

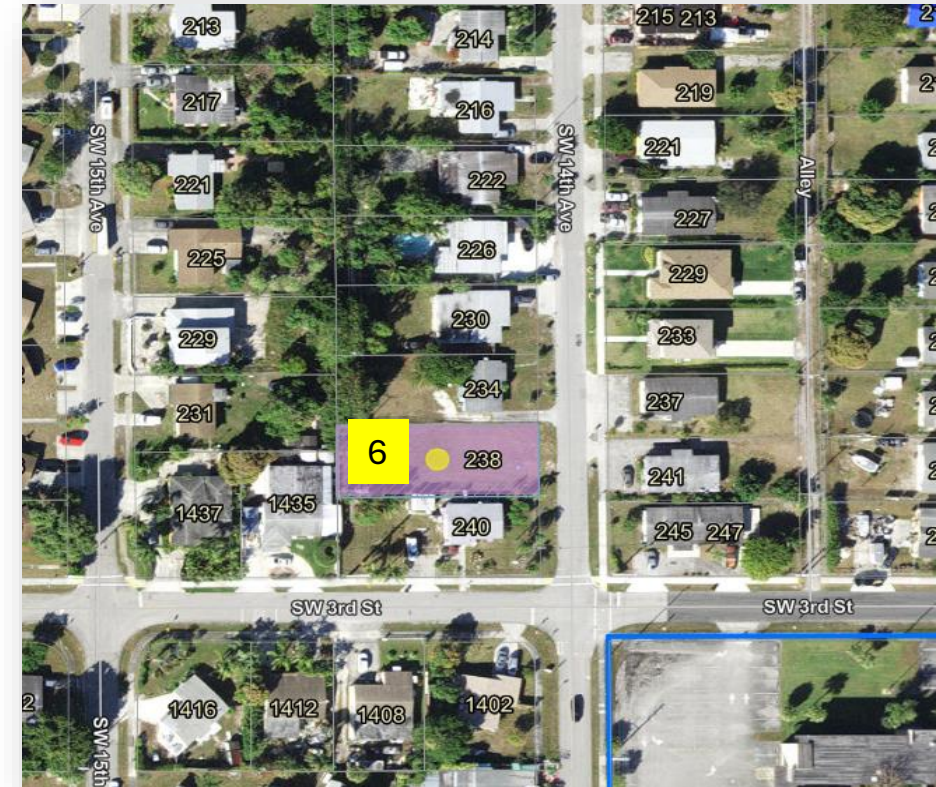
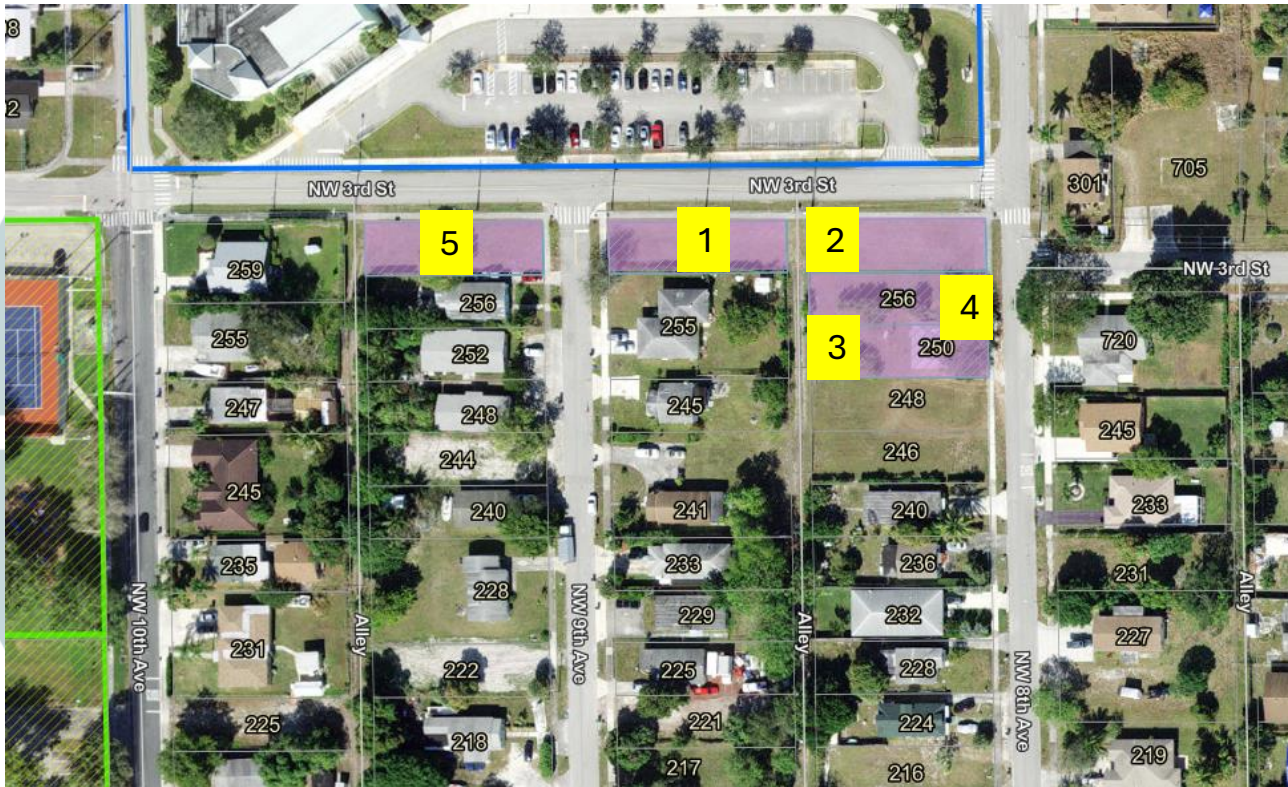


Item 9A.

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 | Parcel Control Number (PCN) | Zoning Designation | Potential Development | Builder |
|-----|--------------------------------|---------|-----------------------------|---------------------------------|---|---|
| | | Approx. | | | | |
| 1 | 250 NW 8 th Avenue | 40x135 | 12434617250020010 | R1A – Single Family Residential | 1 Affordable / WFH Unit - Single-Family | Community Land Trust |
| 2 | 250 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. |

704 SW 4th

Zoned:

R-1-A Single Family Residential

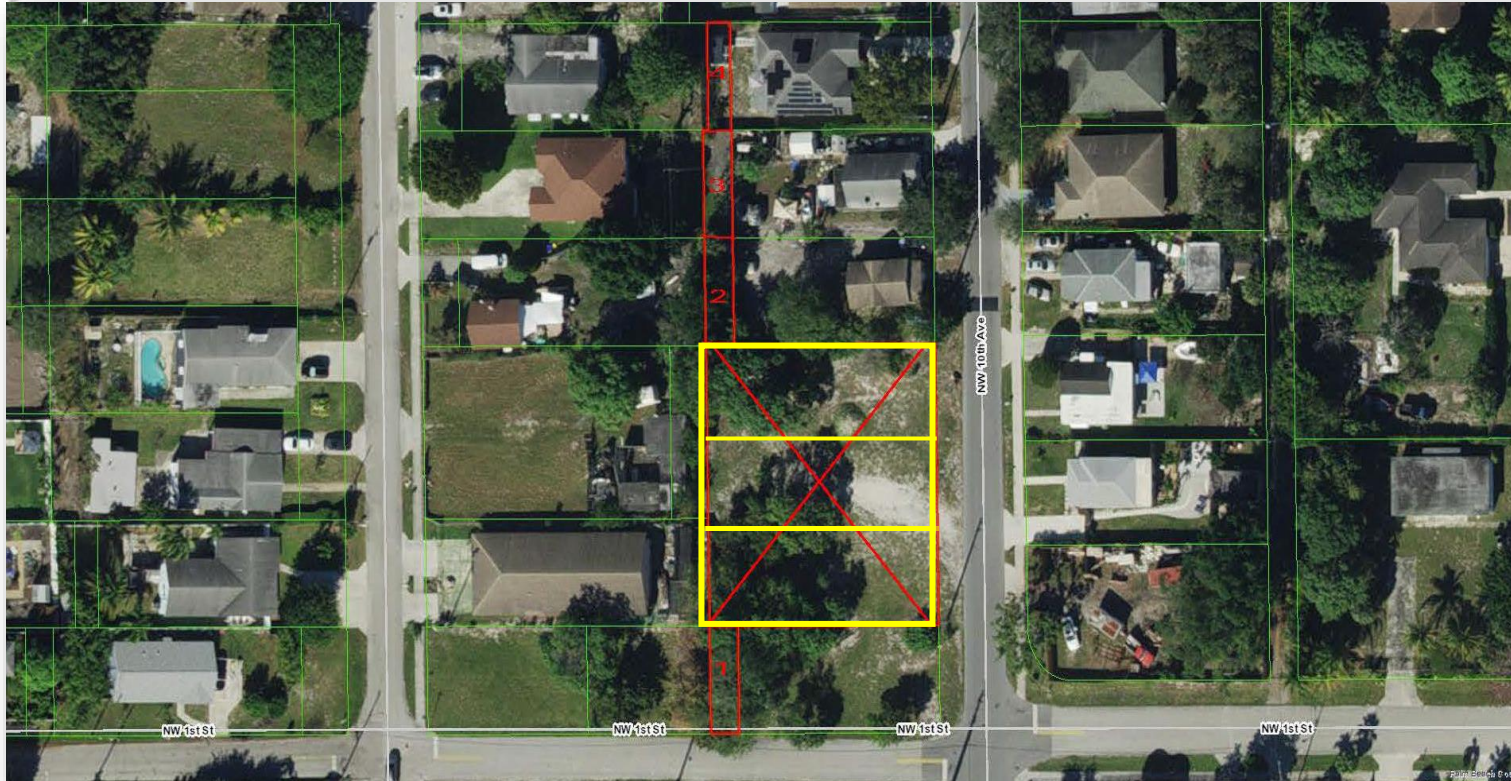
Current Status:

In October 2024, CRA staff submitted a Minor Plat Application to re-plat the property into 3 lots to the City of Delray Beach that is currently going through the approval process.





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 conveyed to the four (4) abutting private property owners; the closing date is being tentatively scheduled for Spring 2025. Post-closing, the CRA will submit a Major Plat application to the City of Delray Beach to divide the CRA-owned property into 3 lots (yellow box) and re-plat the property, including the 4 private property owners in the application.



111 NW 11th Avenue

Zoned:

R-1-A Single Family Residential

Current Status:

CRA has a pending Purchase and Sale Agreement (CRA Board approved on July 23, 2024) for the small parcel of property directly abutting the east side (red outline) of the CRA-owned property (blue outline). CRA is waiting for title issues to be resolved by CRA General Counsel prior to moving forward with closing.

Post-closing, CRA staff will demolish the dilapidated structure on the property and re-plat the entirety of the two properties into two lots (yellow line).



1300 Lake Ida Road

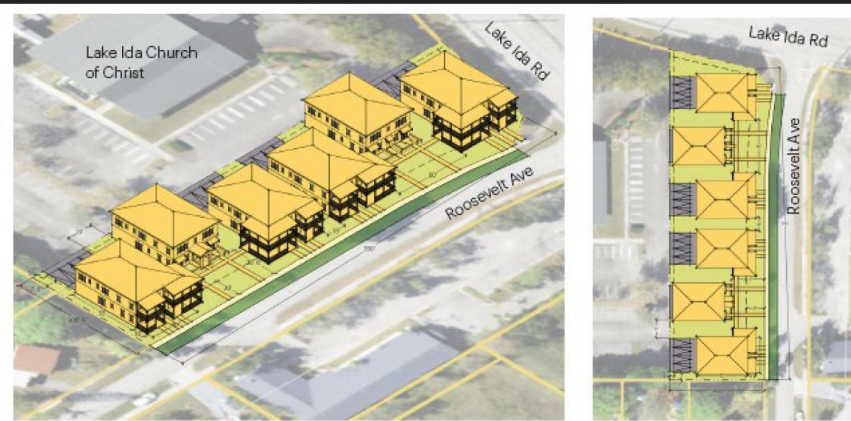


City of Delray Beach's ADU and Diverse Housing Types Study

Fourplexes

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

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



Option 1:

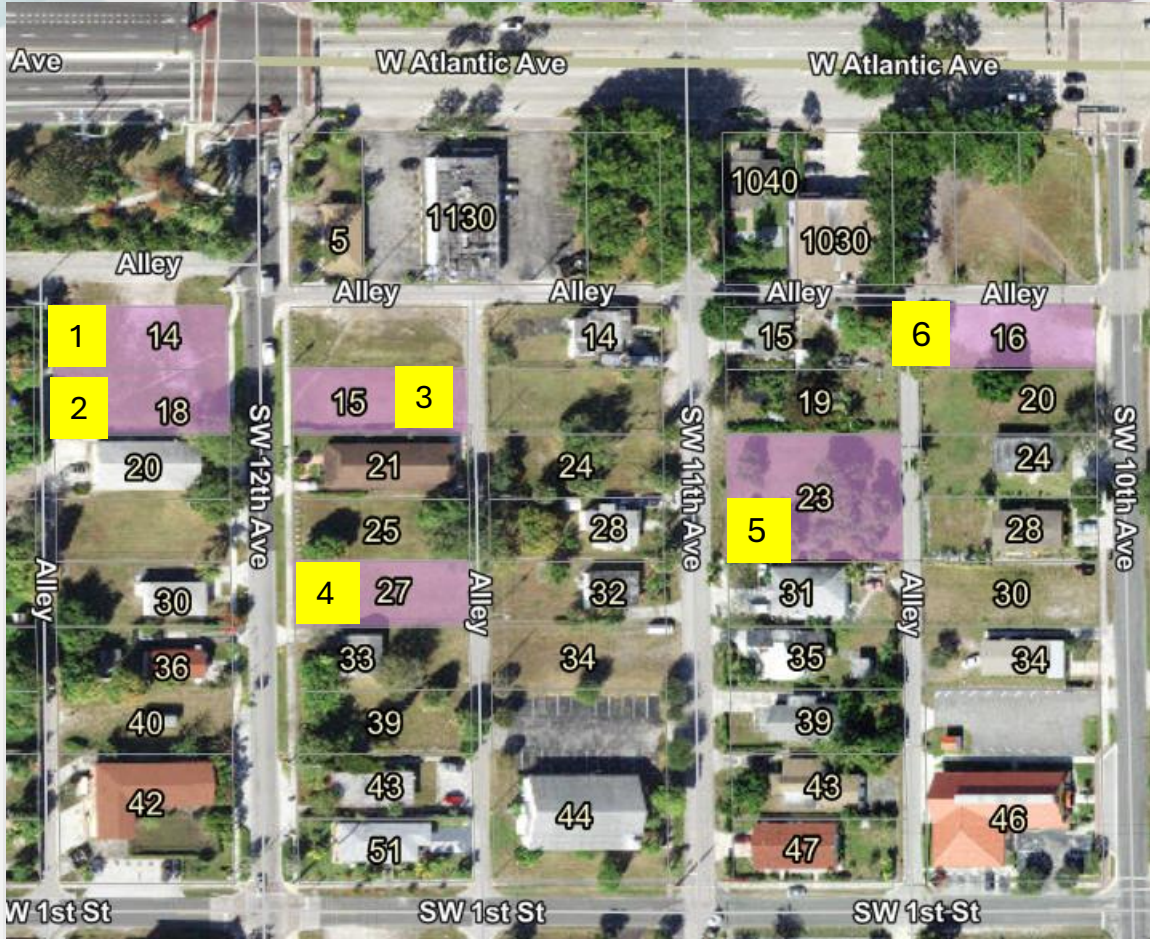
Continue with the Major Plat Application, seek approval for the platting of eight (8) lots, and plan for the development of eight (8) affordable/workforce single-family residential units as originally contemplated given current zoning.

Option 2:

Pause the Major Plat Application and await the completion and outcome of the City of Delray Beach's ADU and Diverse Housing Types Study to assess the possibility of increasing density and potential for development of alternative housing types. In the meantime, physically separate the CRA-owned lot from the Church-owned lot by demolishing the parking lot, creating a landscape buffer, and/or installing a fence.

Option 3:

Pause the Major Plat Application and await the completion and outcome of the City of Delray Beach's ADU and Diverse Housing Types Study to assess the possibility of increasing density and potential for development of alternative housing types. In the meantime, leave the CRA-owned property as-is.



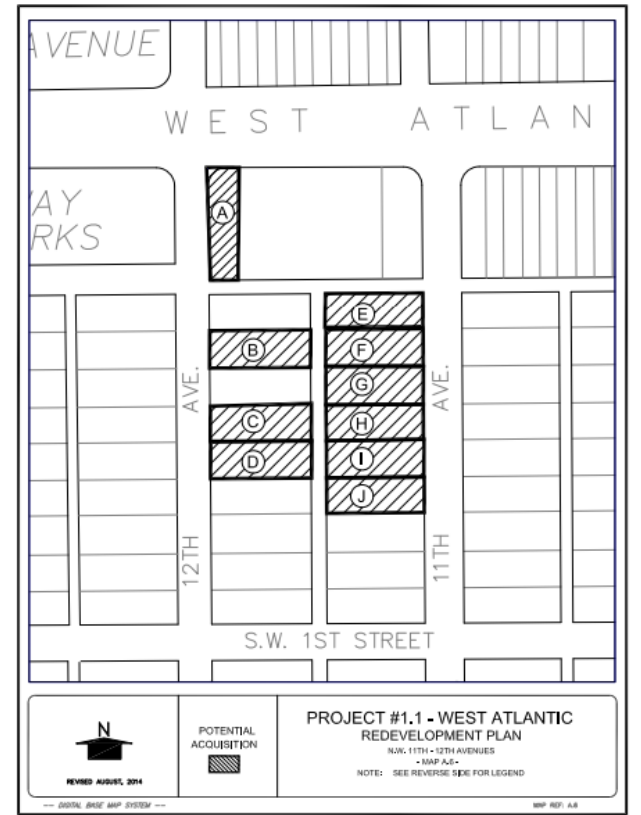
CRA Redevelopment Plan



Project #1.1 West Atlantic Redevelopment Plan

| Lot | Property Address | Size Approx. | Parcel Number (PCN) | Control | Zoning Designation |
|-----|-------------------|--------------|---------------------|---------|---------------------------------|
| 1 | 14 SW 12th Avenue | 50x137 | 12434617180020210 | | RM - Medium Density Residential |
| 2 | 18 SW 12th Avenue | 50x137 | 12434617180020220 | | RM - Medium Density Residential |
| 3 | 15 SW 12th Avenue | 50x137 | 12434617230050130 | | CBD - Central Business District |
| 4 | 27 SW 12th Avenue | 50x137 | 12434617230050160 | | CBD - Central Business District |
| 5 | 23 SW 11th Avenue | 100x137 | 12434617230080140 | | CBD - Central Business District |
| 6 | 16 SW 10th Avenue | 50x137 | 12434617230080210 | | CBD - Central Business District |



SW 1100 Block




 POTENTIAL ACQUISITION


PROJECT #1.1 - WEST ATLANTIC REDEVELOPMENT PLAN
N.W. 11TH - 12TH AVENUES
 - MAP A -
 NOTE: SEE REVERSE SIDE FOR LEGEND

REMOVED AUGUST, 2014
DIGITAL BASE MAP SYSTEM
MAP REF: A8



SW 1100 Block

Project #1.1 West Atlantic Redevelopment Plan

“A major component of the program shall be site acquisition, assembly and resale for redevelopment; the CRA may also acquire property for construction of centralized parking facilities to service the surrounding areas; the parking lots constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both.”

See Page 58 CRA Redevelopment Plan

Option 1:

Continue with Project 1.1 – West Atlantic Redevelopment Plan as provided in the CRA’s Redevelopment Plan and retain the lots for future assessment.

Option 2:

Include the identified lots within the SW 1100 Block as potential sites for the development of affordable housing and await the completion and outcome of the City of Delray Beach’s ADU and Diverse



Update CRA GIS Property Map

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

