

July 22, 2022

BID for the Delray CRA Owned Property: 260 NW 9th Ave N

Dear Delray Beach Community Redevelopment Agency,

Thank you for considering the Delray Beach Community Development Corporation (hereinafter referred to as the Delray Beach CDC) as a candidate for the RFP: Lot 32, Block A, TOURIST NOOK, as recorded in Plat Book 11, Page 47, of the Public Records of Palm Beach County, Florida. We are cognizant of the effort it takes to make a selection like this, so we very much appreciate the opportunity.

First and foremost, the Delray Beach CDC focuses on providing more affordable and workforce housing in City of Delray Beach. We believe that this lot is a perfect opportunity to build another workforce home in the heart of Delray Beach for our workforce of Delray Beach. As part of the CRA Carver Square project, the Delray Beach CDC identified many potential buyers that are the heroes of the city: our teachers, our fire fighters, our city employees, our nurses, and many other crucial professions. Due to rising home costs across the country and especially Florida, many of these professionals are unable to afford a home and thus, unable to make their dream of home ownership a reality.

There were many disappointed Delray Beach residents that did not win the Carver Square lottery for one of the 20 homes. These Delray Beach residents are still searching for homes in the area but are unable to buy at market rates.

There is a long list of Delray Beach residents that were approved for the Palm Beach County Workforce Housing Program and preapproved for a loan as part of the process.

The Delray Beach CDC is proposing to build a workforce home on this lot and open it up for another lottery for approved Palm Beach County Workforce Housing Program residents.

The Delray Beach CDC will be partnering with Hatcher Construction for the building of this home. Since 1999, Hatcher has been a family-run business, providing solutions at any phase of development, from concept through completion. Hatcher's leadership, values, and structure has been a recipe for our success throughout the years.

Financially sound, their bonding capacity and a long list of referral clients speak to their stability and history of client satisfaction. Hatcher construction will be opening up a construction line of credit to pay for the construction. As part of the Palm Beach County Workforce Housing obligation for builders, Pulte Homes will also be partnering with the Delray Beach CDC to get one of their needed workforce housing credits for this project. If we are approved, the Delray Beach CDC will get approval from the Palm Beach County's PZ&B Dept's Exchange program to count this workforce housing home as credit. Then Pulte will be able to contribute financially (\$100,000) to the builder to bring our numbers out of the red and get another workforce home in the community.

The Palm Beach County Workforce Housing program brings many benefits to making buying a home feasible for our workforce. The limit sales prices of homes and they provide down payment assistance award money of up to \$45,000. We are proposing to a build either a Level 2 or Level 3 Workforce Housing Level home on this lot. This would be a household range of \$72,240 to \$108,360.

<https://discover.pbcgov.org/HED/PDF/MHI/Workforce%20Housing%20Program%202022%20Flyer%2007.20.2022.pdf>

. Our proposal includes floor plans for both of these options from Hatcher Construction. The floor plans will work on this lot size validated by Hatcher Construction.

The major benefit of our proposal is that this lucky future homeowner will own a home built by the community for the community which will include full ownership of the land and the home.

Addendums include:

1. Cost Estimates / Budget
2. Hatcher Construction Floor Plan potentials
3. Palm Beach County Workforce Housing Program – which will drive sales price and provide down payment assistance for the buyers

We look forward to the opportunity to discuss our proposal further. We appreciate your consideration, and wish you luck on your selection.

Thanks,

Ali Levin



Executive Director, Delray Beach CDC

CRA Lot - 9th

* HOUSEHOLD INCOME MUST BE ABOVE \$54,000, THESE ARE UPDATED 2022 WFH PALM BEACH COUNTY PRICES

LEVEL 2 - \$243,000 LEVEL 3 - \$297,990

SALES PRICE - Set by PBC	243,000	297,990
SQ FT EST	1,600	1,800

COSTS - Hatcher Construction Line of credit

PRICE PER SQ FT	160	160
CONSTRUCTION COST	256,000	288,000
SOIL TESTS, SURVEYS, PERMITS	20,000	20,000
COSTS TOTAL	276,000	308,000

CREDITS - Workforce Housing Exchange Credits

WORKFORCE HOUSING CREDIT FROM A BUILDER: Pulte Homes	100,000	100,000
--	---------	---------

BALANCE - To go into lowering home cost for buyer	67,000	89,990
---	--------	--------



PURPOSE OF PROGRAM

To provide the workforce within Palm Beach County an opportunity to purchase homes at below market prices. Down payment and closing cost assistance is available for those who qualify.

WORKFORCE HOUSING PROGRAM

2022	Low Income (60% - 80% AMI)	Moderate -1 Income (80% - 100% AMI)	Moderate -2 Income (100% - 120% AMI)	Middle Income (120% - 140% AMI)
Household Range	\$54,180- \$72,240	\$72,240 - \$90,300	\$90,300 - \$108,360	\$108,360 - \$126,420
Sales Price	\$189,630	\$243,810	\$297,990	\$352,170
Minimum Buyer Contribution %	2.5%	3.5%	3.5%	3.5%
Maximum Subsidy Assistance**	\$51,200	\$48,672	\$44,698	\$35,271

* This chart is effective July 1, 2022 and may change annually

** Down payment assistance may be available up to this amount.

Workforce Housing Development Locations

Merry Place Estates

3700 Georgia Ave., West Palm Beach FL 33405
(561) 655-8530 ext. 1203.

Visit housingcenterpb.com/merryplace/

Interested buyers must take part in a mandatory WHP introductory orientation.

Registration link for the orientation - <https://survey.pbcgov.com/s3/HED-Registration>