with different organizations, such as non-profits and other institutions to further the CRA's mission.

## STRATEGIES

- Disseminate information and provide awareness of projects, strategies, programs, and policies of the Delray Beach CRA to the public, residents, investors, and other community agencies and organizations.
- Expand business, employment, and housing opportunities that support living, working, investing, and recreation within the CRA District.
- Develop and implement programs that provide development incentives and financial assistance for existing residents and business owners that address the CRA Needs & Goals.
- Develop projects, strategies, programs, and policies to attract private investment to the CRA District that meet the CRA's Needs & Goals.
- Proactively work with the City on strategies to increase opportunities for new and existing small, local businesses.

## 3 CRA Needs &amp; Goals



## HOUSING

## NEED: CONTINUED LACK OF AFFORDABLE &amp; ATTAINABLE HOUSING

In today's economic climate, a major issue for local government is the provision of sufficient affordable and attainable housing to meet the needs of its current and projected population. In general, the provision of housing is driven by the private sector, which is a market driven system. The South Florida area has become an increasingly popular destination and the strong demand for housing has driven prices significantly upward such that every city in Palm Beach County is struggling with the same affordability and attainability issue.

Additionally, the survival of retail stores and restaurants in a mixed-use neighborhood or downtown is directly linked to the number of local consumers supporting the market. A variety of housing types including single-family housing, townhomes, apartments, and condominiums are needed to meet the needs of a varied community including young professionals, retirees, and downtown employees. These residents become strong supporters of local businesses and, in turn, local businesses can improve and expand their goods and services. The provision of affordable and attainable housing is a crucial element to maintaining a sustainable and thriving mixed-use neighborhood and downtown core.

See F.S. 163.370 (2)(c)(6); F.S. 163.370 (2)(e)(7); and F.S. 163.370 (2)(i)

## GOAL: PROVIDE AFFORDABLE &amp; ATTAINABLE HOUSING

The provision of safe, attainable, and dignified housing is increasing in importance as housing needs become more acute in most communities. The Delray Beach CRA plays a significant role in the provision of housing within the CRA District, including downtown housing. These efforts will continue and will be balanced with other infrastructure and capital improvements to improve and address the needs of the entire CRA District.

## 3 CRA Needs &amp; Goals



## INFRASTRUCTURE &amp; MOBILITY IMPROVEMENTS

## NEED: IMPROVED INFRASTRUCTURE &amp; SAFE MOBILITY

Providing safe, convenient, and compatible means of mobility and pedestrian friendly enhancements within the CRA District is an essential CRA Goal that intersects many of the other goals: development and investment, infrastructure, resiliency, housing, and land uses. The Delray Beach CRA strives to support and plan for multi-modal infrastructure options and pedestrian friendly improvements within the CRA District that help to increase the quality of life of its residents. The City of Delray Beach has adopted a "Vision Zero" initiative with the goal of eliminating all traffic fatalities and severe injuries by 2035

See F.S. 163.370 (2)(d) and F.S. 163.370 (2)(m)

## GOAL: PROVIDE INFRASTRUCTURE &amp; MOBILITY IMPROVEMENTS

Perhaps one of the most important, and most often overlooked investments made by the Delray Beach CRA, is in infrastructure as the improvements are typically in locations not usually noticed or seen (i.e. underground). The significant investments made in infrastructure within the CRA District are essential to attracting private investment, preserving and enhancing community aesthetics, and improving the quality of life for the residents.

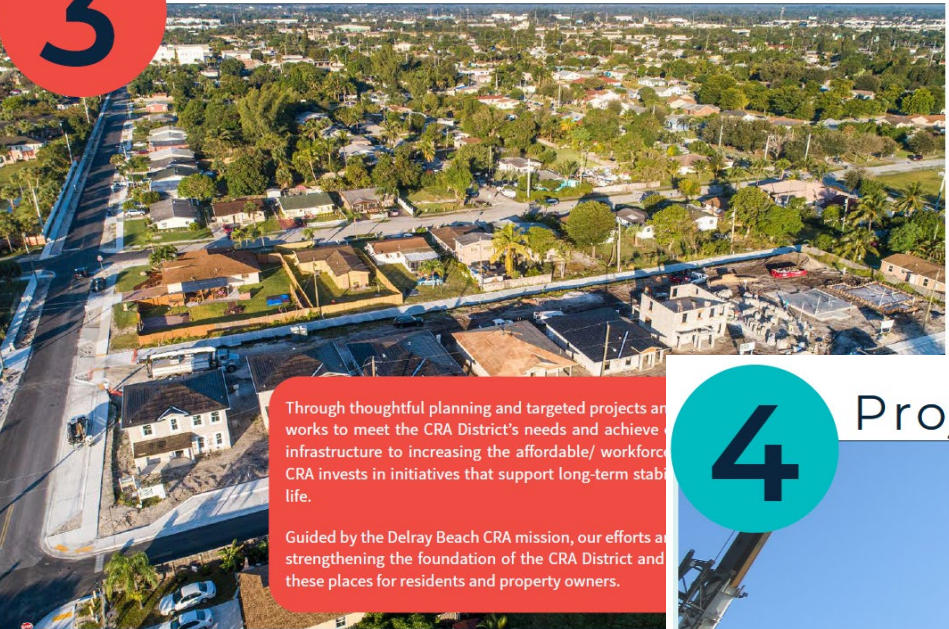
Safe, convenient, and compatible means of mobility and pedestrian friendly enhancements around the CRA District are essential elements that intersect many other CRA Goals: development and investment, infrastructure and mobility improvements, housing, and land use. The provision of multi-modal and safe pedestrian infrastructure options, within the CRA District and the City as a whole, are critical to the long-term sustainability and livability of the community. The Delray Beach CRA strives to support and collaborate with different organizations for all types of infrastructure and mobility improvements within the CRA District that direct impact the quality of life for those residing and doing business in the community.

**Updates narratives to reflect current conditions, community needs, and priorities**



# 2026 Amendment: Updated narratives

## 3 CRA Needs & Goals



Through thoughtful planning and targeted projects and programs, the CRA works to meet the CRA District's needs and achieve its goals. The CRA invests in infrastructure to increasing the affordable/ workforce housing and CRA invests in initiatives that support long-term stability and quality of life.

Guided by the Delray Beach CRA mission, our efforts are focused on strengthening the foundation of the CRA District and creating vibrant, safe, and these places for residents and property owners.


## 4 Projects & Programs



The Delray Beach Community Redevelopment Agency exists for one essential purpose: to help our community thrive. All of our projects and programs are rooted in investing in our CRA District for the benefit of the entire community.

Our work is guided by the belief that thoughtful redevelopment enhances quality of life, preserves the character of Delray Beach, and ensures that progress is both meaningful and sustainable. It is the result of intentional planning, responsible stewardship, and a deep commitment to meeting the evolving needs in the CRA District. Each project we undertake reflects our dedication to creating places where families can grow, local enterprises can succeed, and neighborhoods can flourish.

## 5 Financial Information



The Delray Beach CRA is committed to using its financial resources with great care, transparency, and purpose. Every dollar entrusted to us is invested with the intention of advancing projects and programs that enhance the overall well-being of the community.

Our funding allows us to carry out the mission of the CRA—revitalizing areas in need, improving public spaces, and creating opportunities that benefit residents and property owners throughout the CRA District. These resources make possible the development of new workforce and affordable housing, infrastructure improvements, and strategic partnerships that help shape a safer, more vibrant, and more connected Delray Beach.

We recognize that these investments reflect not only financial decisions, but also the hopes and priorities of the people we serve. For that reason, we approach our work with responsibility, gratitude, and a sincere commitment to ensuring that our funds directly support meaningful progress and long-term community success. Through prudent stewardship and thoughtful planning, we remain dedicated to building a Delray Beach that continues to grow stronger for generations to come.

# 2026 Amendment: Updated narratives



## THE SET TRANSFORMATION PLAN

In 2012 the West Atlantic Area Needs Assessment was developed with community input and established the priority community needs including: full-service grocery store; pharmacy services; financial services (banking and credit union); health and wellness facilities; and family entertainment facilities.

In 2017 the West Atlantic communities adopted the community brand, “The Set,” through a series of outreach efforts with long-standing residents and businesses that surround the West Atlantic corridor. The Set encompasses the area that is bounded by I-95 to the west, Swinton Avenue to the east, Lake Ida Road to the north, and SW 10th Street to the south. Predominantly a single-family residential community, The Set also comprises Delray Beach’s historic main streets of Atlantic and Fifth Avenues traversing the east-west and north-south corridors of the western end of downtown Delray Beach.

Identifying the West Atlantic communities as The Set in 2017 led to the development of the Set Transformation Plan. Central to the development of this plan were the prioritized community needs identified in the 2012 West Atlantic Area Needs Assessment.

The Set Transformation Plan was initially finalized in 2018. The Set Transformation Plan founded upon specific principals including recommendations for community capacity building, civic stewardship, community wealth building, healthy community, placemaking, and strategic investments. The Set Transformation Plan update replaces the West Atlantic Redevelopment Plan, and the Southwest Area Neighborhood Plan. The City adopted The Set Transformation Plan and renamed it the West Atlantic Master Plan on October 20, 2020, via Resolution No. 105-20. On April 21, 2026, via Resolution No. 19-26, the plan was amended and renamed The Set Transformation Plan.

## 2 Background

### THE DELRAY BEACH COMMUNITY REDEVELOPMENT DISTRICT

The CRA District generally consists of the older, central core of the City which had deteriorated due to age, obsolescence, and the lack of investment. While parts of the area have been revitalized as a result of community redevelopment efforts over the years, many areas still suffer from blighted conditions. Unfortunately, a deteriorating area is self-propagating, and as conditions worsen, residents and private businesses become less willing to put financial resources into the area. It is this cycle which severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance.

#### 1985

- A “Finding of Necessity” for the initial 1,812 acre Delray Beach Community Redevelopment Area, (CRA District) was adopted by City Commission Resolution No. 32-85 on May 14, 1985.
- Taxable Value 1985 = \$245,631,067

#### 1987

- A “Finding of Necessity” for an additional 103 acres, located along North Federal Highway, was adopted by City Commission Resolution No. 47-87 on November 24, 1987, and the CRA District was thus increased to its current size. The overall boundaries of the CRA District are shown graphically in . and by legal description in [Chapter 3 Appendix B](#). A copy of each “Finding of Necessity” is found in [Chapter 3 Appendix C](#).

#### 1995

- In 1995, as a result of an eminent domain taking, the Delray Beach CRA received a favorable Appellate Court ruling in the Fourth District Court of Appeals stating the validity of the Finding of Necessity of 1985.

#### 2025

- Taxable Value 1985 = \$245,631,067
- Taxable Value 2025 = \$4,586,581,789 / Incremental Taxable Value = \$4,340,950,722, (1,767.26%)

## 1 Executive Summary

### Land Use

Promote live-work units and young entrepreneurs and businesses  
Looking forward to the “Container Park” but will need some land use and zoning assistance from the City

### Development & Investment

There needs to be better utilization of grant funding  
Use Delray Beach CRA revenues as leverage for other projects and programs  
Delray Beach CRA could possibly establish a credit/equity for home improvements with low-to-no interest loans  
Develop west of Swinton  
It is very important that the community not be blocked off by the development of parking garages and large buildings.  
The “Container Park” is a great concept for a storage container “village” of commercial and artistic uses – modeled after similar projects in Las Vegas and Wynwood, Miami  
Excited to see the Delray Beach CRA assist entrepreneurs with the community – we need to be progressive  
We need the grocery store as part of the 600/700 block development – this has been on the list since the beginning  
There should be small business and entrepreneur assistance that provides a step-by-step guide of how to start a business and be successful

### Housing

Need to complete the 600-700 blocks of Atlantic Avenue  
Delray Beach CRA needs to help people fix their homes in neighborhood  
Develop strategies that enable residents to age in place  
Need quality affordable infill housing  
Provide more funding for existing Delray Beach CRA residential rehab programs  
Concerns of gentrification should not be confused with condemnation – people are selling their homes – if the goal is to keep families in the community there needs to be strategies for that  
Housing is a huge issue – affordable, workforce, senior housing, attainable housing for all is critically important  
Need code changes to allow home occupations and promote the “Missing Middle” housing  
Love the idea of “tiny homes,” cottage courts, and the “Missing Middle” as approaches to providing more context-sensitive infill housing at slightly higher densities  
The Community Land Trust is important for getting affordable housing  
The Delray Beach CRA no longer needs to “prime the pump” for redevelopment but address some of the serious issues of housing and infrastructure (which it has been doing)  
The Delray Beach CRA did quite well through the Pandemic – completed 10 homes and started 20 more  
How do we keep those long-term families and residents in their communities?  
Decent affordable housing that targets those making less than \$50,000/year is needed  
There has been a reverse-mortgage campaign in the NW/SW neighborhoods that has ravaged these communities as seniors struggle to survive and fall subject to these predatory practices

### Infrastructure & Mobility Improvements

There are still infrastructure projects to be done (i.e. street lighting, sidewalks, etc.)  
The Freebee (free trolley system) is a strength for the Delray Beach CRA  
More human-scaled streetscape improvements are needed  
The “can has been kicked down the road” regarding investment in the NW/SW neighborhoods  
Creating affordable housing is not the sole responsibility of the Delray Beach CRA; it also needs to focus on infrastructure projects  
Sidewalks and alleyways are long overdue  
The “A-Guide” needs to be revisited to reduce funding of City services  
The Freebee transit system is popular with residents  
Resiliency in the community is a growing priority

### Public Assets & Facilities

Do events that are positive for the community and promote businesses  
Pompey Park and the planned infrastructure improvements in the NW neighborhood are great for the community  
We should bring more popular events to the Delray Beach Tennis Center

### Policing Innovation

Clean and Safe should be expanded into the neighborhoods  
The Delray Beach CRA helps to fund Old School Square on an annual basis however the CRA has no say in how it is managed – there needs to be more CRA involvement to reflect the investment  
45% of the City’s crime comes from 0.5% of the area

### Removal of Slum & Blight

Need to maintain focus on the core mission of eliminating slum and blight and addressing the worsening housing crisis  
Need to finish what we start  
There needs to be improvement in the maintenance of the CRA owned properties  
Subareas 3, 4, and 8 have the greatest needs

# Highlights ongoing projects and programs and their alignment with CRA Needs and Goals



# Projects and programs

TABLE 4.1: CRA PROGRAMS AND PROJECTS BY SUB-AREA

Sub Area	Programs/Projects
Sub-Area 1: The Beach District	1.2 Downtown Master Plan
	3.2 Site Assistance Program
	3.3 Community Activities Sponsorship
	3.4 Downtown Transit System
	3.6 Historic Façade Easement Program
Sub-Area 2: The Central Core	1.2 Downtown Master Plan
	1.7 Pineapple Grove Neighborhood Plan
	2.2 FEC Railroad Station
	2.3 Old School Square Expansion
	2.5 Old School Square (Operational Support)
Sub-Area 3: West Atlantic Avenue Corridor	1.1 West Atlantic Redevelopment Plan
	1.2 Downtown Master Plan
	2.1 NW/GW 5 <sup>th</sup> Avenue
	2.4 South County Courthouse /Delray Beach Library (Operational Support)
	2.6 Block 28/26 (Atlantic Grove)
Sub-Area 4: Northwest Neighborhood	1.3 Southwest Neighborhood Plan
	2.9 West Gettens District
	2.10 Workforce/Affordable Housing
	3.1 Curb Appeal Residential Improvement Program
	3.3 Community Activities Sponsorship
Sub-Area 5: North Federal Highway	1.4 North Federal Highway Plan
	2.8 George Bush Blvd./Dixie Hwy.
	3.2 Site Assistance Program
Sub-Area 6: Northeast Neighborhood	1.5 Seacrest/Delida Neighborhood Plan
	3.2 Site Assistance Program
	3.3 Community Activities Sponsorship
Sub-Area 7: Osceola Park	1.6 Osceola Park Neighborhood Plan
	3.2 Site Assistance Program
	3.3 Community Activities Sponsorship
Sub-Area 8: Southwest Neighborhood	2.08 Carver Estates/Auburn Trace
	2.10 Workforce/Affordable Housing
	2.11 Carver Square

2014

## 4 Projects & Programs

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ONGOING PROJECTS	GOAL						
	Removal of Slum & Blight	Land Use	Increase Development & Investment	Housing	Infrastructure & Mobility Improvements	Public Assets & Facilities	Policing Innovation
<b>NW 600 Block Redevelopment</b> The Delray Beach CRA owns nine (9) parcels in the Northwest Neighborhood just north of West Atlantic Avenue, one (1) parcel on NW 6th Avenue, and eight (8) parcels on NW 7th Avenue. The NW 600 Block Redevelopment project aims to develop 12 affordable/workforce housing units each, with accessory dwelling units components. Additionally, the project will include an affordable commercial retail space.	✓	✓	✓	✓	✓		✓
<b>NW 800 Block Redevelopment</b> The Delray Beach CRA owns several parcels all with Commercial Core Future Land Use designation abutting West Atlantic Avenue, between NW 8th Avenue							

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## 4 Projects & Programs

Through these public investments, the Delray Beach CRA helps bridge gaps in the market while also meeting the needs of residents and business owners. Moreover, this multifaceted approach stays true to fulfilling the Delray Beach CRA's core mission: the elimination of slum and blight within the CRA District. These programs and initiatives help address community needs that are not yet fully being met by the private sector and serve as strategic interim public investments that are intentionally designed to help stimulate activity, build demand, and demonstrate the value of private investment within the CRA District and position it for future growth. The table below summarizes all of the current programs that align with one or more of the CRA Needs & Goals.

More information about current Delray Beach CRA Programs can be found on the Delray Beach CRAs website, [www.delraycra.org](http://www.delraycra.org), with a brief synopsis found within this Community Redevelopment Plan.

PROGRAMS	GOAL						
	Removal of Slum & Blight	Land Use	Increase Development & Investment	Housing	Infrastructure & Mobility Improvements	Public Assets & Facilities	Policing Innovation
<b>Funding Assistance</b>							
Paint-up and Signage Program	✓		✓				
Project Consultancy & Design Services Program	✓	✓	✓				✓
Site Development Assistance Program	✓	✓	✓				✓
<b>Development Incentive</b>							
Development Infrastructure Improvement Program	✓	✓	✓	✓	✓	✓	✓
Land Value Investment Program	✓	✓	✓	✓	✓	✓	✓
<b>Residential Property</b>							
"Curb Appeal" Residential Assistance Program	✓			✓			
<b>Other Programs</b>							
Delray Beach GreenMarket	✓		✓				
The Arts Warehouse	✓		✓				
CRA Work Space Co-Working Space	✓		✓				

2026

# 2026 Amendment: Overall narrative for projects and programs

## ONGOING PROJECTS

### NW Neighborhood Improvements Project

The Northwest Neighborhood is bounded on the north by Lake Ida Road, east by Swinton Avenue, south by Atlantic Avenue, and west by I-95. This project encompasses comprehensive public infrastructure improvements to meet the current and anticipated needs of area residents, businesses, and visitors. The project includes: development of design drawings and associated support services for roadway, including milling and resurfacing the roadway, drainage and watermain improvements, landscaping, traffic calming, and improving the lighting (LED).

Funding for the project is being provided by the CRA and design and construction of the project is being managed by the City.

### SW Atlantic Avenue 600 Block

The assembled Delray Beach CRA-owned parcels on these three prominent blocks on West Atlantic Avenue remain a redevelopment priority for the Delray Beach CRA. These are vital redevelopment sites along the West Atlantic Corridor and for the The Set. The Delray Beach CRA continues to promote and plan for a redevelopment project at this location that will serve the immediate neighborhoods and the community as a whole.

### NW 600 Block Redevelopment

The Delray Beach CRA owns nine (9) parcels in the Northwest Neighborhood just north of West Atlantic Avenue, one (1) parcel on NW 6th Avenue, and eight (8) parcels on NW 7th Avenue. The NW 600 Block Redevelopment project aims to develop 12 affordable/workforce housing units each, with accessory dwelling units components. Additionally, the project will include an affordable commercial retail space.

### NW 800 Block Redevelopment

The Delray Beach CRA owns several parcels all with Commercial Core Future Land Use designation abutting West Atlantic Avenue, between NW 8th Avenue and NW 9th Avenue, in the Northwest Neighborhood of the Set. Delray Beach CRA staff is exploring development opportunities that will serve as a catalyst for private investment on West Atlantic Avenue, and spurring pedestrian activity and generating synergy between the downtown core and West Atlantic Avenue.

### Pompey Park Improvements Project

The 14-acre site bounded by NW 13th Avenue on the west, NW 2nd Street on the south, NW 10th Avenue on the east and NW 3rd Street on the north, has a rich community history that serves a strong role as a community town square. It supports sports, families, seniors, and many seasonal community activities. This project will include building and enhancing existing buildings and provide additional amenities. Funding for the project is being provided by the Delray Beach CRA and design and construction of the project is being managed by the City.

## PROGRAMS

### BUSINESS FUNDING RESOURCES

#### PAINT-UP & SIGNAGE PROGRAM

This program is designed to help business and property owners throughout the CRA District improve the exterior of existing commercial buildings through a fresh coat of paint and new or updated signage.

#### PROJECT CONSULTANCY & DESIGN SERVICES PROGRAM

This program is a tool for commercial property improvement projects in high-priority areas of the CRA District. After determining that many commercial buildings in the Northwest/Southwest Neighborhoods, along the West Atlantic Avenue corridor, and the Osceola Park commercial areas suffered from a lack of investment and/or aging facilities, the program provides applicants with project consultancy and professional design services determined by a project's respective stage of development.

#### SITE DEVELOPMENT ASSISTANCE PROGRAM

This program offers a partial reimbursement for a variety of interior and exterior improvements to eligible commercial and multi-family buildings in the CRA District.

# Group 2: Redevelopment Projects

## B. GROUP 2: REDEVELOPMENT PROJECTS

### #2.1: "NW & SW 5<sup>th</sup> Avenue Beautification (For associated map, see Appendix "D" Map C)

#### Background



This project encompasses the three commercially-zoned blocks of 5<sup>th</sup> Avenue between Martin Luther King, Jr. Boulevard (NW 2<sup>nd</sup> Street) and SW 1<sup>st</sup> Street. In the days of segregation the SW/NW 5<sup>th</sup> Avenue area was a thriving commercial and institutional corridor in the heart of the City's African American neighborhood. The area began to decline in the 1970's and in the 1980's, the County provided funding for the two-block beautification of NW 5<sup>th</sup> Avenue. Unfortunately beautification involved the elimination of on-street parking, which negatively affected area businesses. Over time several of the businesses left and the street became neglected and unsafe. The objective of this program is to revitalize the corridor into a thriving district for neighborhood businesses and cultural activities. It also became necessary to remove the trees along NW 5<sup>th</sup> Avenue, since they blocked the sidewalk and caused the street to be out of compliance with the Americans with Disabilities Act (ADA).

In 2003 the CRA contracted with the engineering firm of CH2M Hill and Miami artist Gary Moore to create a new streetscape for the corridor. Several meetings were held at St. Paul's Church on NW 5<sup>th</sup> Avenue, attended by local residents, business owners, and property owners who shared stories about the neighborhood's past as an agricultural area and later as a thriving minority business district. From these meetings Gary Moore developed a plan for a new streetscape. It included sidewalks made of rough terrazzo in patterns that reflect the history of the area. Bronze inserts depict the various neighborhoods along the street such as "Frog Alley" and "The Sands." New street lamps were manufactured to coordinate with the sidewalk colors. Due to the narrow width of the street right-of-way, the new landscape plan provided primarily palms and ground covers. The plan included the restoration of parking along one side of the street (varies depending on the location), and the relocation of several back-out parking spaces.

The streetscape was completed in 2007, including the terrazzo sidewalks, bronze inserts, decorative lighting and banners. In addition, the alleyway was paved and most of the parking spaces that previously backed out onto NW 5<sup>th</sup> Avenue were relocated behind the buildings. The CRA plans to assist in the renovation of the area in front of the community store located at NW 5<sup>th</sup> Avenue and MLK Drive (Hammad Shoppes) where several parking spaces were removed. In addition, the CRA acquired two blighted buildings located at 133 and 135 NW 5<sup>th</sup> Avenue, and is restoring them to provide affordable housing (both rental and owner occupied) and low-cost office space. The remaining work that needs to be completed is to provide street furniture (i.e. benches and trash cans), improve the amount and condition of public parking in the area, and provide alley access to the rear of buildings wherever possible in order to maintain a pedestrian-oriented corridor along 5<sup>th</sup>.

- Provide a catalyst for future development on adjoining blocks of West Atlantic and further minority business development.
- Create and maintain a safe and lively pedestrian-friendly corridor.
- Provide diverse neighborhood shopping, services, and cultural facilities for area residents and visitors.
- Promote the area's historical and cultural significance through the support of cultural facilities and public art.
- Creation of jobs.
- Provide parking to serve the area's businesses and institutions.
- Improve alleyways where available to provide rear access to buildings, and acquire property to create alleyways where necessary for access.

#### Project Description

- Removal of existing paver brick sidewalks, trees and lighting, and back-out parking where feasible (completed 2007).
- Installation of new streetscape to include a combination terrazzo/colored concrete sidewalks, coordinated street lights, bronze inserts, landscaped nodes, on street parking, transit stops, benches and waste receptacles (completed 2007).
- Installation of paved alley, including parking spaces where feasible, between NW 4<sup>th</sup> and 5<sup>th</sup> Avenues, between NW 1<sup>st</sup> and MLK Jr. Blvd. (completed 2007); acquire property necessary to provide alley access in the area between NW 5<sup>th</sup> and 6<sup>th</sup> Avenues, south of NW 1<sup>st</sup> Street.
- Where feasible, development and/or improvement of off-street parking facilities to serve businesses and cultural institutions in the area - the CRA may partner with private property owners or the City in the development of these facilities.
- Acquisition of property and buildings to eliminate blighting influences and stimulate economic development.
- Promotion of the area as a neighborhood commercial center, containing goods and services intended to serve the surrounding neighborhood as well as appeal to a larger market outside the area.

The Project is divided into four Phases:

- Phase One: Streetscape plan prepared and put out to bid;
- Phase Two: Installation of new streetscape;
- Phase Three: Land acquisition for parking and redevelopment and construction of additional parking and alleyways;
- Phase Four: Acquisition and rehabilitation of blighted buildings and/or sale of CRA buildings and property for the new construction or rehabilitation by the private or nonprofit sectors.

#### Project Participants and Administration

- The remaining aspects of the project will be administered and coordinated by the CRA with input from the West Atlantic Redevelopment Coalition and assistance, oversight, and final approval by the City;
- Other participants may include, but are not limited to the Downtown Development Authority, Delray Beach Community Land Trust, Palm Beach County, the Center for Technology, Enterprise and Development, Inc., the Delray Beach Housing Authority, area churches, design professionals, building tenants, and the developer(s) for plaza expansion (new buildings).

#### Funding Sources








- The CRA provided funding for Phase One of the project with technical assistance by the City.
- Phases Two and Three were jointly funded by the CRA and Palm Beach County with technical assistance by the City.
- The CRA's Business Development and Site Assistance Programs are available to provide additional assistance to owners/businesses along the corridor.
- Phase Four will be funded by the CRA, City, and the private sector.

#### Project Schedule

- Phase One completed summer 2004.
- Phase Two completed January 2007.
- Phases Three and Four are ongoing.

# 2014 Plan

# 2026 Amendment: Ongoing Projects and Their Alignment with CRA Needs and Goals

	GOAL						
							
ONGOING PROJECTS	Removal Slum & Blight	Land Use	Increase Development & Investment	Housing	Infrastructure & Mobility Improvements	Public Assets & Facilities	Policing Innovation
<b>NW 600 Block Redevelopment</b>							
The Delray Beach CRA owns nine (9) parcels in the Northwest Neighborhood just north of West Atlantic Avenue, one (1) parcel on NW 6th Avenue, and eight (8) parcels on NW 7th Avenue. The NW 600 Block Redevelopment project aims to develop 12 affordable/workforce housing units each, with accessory dwelling units components. Additionally, the project will include an affordable commercial retail space.	✓	✓	✓	✓	✓		✓
<b>NW 800 Block Redevelopment</b>							
The Delray Beach CRA owns several parcels all with Commercial Core Future Land Use designation abutting West Atlantic Avenue, between NW 8th Avenue and NW 9th Avenue, in the Northwest Neighborhood of the Set. Delray Beach CRA staff is exploring development opportunities that will serve as a catalyst for private investment on West Atlantic Avenue, and spurring pedestrian activity and generating synergy between the downtown core and West Atlantic Avenue.	✓	✓	✓	✓	✓	✓	✓
<b>Pompey Park Improvements Project</b>							
The 14-acre site bounded by NW 13th Avenue on the west, NW 2nd Street on the south, NW 10th Avenue on the east and NW 3rd Street on the north, has a rich community history that serves a strong role as a community town square. It supports sports, families, seniors, and many seasonal community activities. This project will include building and enhancing existing buildings and provide additional amenities. Funding for the project is being provided by the Delray Beach CRA and design and construction of the project is being managed by the City.						✓	✓

- ✓ **Simplified Project Descriptions**
- ✓ **User-Friendly**
- ✓ **No Outdated Data**
- ✓ **Why is this important?** to align the projects with targeted CRA Needs and Goals following the updates to the Florida Statute requirements

# Group 3: Community Improvement Programs

## # 3.1: Curb Appeal Residential Improvement Program

### Background

The Curb Appeal Residential Improvement Program was created in 2007 in order to address a need for property improvements in residential areas within the CRA District. The program helps eliminate slum and blighted conditions by providing financial assistance for exterior improvements to property owners in the Northwest and Southwest neighborhoods. Minor improvements, such as fresh paint, landscaping, and driveway repairs, have the potential to dramatically impact the visual appearance of single-family units and their surrounding areas in a positive manner.

### Program Objectives

- Enhance the physical appearance of residential structures within the CRA District.
- Eliminate and prevent the spread of slum and blighted conditions.
- Increase property values in residential neighborhoods within the CRA District.
- Stimulate private investment in residential areas within the CRA District.
- Stabilize residential areas within the CRA District by encouraging owner-occupancy and long-term tenancy.

### Program Description

- Expenses for minor exterior improvements are eligible under the Program, as determined by the CRA board.
- The program will be available in the Northwest and Southwest Neighborhoods of the CRA District; specific priority areas within these neighborhoods may be designated by the CRA board.
- Owner-occupied and tenant-occupied single-family units that meet established requirements will be eligible to receive assistance through the program.
- The CRA Board will maintain policy guidelines regarding award limits, income eligibility, eligible improvements, and designated priority areas.

### Program Participants and Administration

- The CRA and City will collaborate to market the program in the CRA District and any designated priority areas.
- The program will be fully administered by the Community Improvement Department within the City of Delray Beach.
- The CRA Board will approve final grant applications and funding amounts for each grant awarded.
- Other participants include contractors, property owners and the City of Delray Beach.

### Funding Sources








- The CRA provided an initial \$50,000 allocation for FY 2007/2008.
- Additional program allocations will be determined annually during the budget process or at the discretion of the CRA on an as-needed basis to maintain program funding.

### Program Schedule

- The Program was implemented in FY 2007/2008 and is ongoing.

## 2014 Plan

# 2026 Amendment: Ongoing Projects and Programs and Their Alignment with CRA Needs and Goals

PROGRAMS	GOAL						
							
	Removal Slum & Blight	Land Use	Increase Development & Investment	Housing	Infrastructure & Mobility Improvements	Public Assets & Facilities	Policing Innovation
Funding Assistance							
Paint-up and Signage Program	✓		✓				
Project Consultancy & Design Services Program	✓	✓	✓				✓
Site Development Assistance Program	✓	✓	✓				✓
Development Incentive							
Development Infrastructure Improvement Program	✓	✓	✓	✓	✓	✓	✓
Land Value Investment Program	✓	✓	✓	✓	✓	✓	✓
Residential Property							
“Curb Appeal” Residential Assistance Program	✓			✓			
Other Programs							
Delray Beach GreenMarket	✓		✓				
The Arts Warehouse	✓		✓				
CRA Work Space Co-Working Space	✓		✓				

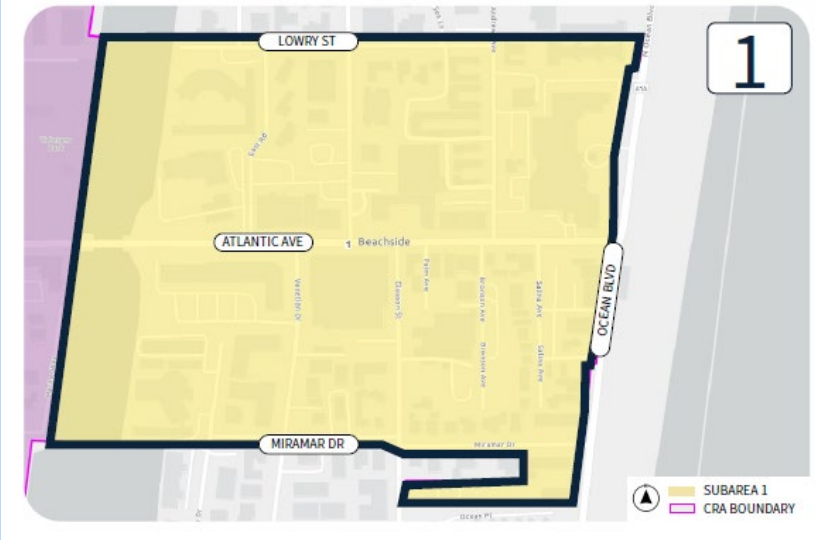
- ✓ Simplified Project Descriptions
- ✓ User-Friendly
- ✓ No Outdated Data
- ✓ Why is this important? to align the programs with targeted CRA Needs and Goals following the updates to the Florida Statute requirements

**Incorporates updated demographic profiles for each subarea using the most recent census and projection data**



# 2026 Amendment

## SUBAREA 1 THE BEACH



**6 Appendix A**

SUBAREA 1	2020	2024 ESRI	2029	Change 2024-2029		
		% Dist.	% Dist.	No.	CAGR %	
<b>Demographic Profile</b>						
Population	247	289	291	2	0.14%	
As % of CRA	2%	2%	2%			
Households	179	182	185	3	0.33%	
Avg. HH Size	1.38	1.59	1.57			
Median Age	-	66.8	68.4			
<b>Race</b>						
White	230	267	266	-1	-0.08%	
Black	1	2	2	0	0.00%	
American Indian	0	0	0	0	0.00%	
Asian	1	2	2	0	0.00%	
Pacific Islander	0	0	0	0	0.00%	
Other	3	3	3	0	0.00%	
Two or More Races	11	15	18	3	3.71%	
<b>Total:</b>	<b>246</b>	<b>289</b>	<b>291</b>	<b>2</b>	<b>0.14%</b>	
Hispanic (Any Race)	10	13	16	3	4.24%	
<b>Age Distribution</b>						
0-4	3	3	3	0	0.00%	
5-9	2	3	3	0	0.00%	
10-14	3	4	4	0	0.00%	
15-19	5	5	5	0	0.00%	
20-24	5	5	4	-1	-4.36%	
25-34	11	14	12	-2	-3.04%	
35-44	9	11	12	1	1.76%	
45-54	19	20	18	-2	-2.09%	
55-64	61	63	53	-10	-3.40%	
65-74	73	89	90	1	0.22%	
75-84	41	57	67	10	3.29%	
85+	12	15	19	4	4.84%	
<b>Income Profile</b>						
<b>Households by Income</b>						
<\$15,000	10	5.5%	7	3.8%	-6.89%	
\$15,000-\$24,999	4	2.2%	2	1.1%	-12.94%	
\$25,000-\$34,999	1	0.5%	1	0.5%	0.00%	
\$35,000-\$49,999	5	2.7%	4	2.2%	-4.36%	
\$50,000-\$74,999	17	9.3%	13	7.0%	-5.22%	
\$75,000-\$99,999	19	10.4%	16	8.6%	-3.38%	
\$100,000-\$149,999	53	29.1%	59	31.9%	2.17%	
\$150,000-\$199,999	9	4.9%	12	6.5%	5.92%	
\$200,000	63	34.6%	72	38.9%	2.71%	
<b>Average HH Income</b>	<b>\$208,434</b>		<b>\$236,861</b>		<b>2.59%</b>	
<b>Median HH Income</b>	<b>\$126,792</b>		<b>\$138,804</b>		<b>1.83%</b>	

### Income Profile

**esri** THE SCIENCE OF WHERE®

### Demographic and Income Comparison Profile

**SUBAREA 1**  
Area: 0.1 square miles

Prepared by Esri

Census 2020 Summary	
Population	247
Households	179
Average Household Size	1.38
2024 Summary	
Population	289
Households	182
Families	94
Average Household Size	1.59
Owner Occupied Housing Units	158
Renter Occupied Housing Units	24
Median Age	66.8
Median Household Income	\$126,792
Average Household Income	\$208,434
2029 Summary	
Population	291
Households	185
Families	96
Average Household Size	1.57
Owner Occupied Housing Units	164
Renter Occupied Housing Units	21
Median Age	68.4
Median Household Income	\$138,804
Average Household Income	\$236,861
Trends: 2024-2029 Annual Rate	
Population	0.14%
Households	0.33%
Families	0.42%
Owner Households	0.75%
Median Household Income	1.83%

### Household Projections 2029

**esri** THE SCIENCE OF WHERE®

### Demographic and Income Comparison Profile

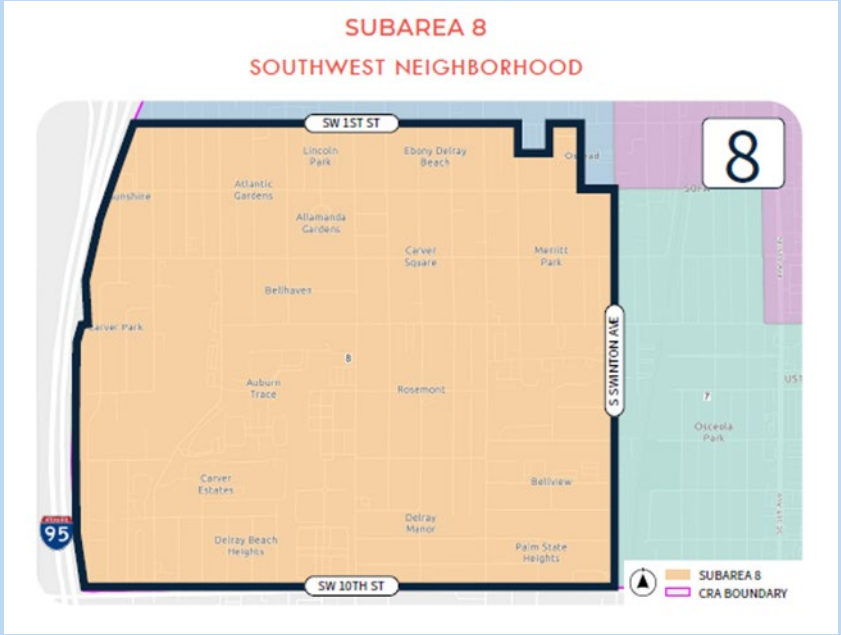
**SUBAREA 1**  
Area: 0.1 square miles

Prepared by Esri

2020 Race and Ethnicity	Number	Percent
White Alone	230	93.1%
Black Alone	1	0.4%
American Indian Alone	0	0.0%
Asian Alone	1	0.4%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	3	1.2%
Two or More Races	11	4.5%
Hispanic Origin (Any Race)	10	4.0%
2024 Race and Ethnicity	Number	Percent
White Alone	267	92.4%
Black Alone	2	0.7%
American Indian Alone	0	0.0%
Asian Alone	2	0.7%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	3	1.0%
Two or More Races	15	5.2%
Hispanic Origin (Any Race)	13	4.5%
2029 Race and Ethnicity	Number	Percent
White Alone	266	91.4%
Black Alone	2	0.7%
American Indian Alone	0	0.0%
Asian Alone	2	0.7%
Pacific Islander Alone	0	0.0%
Some Other Race Alone	3	1.0%
Two or More Races	18	6.2%
Hispanic Origin (Any Race)	16	5.5%

### Race and Ethnicity Projections 2029

# 2026 Amendment



**6 Appendix A**

SUBAREA 8		2024 ESRI		Change 2024-2029			
	2020	2024	% Dist.	2029	% Dist.	No.	CAGR %
<b>Demographic Profile</b>							
Population	6,700	6,891		6,999		108	0.31%
As % of CRA	42%	42%		41%			
Households	2,020	2,067		2,110		43	0.41%
Avg. HH Size	3.24	3.25		3.24			
Median Age	-	37.1		37.8			
<b>Race</b>							
White	618	627	9.1%	614	8.8%	-13	-0.42%
Black	5,305	5,430	78.8%	5,491	78.4%	61	0.22%
American Indian	33	36	0.5%	38	0.5%	2	1.09%
Asian	30	33	0.5%	35	0.5%	2	1.18%
Pacific Islander	1	2	0.0%	2	0.0%	0	0.00%
Other	353	380	5.5%	412	5.9%	32	1.63%
Two or More Races	359	383	5.6%	408	5.8%	25	1.27%
<b>Total:</b>	<b>6,699</b>	<b>6,891</b>		<b>7,000</b>		<b>109</b>	<b>0.31%</b>
Hispanic (Any Race)	732	797	11.6%	865	12.4%	68	1.65%
<b>Age Distribution</b>							
0-4	433	434	6.3%	437	6.2%	3	0.14%
5-9	452	438	6.4%	415	5.9%	-23	-1.07%
10-14	442	452	6.6%	435	6.2%	-17	-0.76%
15-19	476	436	6.3%	450	6.4%	14	0.63%
20-24	463	509	7.4%	492	7.0%	-17	-0.68%
25-34	946	981	14.2%	995	14.2%	14	0.28%
35-44	848	904	13.1%	928	13.3%	24	0.53%
45-54	836	840	12.2%	838	12.0%	-2	-0.05%
55-64	843	852	12.4%	816	11.7%	-36	-0.86%
65-74	607	629	9.1%	702	10.0%	73	2.22%
75-84	268	305	4.4%	375	5.4%	70	4.22%
85+	86	110	1.6%	115	1.6%	5	0.89%
<b>Income Profile</b>							
Households by Income							
<\$15,000		134	6.5%	99	4.7%		-5.87%
\$15,000-\$24,999		150	7.3%	96	4.5%		-8.54%
\$25,000-\$34,999		95	4.6%	69	3.3%		-6.20%
\$35,000-\$49,999		416	20.1%	365	17.3%		-2.58%
\$50,000-\$74,999		490	23.7%	497	23.6%		0.28%
\$75,000-\$99,999		406	19.6%	446	21.1%		1.90%
\$100,000-\$149,999		198	9.6%	235	11.1%		3.49%
\$150,000-\$199,999		119	5.8%	219	10.4%		12.97%
\$200,000		58	2.8%	86	4.1%		8.20%
<b>Average HH Income</b>		<b>\$75,286</b>		<b>\$91,285</b>			<b>3.93%</b>
<b>Median HH Income</b>		<b>\$59,421</b>		<b>\$70,060</b>			<b>3.35%</b>

**Income Profile**

**esri** Demographic and Income Comparison Profile  
SUBAREA 8  
Area: 0.89 square miles  
Prepared by Esri

Census 2020 Summary	
Population	6,700
Households	2,020
Average Household Size	3.24
2024 Summary	
Population	6,891
Households	2,067
Families	1,468
Average Household Size	3.25
Owner Occupied Housing Units	897
Renter Occupied Housing Units	1,170
Median Age	37.1
Median Household Income	\$59,421
Average Household Income	\$75,286
2029 Summary	
Population	6,999
Households	2,110
Families	1,498
Average Household Size	3.24
Owner Occupied Housing Units	985
Renter Occupied Housing Units	1,125
Median Age	37.8
Median Household Income	\$70,060
Average Household Income	\$91,285
Trends: 2024-2029 Annual Rate	
Population	0.31%
Households	0.41%
Families	0.41%
Owner Households	1.89%
Median Household Income	3.35%

**Household Projections 2029**

**esri** Demographic and Income Comparison Profile  
SUBAREA 8  
Area: 0.89 square miles  
Prepared by Esri

2020 Race and Ethnicity		
	Number	Percent
White Alone	618	9.2%
Black Alone	5,305	79.2%
American Indian Alone	33	0.5%
Asian Alone	30	0.4%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	353	5.3%
Two or More Races	359	5.4%
Hispanic Origin (Any Race)	732	10.9%
2024 Race and Ethnicity		
	Number	Percent
White Alone	627	9.1%
Black Alone	5,430	78.8%
American Indian Alone	36	0.5%
Asian Alone	33	0.5%
Pacific Islander Alone	2	0.0%
Some Other Race Alone	380	5.5%
Two or More Races	383	5.6%
Hispanic Origin (Any Race)	797	11.6%
2029 Race and Ethnicity		
	Number	Percent
White Alone	614	8.8%
Black Alone	5,491	78.4%
American Indian Alone	38	0.5%
Asian Alone	35	0.5%
Pacific Islander Alone	2	0.0%
Some Other Race Alone	412	5.9%
Two or More Races	408	5.8%
Hispanic Origin (Any Race)	865	12.4%

**Race and Ethnicity Projections 2029**