



Cover Memorandum/Staff Report

File #: 25-108 CRA

Agenda Date: 7/16/2025

Item #: 9A.

TO: CRA Board of Commissioners
FROM: Gina Clayton, Finance & Operations Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: July 16, 2025

DISCUSSION AND DIRECTION REGARDING MODIFICATIONS TO THE A.-G.U.I.D.E. (ACHIEVING GOALS USING IMPACT DRIVEN EVALUATION) PROGRAM GUIDELINES

Recommended Action:

Discuss and provide direction regarding modifications to the A.-G.U.I.D.E. (Achieving Goals Using Impact Driven Evaluation) Program Guidelines.

Background:

The A.-G.U.I.D.E. program was established to assist organizations that engage in activities that further the CRA's mission. Through the program, the CRA can more effectively address several of the Overall Needs identified in the CRA Plan. However, changes to Fla. Stat. § 163.387(6)(c) limited the expenses that the CRA may fund.

In September 2023, at the A.-G.U.I.D.E. Workshop, CRA Staff and Board discussed modifications to the A.-G.U.I.D.E. guidelines based on the 2019 amendments to the statute and discussed City funding of the A.-G.U.I.D.E. recipients, with the exception of Affordable Housing related programs (See Exhibit A). The City informed the CRA that they would provide the CRA with \$450,000 of \$902,000 to fund a portion of the A.-G.U.I.D.E. Program for fiscal year 2023-2024 with the anticipation that the City would fund the full amount in the following fiscal year (2024-2025). However, the full transition did not occur during the current fiscal year 2024-2025 and the City informed the CRA that they would provide the CRA with \$250,000 of the \$927,000 with the anticipation that the City would funding the full amount beginning fiscal year 2025-2026.

This modification to the guidelines is needed to ensure that the program aligns with the changes to the statute. Although, the A.-G.U.I.D.E. program may still be used to fund the Affordable Housing related programs as the acquisition of real property and the creation of affordable housing is still a permitted expense under the statute.

CRA staff previously brought these modifications to the Board at the February 27, 2024, Board meeting. At that time the CRA Board approved the modifications. CRA Staff notified the Board that it would bring the final modifications to the Board for final approval at a future date.

A summary of the proposed modifications is listed below:

Currently, the Funding Framework is as seen below. CRA staff recommends removing section 2. Recreation and Cultural Facilities and 3. Economic/Business Development to better align with Fla. Stat. § 163.387(6)(c) as amended.

<u>Delray Beach Community Redevelopment Agency (CRA) Funding Framework</u>			
	1. Affordable Housing	2. Recreation & Cultural Facilities	3. Economic/Business Development
<i>CRA funds these kinds of activities</i>	<ul style="list-style-type: none"> Support to implement affordable housing programs 	<ul style="list-style-type: none"> Performing/visual arts programs/ events Museum exhibits Library programs Education in arts, culture, heritage 	<ul style="list-style-type: none"> Support for businesses with emphasis on small businesses.
<i>To achieve these (shorter term) outcomes</i>	<ul style="list-style-type: none"> Increased supply of affordable housing in the CRA District More opportunities for home ownership Development of infill housing Upgraded housing conditions Increased private investment in residential areas and commercial areas surrounding residential neighborhoods 	<ul style="list-style-type: none"> More visitors to downtown Delray Beach and the CRA District Increased economic activity downtown More and higher quality cultural & educational opportunities Increased knowledge about local arts, cultural heritage Programs that engage the residents of the CRA District 	<ul style="list-style-type: none"> More visitors to downtown Delray Beach and the CRA District Increased economic activity downtown More and higher quality cultural & educational opportunities Increased knowledge about local arts, cultural heritage Programs that engage the residents of the CRA District
<i>With these long-term impacts</i>	<ul style="list-style-type: none"> Stabilization of neighborhoods Improved quality of life Higher tax base Improved safety; reduction of crime Increased property values relative to other areas of the City 	<ul style="list-style-type: none"> Delray Beach as a nationally recognized arts & culture destination Higher tax base More arts related businesses 	<ul style="list-style-type: none"> National recognition of Delray Beach as a City where companies want to be Higher tax base Increase small businesses
<i>Demonstrated by these kinds of measures of success</i>	<ul style="list-style-type: none"> Number of affordable housing units (new and renovated) Number of new homeowners Decrease number of substandard units Dollars invested Reduced crime rates Increase in assessed value 	<ul style="list-style-type: none"> Number and types of arts, leisure, and educational programs, events, and businesses Revenue generated by tickets, food & drink, other purchases for partners and community Numbers of attendees, members, volunteers Level of private financial support Level of customer satisfaction 	<ul style="list-style-type: none"> Number of businesses relocating to or expanding in Delray Beach Dollars invested/capital raised Increases in assessed values Occupancy rates Number of businesses served and their location

CRA staff recommends that the two types of support provided through AGUIDE should be as seen below.

Program/project support

Direct costs to develop and/or implement specific projects or programs as described in the CRA funding Framework above. Any direct costs related to operation of the program, including but not limited to staffing, equipment, promotions, supplies, and materials. If staffing costs are sought, the Nonprofit Partner must demonstrate how staff directly assisted in the creation of affordable housing and the number of units.

Matching funds

Contributions provided by another donor or grants awarded that will be paid only if the donor organization raises additional funds from another source

CRA staff recommends that the eligibility for AGUIDE be modified as seen below.

Organizations meeting the following criteria are eligible to apply for Nonprofit Partner funding:

- Mission consistent with the mission of the CRA, specifically including affordable housing as its main objective
- Classified as tax-exempt under IRS 501(c)(3)
- In good standing with the State of Florida
- Housed in City- or CRA-owned facilities located in the CRA district with a lease agreement or management agreement with the City of Delray Beach or CRA
- Serves residents of the CRA district and/or visitors that come to the district to participate in funded programs, projects, and events
- Demonstrated commitment by Board of Directors to purpose and accountability for CRA funds

Attached are the 2024-2025 A.-G.U.I.D.E. Program Guidelines, proposed 2025-2026 redline version of the Guidelines, and a final version of the 2025 - 2026 Guidelines if the modifications are approved.

At this time, CRA Staff is seeking Board input on modifications to the A.-G.U.I.D.E. Program to better align with § 163.387(6)(c) as amended. If approved, CRA Staff will open the 2025-2026 Funding Cycle. The 2025-2026 A.-G.U.I.D.E. Program begins on October 1, 2025.

Attachments: Exhibit A - Excerpt from Sept. 2023 CRA Workshop; Exhibit B - A.-G.U.I.D.E. Program Guidelines for 2024-2025; Exhibit C - Proposed Modifications to A.-G.U.I.D.E. Program; Exhibit D - Final Version of the AGUIDE Guidelines with Modifications

CRA Attorney Review:

N/A

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