



Cover Memorandum/Staff Report

File #: 18-0247 CRA

Agenda Date: 2/12/2019

Item #:

TO: CRA Board of Commissioners
FROM: Elizabeth Burrows, Economic Development Manager
THROUGH: Jeff Costello, CRA Executive Director
DATE: February 12, 2019

MODIFICATION TO CURB APPEAL RESIDENTIAL IMPROVEMENT PROGRAM GUIDELINES

Recommended Action:

Approve the modifications to the Curb Appeal Residential Improvement Program Guidelines.

Background:

The Curb Appeal Residential Improvement Program was established by the CRA in 2007, to serve as an additional tool to eliminate slum and blighted conditions among existing single-family homes within the Northwest and Southwest Neighborhoods of the CRA District. The program offers grants for homes to help with the cost of cosmetic and minor structural improvements on the exterior of the home, as well as areas of the property that are visible from the street.

The program has received minor updates over the years, to improve effectiveness and better address the needs of homeowners in the area. The most recent modifications, approved in 2016, added roof repair and replacement to the list of funded improvements, increased the maximum award amount from \$10,000 to \$15,000 per property, and made duplex properties eligible for funding at the matching grant level.

The City of Delray Beach administers the program through its Neighborhood Services Division, by way of an interlocal agreement. This partnership has allowed the City to leverage CRA funds with other funding programs targeted to low- and moderate-income households, facilitating more substantial home improvement projects in the Northwest and Southwest Area Neighborhoods.

Currently, the program offers to fund 100% of project costs for owner-occupied homes with an income level of up to 100% of the area median income. However, this is inconsistent with other workforce housing programs administered by Neighborhood Services, which target homes with an annual household income of up to 140% of the area median income. This not only reduces the potential impact of the program, but also complicates the income qualification process for both homeowners and staff.

Staff now requests that the CRA board modify the Curb Appeal program guidelines as proposed, to extend eligibility for full grants to owner-occupied homes with an annual household income of up to 140% of the area median income.

Attachment(s): Exhibit A -Curb Appeal Residential Improvement Program Guidelines with Proposed Revisions

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

Funding in the amount of \$75,000 has been allocated for the Program - General Ledger #7305 - Grant Programs - Curb Appeal Assistance Grant

Timing of Request:

N/A