



**Delray Beach Community**  
**Redevelopment Agency**  
**Regular Board Meeting**

**Tuesday, February 23, 2021**  
**4:00 p.m.**



## ITEM 8A.

# COREY JONES ISLE SECOND MORTGAGES

# Corey Jones Isle Workforce Housing Second Mortgage Program

## Corey Jones Isle Workforce Housing Development

- Located in the SW Neighborhood
- Consists of 10 Single Family Homes

## Delray Beach Community Land Trust (CLT)

- Awarded: RFP 2019-03 Disposition & Development

## Delray Beach CRA and CLT entered into the following:

- Purchase and Sale Agreement
- Construction Loan Agreement
- Mortgage and Security Agreement
- Promissory Note

Building Permits were issued in September 2019

All ten (10) Homes are currently under construction

The first three (3) homes are expected to be completed by 2-24-21





# Corey Jones Isle Workforce Housing Second Mortgage Program

RFP 2019-03 stated the following:

- The CRA intends to make subsidies available to assist the homebuyer with the cost to purchase the home.
- The CRA will work with the successful proposer to determine the subsidy amount.

## Second Mortgage Program

The subsidy will be secured by:

- A second mortgage & promissory note

Delray Beach CLT will obtain & verify the following from homebuyer:

- Various documents - first mortgage lender
- Various documents - regarding the financing availability

Delray Beach CLT will submit:

- A request to the CRA for a subsidy amount for review





# Corey Jones Isle Workforce Housing Second Mortgage Program

## Key Conditions to the Subsidy

- Upon the sale, transfer, conveyance or alienation of any part or all of the home within twenty-five (25) years of the date of the promissory note by the homebuyer, full repayment of the CRA subsidy, plus accrued interests shall become immediately due and payable to the CRA.
- If the home is sold after expiration of the twenty-five (25) year term, the restriction is removed.

## Staff will work with the CRA Attorney to:

Secure the necessary documents to ensure compliance with all program requirements prior to closing.

## Request

Staff is requesting authorization for the CRA Executive Director to administratively approve and execute all documents for the closings and second mortgage program up to \$85,000 to each buyer, and not to exceed \$850,000 total for ten (10) single family homes within the Corey Jones Isle Workforce Housing Development.










## ITEM 8B.

LETTERS OF INTENT TO PURCHASE  
CRA-OWNED PROPERTIES  
362 NE 3<sup>RD</sup> AVENUE  
AND 313 NE 3<sup>RD</sup> STREET



# Exhibit A - Location Map

-  Property 1 – 362 NE 3<sup>rd</sup> Avenue
-  Property 2 – 313 NE 3<sup>rd</sup> Street
-  Businesses
-  Proposed Developments
-  Proposed Streetscape Project



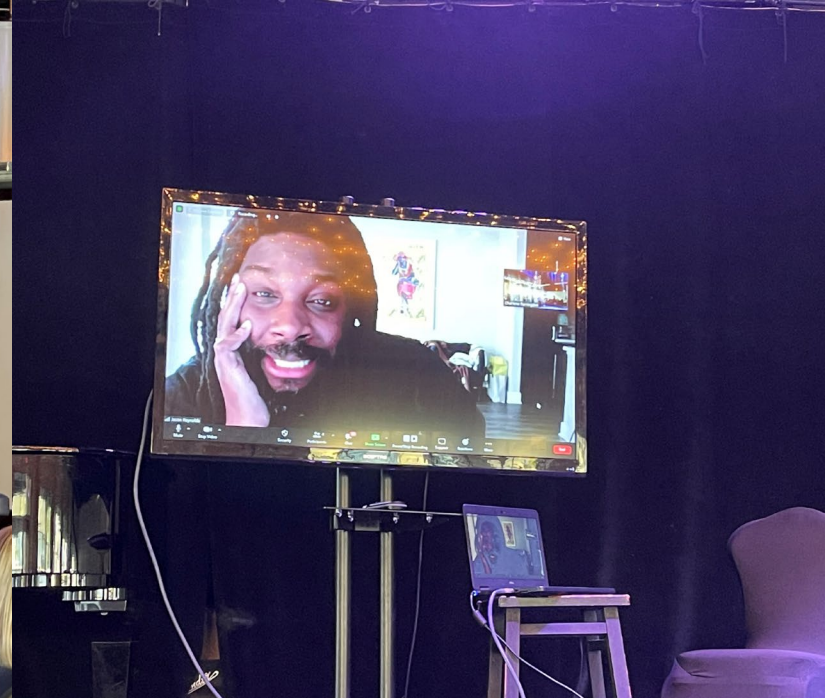
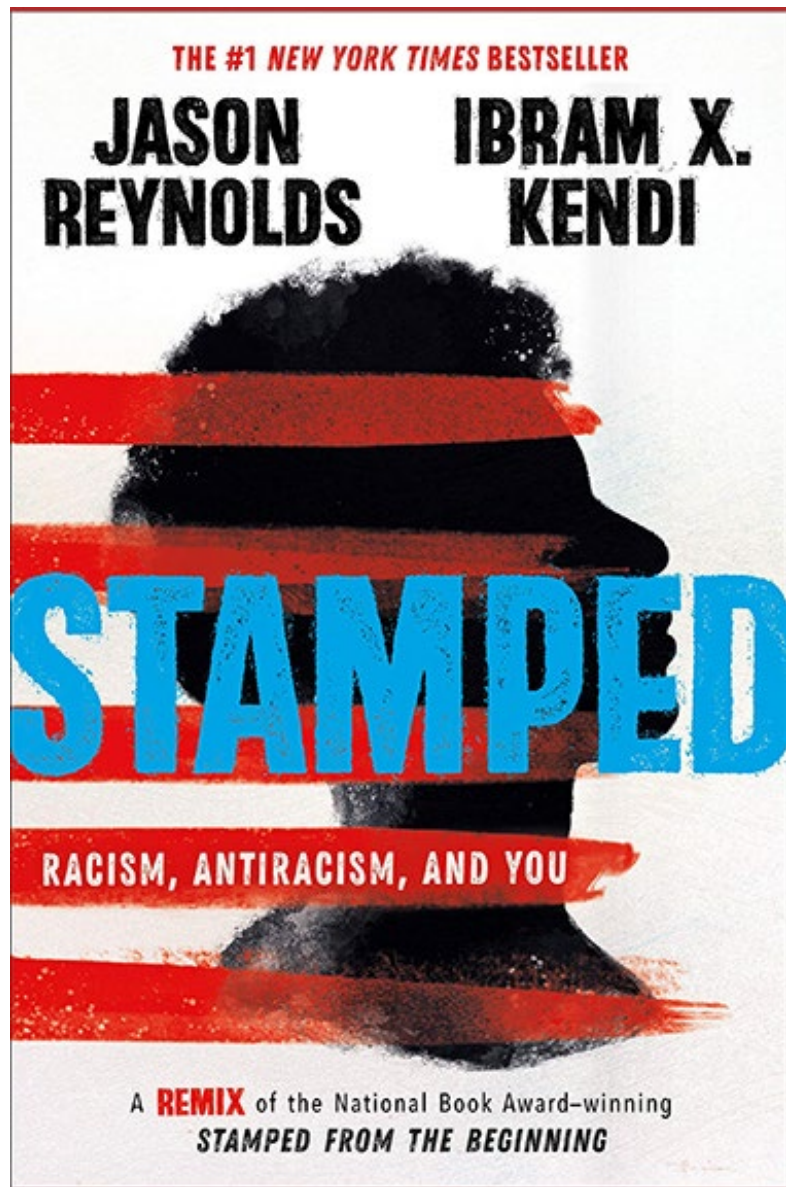




## ITEM 8C.

BH3 MANAGEMENT, LLC  
FORCE MAJEURE REQUEST LETTER







PRESENTED BY DELRAY BEACH CRA IN COLLABORATION WITH  
SPADY CULTURAL HERITAGE MUSEUM AND ARTS GARAGE

# AUTHORS SPEAK

THE IMPACT OF RACE ON AMERICAN SOCIETY



**JASON REYNOLDS**

STAMPED: RACISM, ANTIRACISM & YOU

**FEBRUARY 20TH**  
3:30PM - 5:30PM



**TINA K. SACKS**

INVISIBLE VISITS, BLACK MIDDLE-CLASS WOMEN  
IN THE AMERICAN HEALTHCARE SYSTEM

**MARCH 24TH**  
6PM - 8PM



**RICHARD ROTHSTEIN**

THE COLOR OF LAW: A FORGOTTEN HISTORY OF  
HOW OUR GOVERNMENT SEGREGATED AMERICA

**APRIL 29TH**  
3:30PM - 5PM

LIMITED SEATING AVAILABLE OR JOIN US VIA LIVESTREAM

## BOOK GIVEAWAY FOR ATTENDEES

\*LIMITED QUANTITY AVAILABLE



**DELRAY BEACH CRA**  
COMMUNITY REDEVELOPMENT AGENCY



**ARTSGARAGE.ORG | 561-450-6357**

arts garage is a 501(c)(3)  
non-profit organization.



DELRAY BEACH CRA



94 NE 2ND AVE.  
DELRAY BEACH, FL 33444





ON VIEW

Arts  
WAREHOUSE



In partnership with the  
Delray Beach Historical Society

## CITIZENS ON WATCH

January 15th - March 5th, 2021

Photographs from the Delray Beach Historical Society Archive by internationally-acclaimed photographer Joan Liftin, from the 1999 documentary project titled "Indivisible, Local Heroes Changing America". The exhibited photos showcase Delray Beach's Haitian community, Haitian Citizens Police Academy, along with collected Oral Histories.



January 18th - March 5th, 2021

### REFLECTIONS

By Samuel Spear, Jr.



Local Delray Beach Photographer Samuel Spear, Jr. shares a series titled *Reflections*, through March 5th



Edith Estroff, a native of Haiti and longtime Delray Beach resident, translated from Creole to English. One of the photos is a portrait of a young woman, the artist's daughter, who is a model and a dancer. The photo was taken in the 1990s, during the artist's time in Delray Beach. The photo is a black and white portrait of a young woman, the artist's daughter, who is a model and a dancer. The photo was taken in the 1990s, during the artist's time in Delray Beach.



Long Brown sharing a story about his relationship with Edith Estroff. Long Brown is a Haitian American artist and photographer. He is the son of a Haitian mother and a white father. He is a member of the Haitian American community in Delray Beach. He is a member of the Haitian American community in Delray Beach. He is a member of the Haitian American community in Delray Beach.



Citizens on Watch  
Gallery View



# COREY JONES ISLE

## Ribbon Cutting Ceremony



MARCH 5, 2021

10:00 AM

*Join Us Virtually*

Via Facebook

Live @DelrayBeachCRA



*in Memory of Corey Jones*



CORNER OF SW 7TH AVENUE AND SW 4TH STREET

THE DELRAY BEACH COMMUNITY LAND TRUST IN PARTNERSHIP WITH THE  
DELRAY BEACH CRA ANNOUNCE THE RIBBON CUTTING OF  
TEN (10) NEW WORKFORCE HOUSING  
UNITS IN THE SW NEIGHBORHOOD





# Senior Resource Center





# Delray Senior Resource Center

708 W. Atlantic Ave, Delray Beach, FL 33444

## March 2021 Calendar

Events details and information on the back.

*\*Join some events and classes virtually via ZOOM: Zoom Meeting ID: 5618152889*

Monday	Tuesday	Wednesday	Thursday	Friday
1 <b>Community Voice</b> Call for registration form 6:00 PM - 8:00 PM	2 <b>Medicare &amp; Medicaid Assistance</b> 12:30 PM - 3:00 PM	3 <b>Zoom for Seniors</b> <i>Stay connect with friends, family and events</i> 12:30 PM - 1:30 PM	4 <b>Bingo</b> 12:30 PM - 2:00 PM	5
8	9 <b>Doc Talk: The COVID Vaccine</b> Get Your Questions Answered. 12:30 PM - 1:30 PM	10 <b>Wartime Aid and Attendance</b> <i>Pension Entitlement for veterans &amp; surviving spouses</i> 1:00 PM - 2:30 PM	11 <b>Caregiver Support Group</b> <i>You are not alone.</i> 12:30 PM - 1:30 PM	12
15 <b>Community Voice</b> Call for registration form 6:00 PM - 8:00 PM	16 <b>Diabetes &amp; Cholesterol Screening</b> 12:00 PM - 3:00 PM	17 <b>St Patrick's Day Party &amp; Free Senior Gift</b> 1:00 PM - 2:30 PM	18 <b>Legal Issues for Seniors*</b> 2:00 PM - 3:00 PM	19 <b>What you need to know about Pre-Paid Cremation Plans</b> 2:00 PM - 3:00 PM
22	23	24 <b>The 5 Wishes*</b> <i>Planning for End of Life</i> 12:30 PM - 1:30 PM	25 <b>Memory Loss*</b> <i>Normal Aging Vs Dementia</i> 2:00 PM - 3:00 PM	26
29	30	31	1	2

# Delray Senior Resource Center

## Events Details

To RSVP call (561) 613-1772.

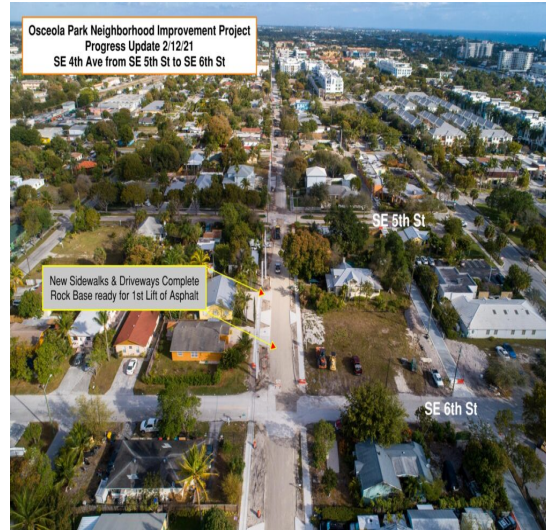




# SW Neighborhood Improvement Project







## MONTHLY PUBLIC OUTREACH MEETING

Wednesday, February 24, 2021  
6:00 pm via Microsoft Teams

TO CALL INTO THE MEETING, PLEASE USE THE  
**INFORMATION BELOW.**

**CALL-IN #**

**1-815-516-0257**

**CONFERENCE ID**

**513789794#**

TO JOIN VIA WEB BROWSER OR SMARTPHONE  
APP, USE THE BELOW LINK OR QR CODE.

[bity.ly/OsceolaMeeting](https://bity.ly/OsceolaMeeting)



# Osceola Park Neighborhood Improvements





WEAR A MASK, SLOW THE SPREAD

