

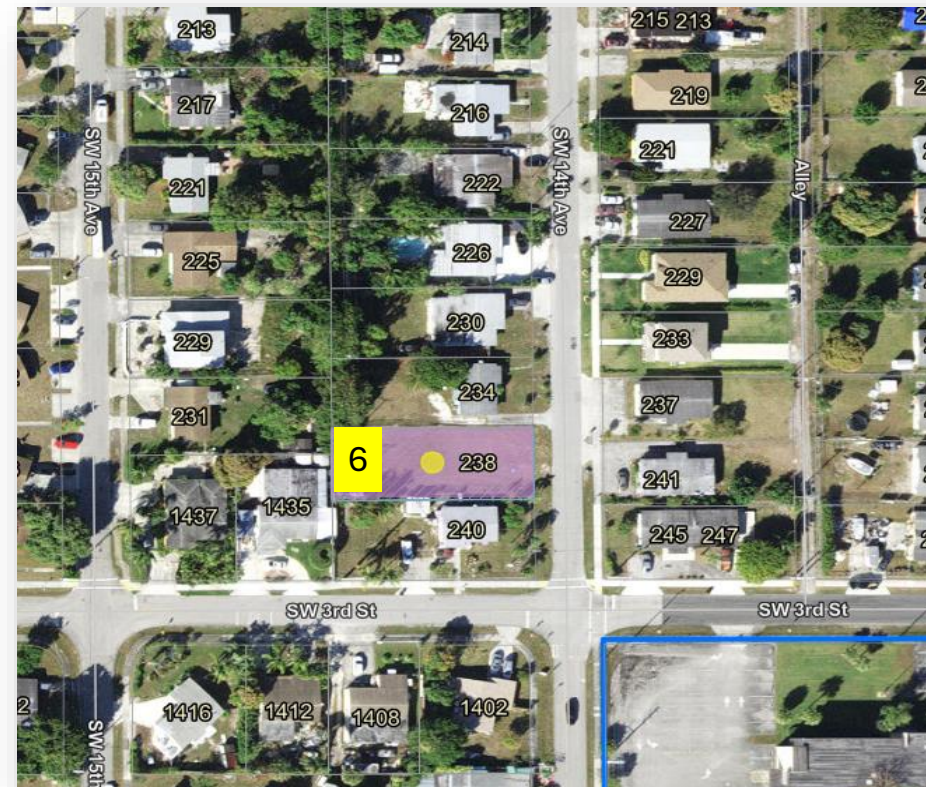
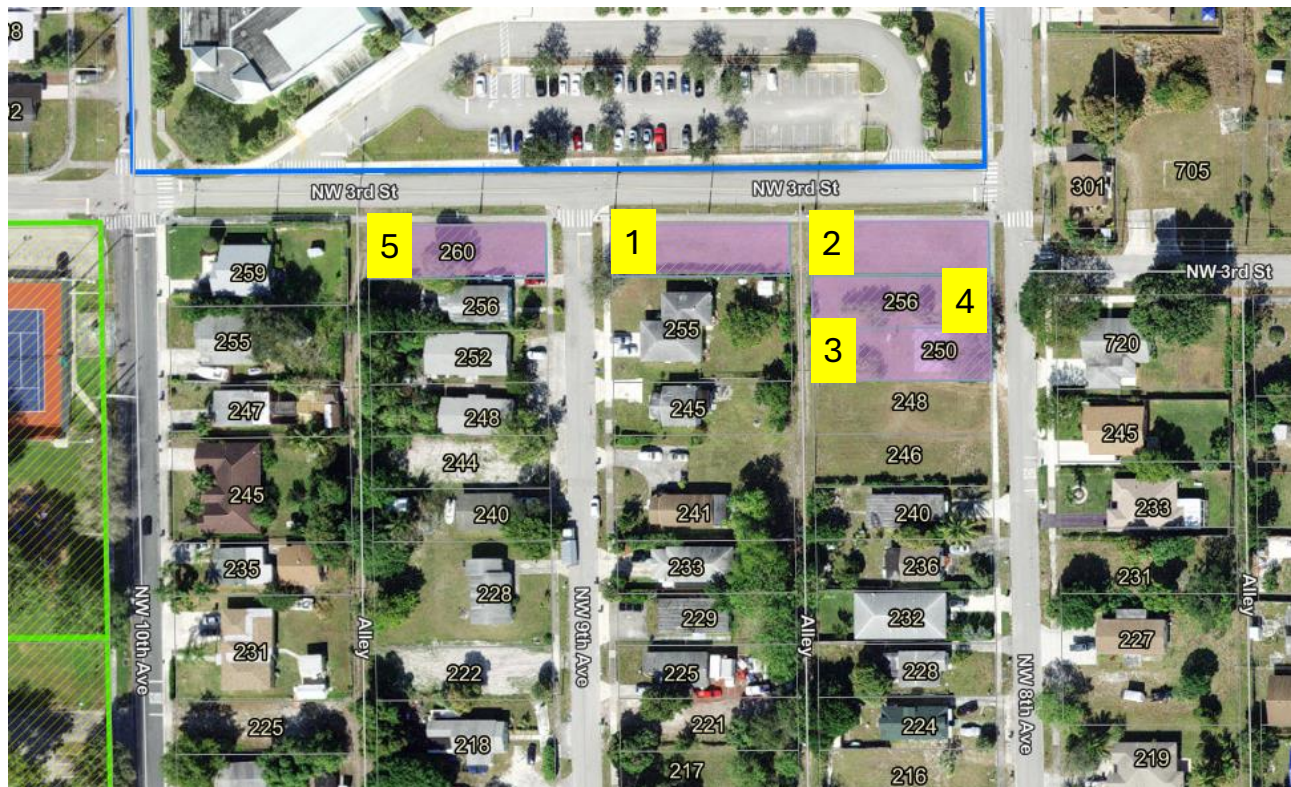


Item 9A.

Update and Board Input on
CRA-Owned Lots for Affordable
Workforce Housing



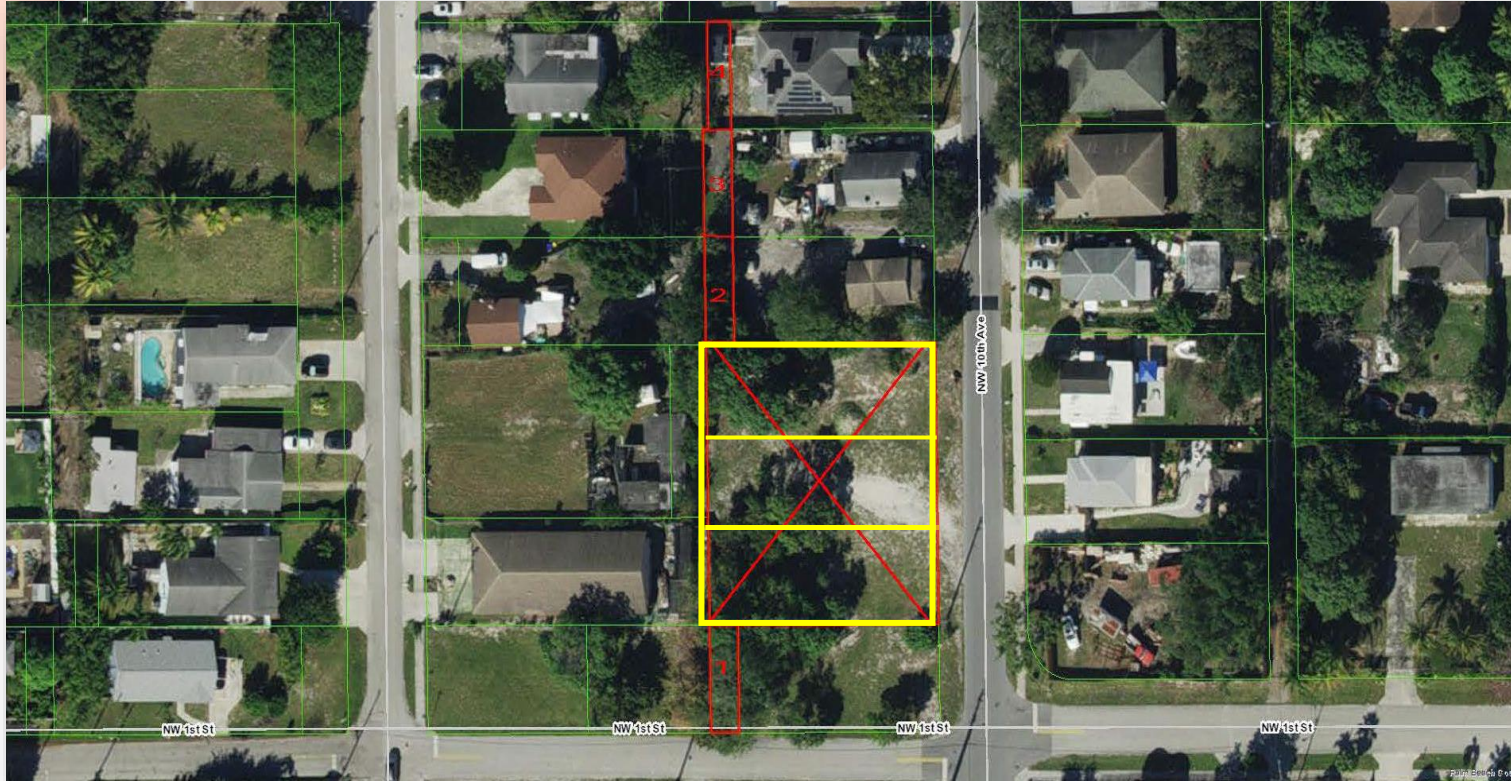
CRA-owned Properties for Affordable Workforce Housing with Purchase and Sale Agreements



Lot	Property Address	Size Approx.	Parcel Control Number (PCN)	Zoning Designation	Potential Development	Builder
1	259 NW 9 th Avenue	40x135	12434617250020010	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Community Land Trust
2	260 NW 8 th Avenue	40x135	12434617250020010	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Community Land Trust
3	250 NW 8 th Avenue	40x135	12434617250020300	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Community Land Trust
4	256 NW 8 th Avenue	40x135	12434617250020310	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Community Land Trust
5	260 NW 9 th Avenue	40x135	12434617250010320	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Habitat for Humanity of Greater Palm Beach County, Inc
6	238 SW 14 th Avenue	40x135	12434617190030101	R1A – Single Family Residential	1 Affordable / WFH Unit - Single-Family	Boynton Beach Faith Based Community Development Corporation, Inc.

Proposed Modification: Remove from list after closing and ownership transfers.

106 NW 10th Avenue



Zoned: R-1-A Single Family Residential

Current Status: Ownership of the alley portion of the property is being divided between and has been conveyed to three of the four abutting private property owners; the closing for the final private property owner is pending. Post-closing, the CRA will submit a Major Plat application to the City of Delray Beach to divide the remaining CRA-owned property into three (3) lots (yellow box) and re-plat all seven (7) properties, including the four (4) private property owners in the application.

704 SW 4th Street

Zoned:

R-1-A Single Family Residential

Current Status:

Major Plat was approved in June 2025. Request for Proposals CRA No. 2026-01 – For the Disposition of Three CRA-Owned Vacant Lots for the Development of Affordable/Workforce Housing will be issued on Monday, January 26, 2026.





111 NW 11th Avenue

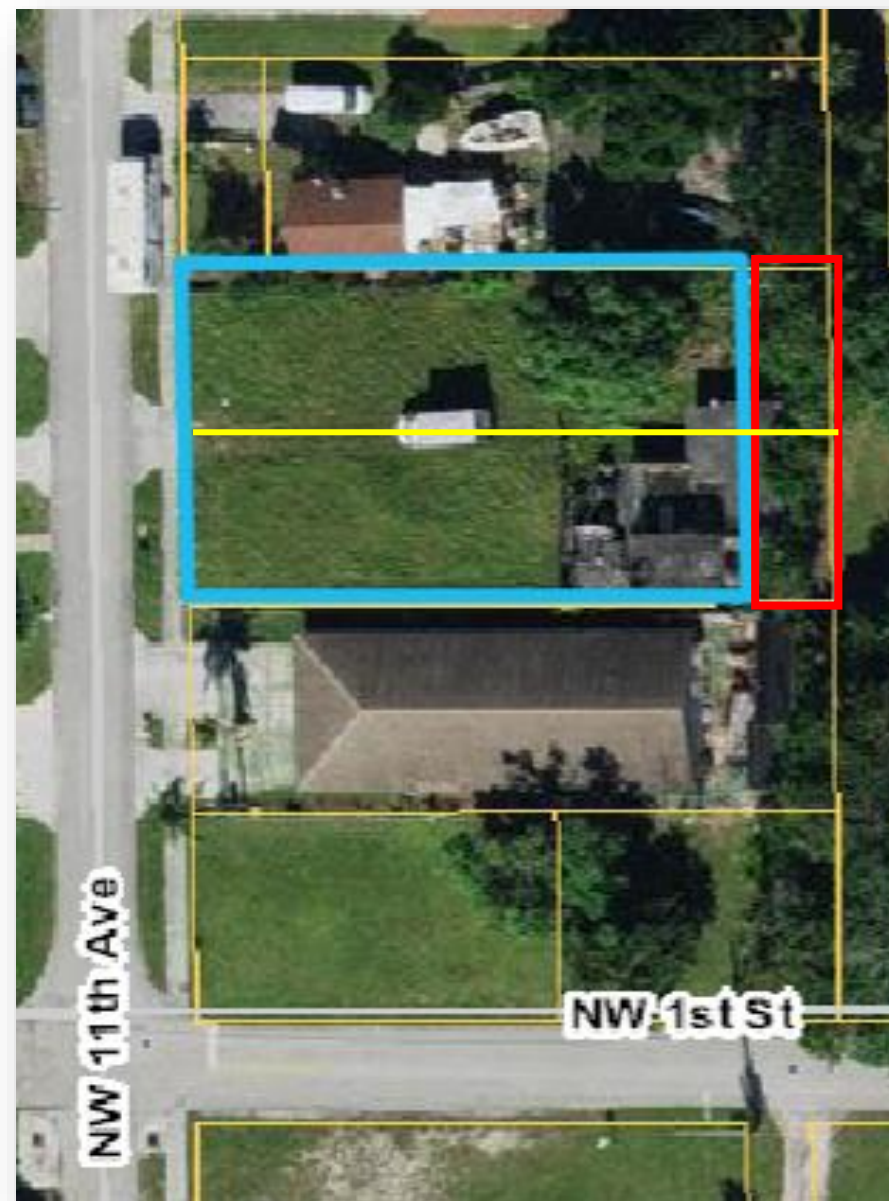
Zoned:

R-1-A Single Family Residential

Current Status:

CRA Staff is working with the private property owner and CRA Legal Counsel to close on the small parcel of property (red box) directly abutting the east side of the CRA-owned property (blue box), and the other four (4) privately owned parcels that are tied to that same private property PCN. CRA is waiting for title issues to be resolved prior to moving forward with closing.

Post-closing, CRA Staff will demolish the dilapidated structure that currently straddles the CRA-owned property and the current privately owned property and submit a Minor Plat application to re-plat the two properties into two lots (yellow line) for the development of two (2) single-family homes.



1300 Lake Ida Road



City of Delray Beach's ADU and Diverse Housing Types Study

Fourplexes

- Compact
- Large House Form
- Arranged around courts
- Appropriate as a Liner?

Is this appropriate for some locations in the Northwest or Southwest Neighborhoods?



Zoned:

R-1-A Single Family Residential

Current Status:

The CRA purchased the eastern portion of the property; awaiting the completion of the City's amendment to the Land Development Regulations that would allow ADUs and alternative, diverse housing types to assess the possibility of increasing density and potential for development of alternative housing types on the site.

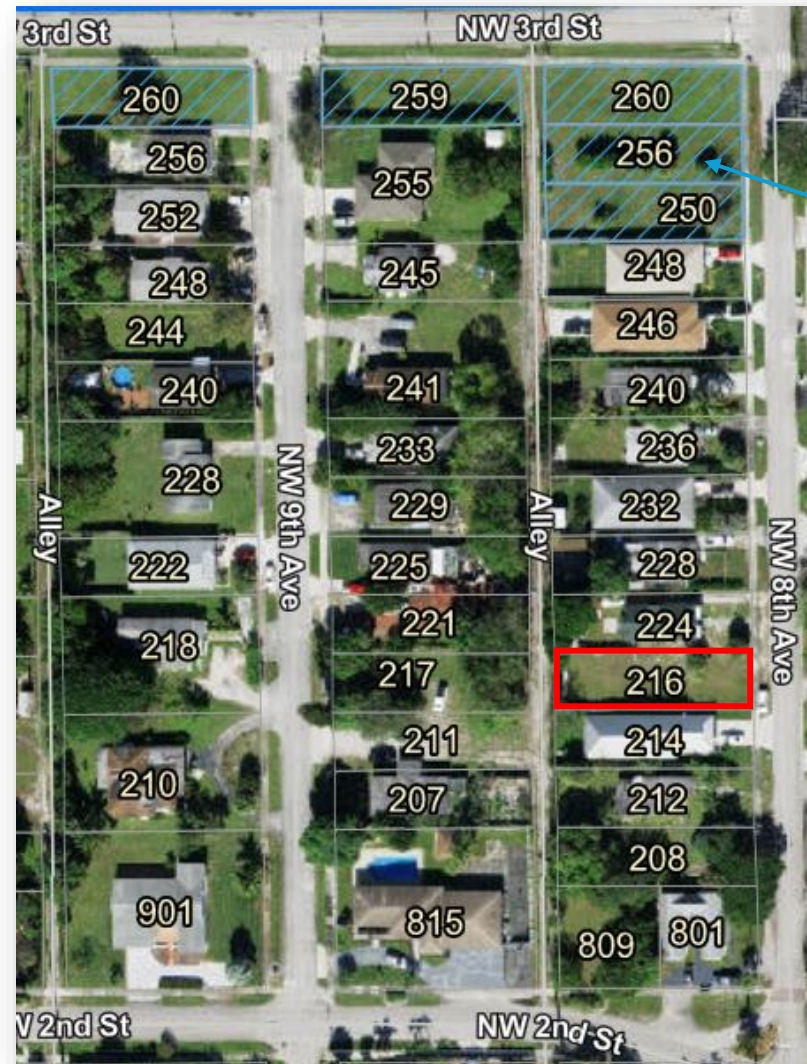
216 NW 8th Avenue

Zoned:

R-1-A Single Family Residential

Current Status:

Request for Proposals CRA No. 2026-02 – For the Disposition of One CRA-Owned Vacant Lot for the Development of Affordable/Workforce Housing will be issued on Monday, January 26, 2026.



Five other CRA-owned lots that have an active PSA for the development of affordable/workforce housing.

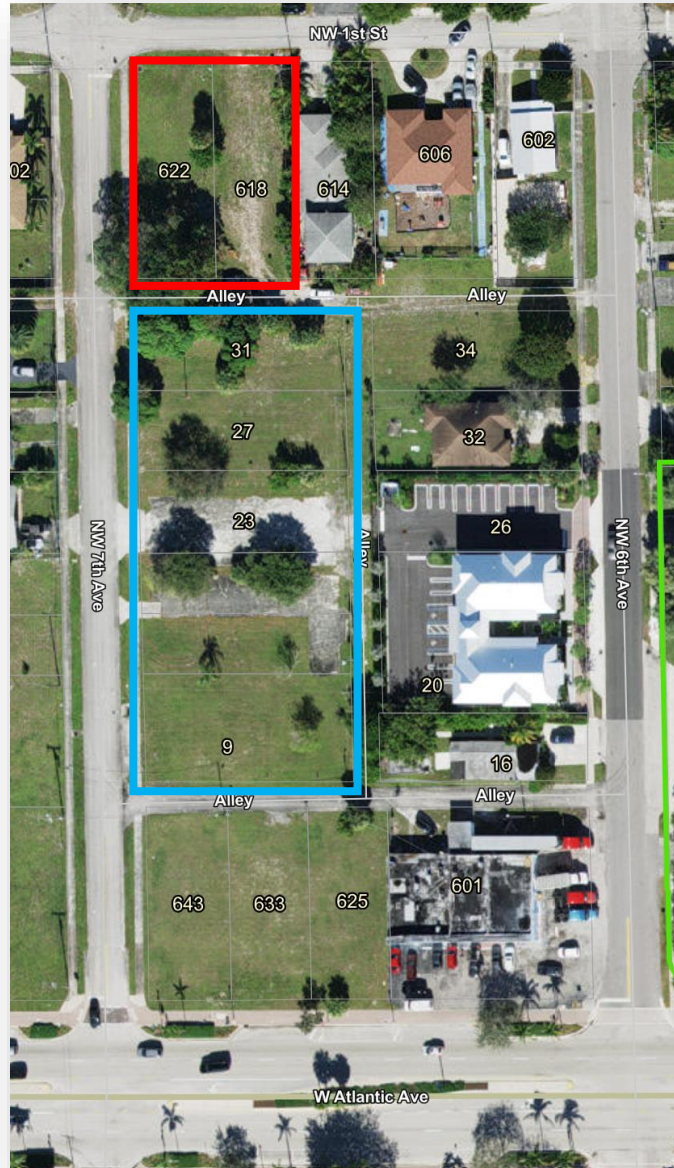
NW 600 Block of West Atlantic Avenue

Zoned:

- The six (6) lots that front NW 7th Avenue are zoned Central Business District (blue box).
- The two (2) lots that front NW 1st Street are zoned R-1-A Single Family Residential (red box).

Current Status:

The six (6) lots on NW 7th Avenue have been designated for the development of 12 affordable/workforce two-story townhouse units that will each have its own detached accessory dwelling unit. CRA staff is awaiting the approval of a City text amendment to the City's Land Development Regulations related to developing accessory dwelling units. The two (2) lots on NW 1st Street are planned for the development of two (2) single-family homes.



29 SW 6th Avenue

Zoned:

- The CRA purchased this vacant lot in 2016.
- This PCN includes one (1) lot.
- The property is zoned RM – Medium Density Residential

Current Status:

Given the current zoning, the lot would be a prime location to assess the possibility for development of alternative housing types. CRA Staff is awaiting the completion of the City's amendment to the Land Development Regulations that would allow accessory dwelling units and alternative, diverse housing types





Update CRA GIS Property Map

<https://delraycra.org/property-map/>

