



Delray Housing Group, Inc.

A Development/Management Company



The Creation

- ▶ Established by the Delray Beach Housing Authority to serve as its Development and Management Arm.
- ▶ The DBHA Board of Commissioners serves as the DHG Board of Directors.
- ▶ We are a 501(c)(3) organization incorporated by the Florida Department of State in May 2003.
- ▶ We received our final Letter of Determination from the U. S. Internal Revenue Service in July 2008.

Our Services



STAFFING

The DHG currently has 9 full time employees, 1 part time and 2 contracted employees.



Our Experience

- ▶ DHG secured its first property management agreement in January 2004.
- ▶ Purchased its first property in April 2004 from CRA.
- ▶ Currently owns and manages 684 units of affordable apartments.
- ▶ The DHG has become a full service development & property management company.

Our Programs



AFFORDABLE HOUSING PROGRAMS:

Currently the DHG manages 684 units and of these 9 properties are owned by the DHG. Within these properties there are a total of four different programs that consist of the following;



Scattered Sites Aka Public Housing:

Currently we manage 8 scattered sites. This program is limited to low-income families & individuals. The Housing Authority determines the families individual eligibility based on the household's annual gross income.



Neighborhood Stabilization Program (NSP):

Congress established the NSP for the purpose of stabilizing communities that suffered from foreclosures & abandonment, through the purchase & redevelopment of foreclosed & abandoned homes & residential properties. As a result the DHG partnered with the City of Delray Beach & acquired 7 NSP properties that are now leased to low income families.



State Housing Initiative Partnership (SHIP):

This program provides funds to local government as an incentive to create partnerships that produce & preserve affordable home ownership & multifamily housing. To qualify the family must meet the very low, low or moderate income limits. Currently we manage 23 SHIP units



Low Income Housing Tax Credit (LIHTC):

The federal government's primary program for encouraging the investment of private equity in the development of affordable housing for low income families. DHG secured its first tax credit deal in 2013 for Village Square, a \$36.2 million affordable housing development and again in 2016 by partnering with Smith & Henzy Advisory Group by serving as general partner of the \$35.8 million LDA acq/rehab. DHG serves as Property manager for the property



VILLAGE SQUARE FAMILY, AKA PHASE I

This lush 11-acre property consist of 144 units of affordable housing. Amenities include gorgeous state of the arts clubhouse, computer room, fitness room, beautiful pool and much, much more.



THE COURTS AT VILLAGE SQUARE, AKA PHASE II

- ✓ The beautiful building became home to 84 elderly residents in January 2018.
- ✓ Winner of the prestigious FRA **Outstanding Housing Project Award**
- ✓ The Courts at Village Square located at 738 SW 12th Avenue on a 3.23 acre parcel of land in Delray Beach consist of one building with an integrated clubhouse.
- ✓ The building is three stories and was designed to blend nicely with the surrounding neighborhood.
- ✓ Amenities include;
 - clubhouse with a great room, a community kitchen, onsite offices, a sitting area/library, a business center (with computers, printers and internet access), a fitness center, a media center, a beauty salon, an arts and crafts center, a pool, and a putting green. The clubhouse and elevators have a backup generator in case of emergency loss of power.





COMING SOON!
PHASE III
AFFORDABLE HOME OWNERSHIP OPPORTUNITIES



Board of Commissioners: Jesse Saginor, Ivan Gomez, Ezra Krieg, Gregory Wicklman, Krystina Buckley, Marcus Metcalf, James Hiler





- This 3-acre site will be home to 54 new-construction affordable for-sale townhouses, built within 9 buildings.
- Forty two units will be 3 bedroom 2 ½ - 3 ½ bathroom units, square footage ranging from 1,469 sf - 1,667 sf under AC and twelve units will be 2 bedroom units and will measure 1,366 sf under AC.
- Amenities such a pool, playground and covered pavilion.
- Estimated cost: between \$13,000,000 -\$16,000,000.
- The DBHA will be partnering with non-profits such as The Delray Housing Group who will serve as a developer, the Community Land Trust and the Delray Beach CDC, who will assist with screening and qualifying of eligible families.

We are very excited to begin construction of this final phase and provide opportunities for families to become homeowners.



Qualifying Families Will Need To Meet The 80% - 140% Income Limits For Palm Beach County



Median Income \$74,300

	1	2	3	4	5	6	7	8
80 %	43,050	49,200.	55,350.	61,500.	66,450.	71,350.	76,300.	81,200
120 %	64,680.	73,920.	83,160.	92,280.	99,720.	107,160.	114,480.	121,920
140 %	75,460.	86,240.	97,020.	107,660.	116,340.	125,020.	133,560.	142,240



THE END