



Delray Beach Community
Redevelopment Agency
Workshop Meeting

Tuesday April 27, 2021
2:00 p.m.





ITEM 4A.

DELRAY BEACH
GREEN MARKET
LOCATION



Old School Square Park/ Front lawn of Cornell Art Museum



Pavilion / socially
distanced dinning
pods



ITEM 4B.



NEIGHBORHOOD and
COMMUNITY SERVICES

PRESENTATION -
NEIGHBORHOOD &
COMMUNITY SERVICES - CURB
APPEAL PROGRAM UPDATE
AND OTHER CITY HOUSING
REHABILITATION PROGRAMS



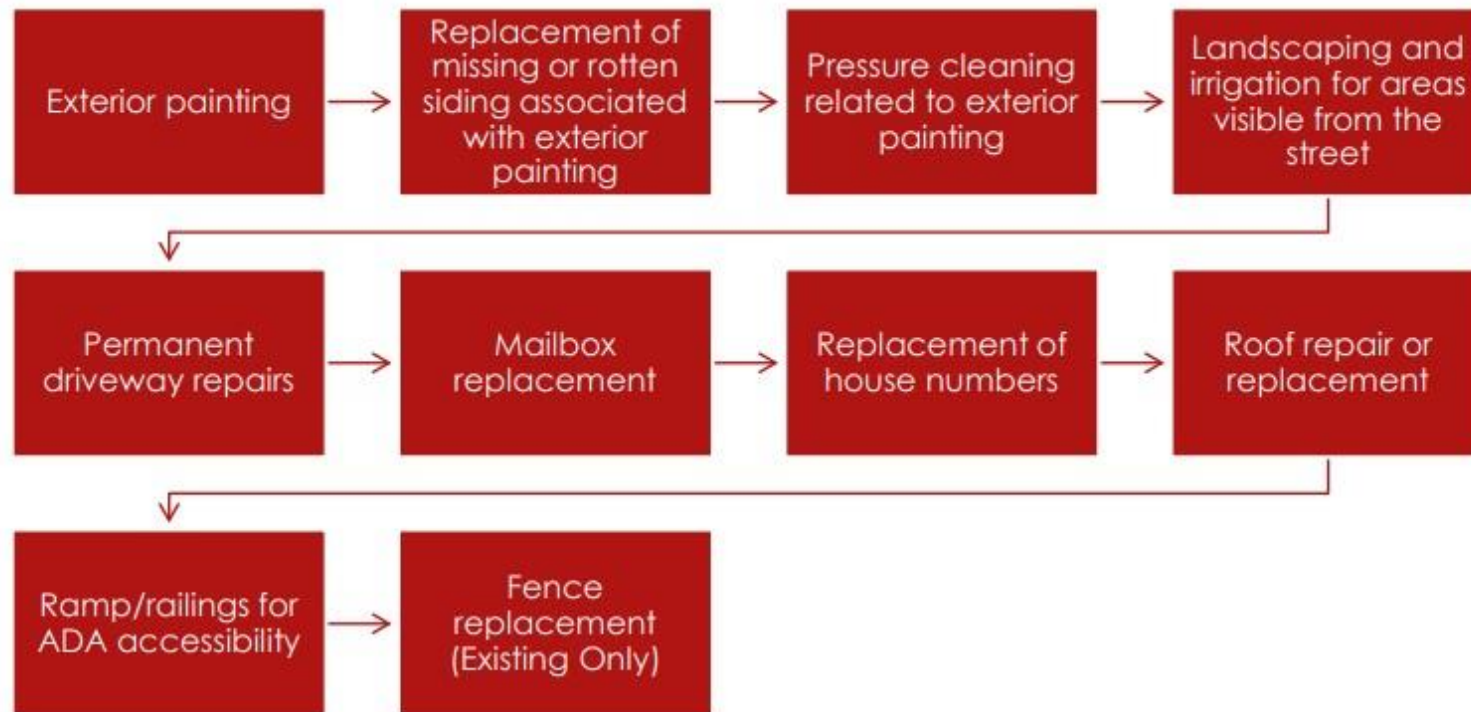


CURB APPEAL.....

Neighborhood Services Division

APRIL 27, 2021

Purpose



Process

Income Eligibility

City of Delray Beach Neighborhood Services
 2020 HUD Income Limits Adjusted to Family Size
 West Palm Beach-Boca Raton MSA (Palm Beach County)
 Effective April 1, 2020



Income Limit Area	Median Income	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person
	\$79,100											
West Palm Beach-Boca Raton, FL HUD Metro FMR Area	PROGRAM TYPES	Extremely Low (0 - 30%)	18,450	21,100	23,750	26,350	30,680	35,160	39,640	44,120	Refer to HUD	Refer to HUD
		Very Low (31 - 50%)	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	61,460	64,972
	CDBG, CDBG-CV 0-80%	Low (51 - 80%)	49,200	56,200	63,250	70,250	75,900	81,500	87,150	92,750	98,336	103,995
	CLT, SHIP, RCMP, NSP, WFH 0-120%	Moderate (81- 120%)	73,800	84,360	94,920	105,360	113,880	122,280	130,680	139,080	147,504	155,933
	CURB APPEAL, CODA, SHIP 0-140%	High Moderate (121- 140%)	86,100	98,420	110,740	122,920	132,860	142,660	152,460	162,260	172,088	181,922

Process

- ▶ Quote Process
- ▶ Document Signing
- ▶ Inspection/Monitoring



Driveway Repair



Rock The Block

Landscape and Irrigation Improvements

7



Landscape and Irrigation Improvements

8



Roof Repair

9



Accomplishments

Status of Projects	# of Units
Completed	48
Income Eligibility	2
Write-up/Landscape Design	10
Total Cost Expended	\$214,379.45
Average Cost per Project	\$4,985.57

Additional Funding Sources

Strategies	Maximum Allowable
Owner-Occupied Rehab	\$60,000
Purchase Assistance	\$75,000
Rental Assistance	\$5,000
Public Service	Varies
CDBG-CV Business or Rental Assistance	Varies



Questions?





ITEM 4C.

UPDATE FROM THE DELRAY BEACH COMMUNITY LAND TRUST AND OTHER HOUSING OPTIONS





DELRAY BEACH COMMUNITY LAND TRUST AFFORDABLE HOUSING PROGRAM SERVICES

DBCRA WORKSHOP

April 27th, 2021

2:00pm

“Opening doors to affordable housing”

www.delraylandtrust.org

COMMUNITY



With housing being one of the primary elements of a quality life, the availability of *Affordable Housing* for low to moderate income families is an essential ingredient for stabilizing and sustaining our community

“A Thriving Community

Creates

A Greater Sense of Place”

PARTNERSHIPS

Joint efforts ensure that quality, affordable housing is a reality for very-low to moderate income households within the DBCRA target area and city limits



WE:

- ❖ **Provide** access to quality affordable housing options
- ❖ **Leverage** the use of public/private funding
- ❖ **Preserve** affordability over time

HOUSING PROGRAM ACTIVITY

Total Sales-108:

- ❖ Workforce Housing - 14
- ❖ Lease Purchase – 3
- ❖ Eagles Nest – 2
- ❖ NSP -13

Development:

- ❖ Corey Jones Isle – 10 single family units
- ❖ 215 NW 8th Avenue
- ❖ 246 NW 8th Avenue, A & B
- ❖ 129 NW 4th Avenue

Future Development:

- ❖ Vacant lots - 9

Property Management:

- ❖ Palm Manor Apartments-DBCRA owned (25 units)
- ❖ SW 12th Ave Duplexes-DBCRA owned (12 units)
- ❖ Single Family Home Rentals-DBCLT owned (4 homes)
- ❖ 36 NW 13th Avenue Duplex-DBCLT owned (2 units)

AFFORDABLE HOUSING PROGRAM

		Income Limit by Number of Persons In Household			
Palm Beach County (WPB-Boca Raton HMFA; Miami-Ft. Lauderdale-West Palm Bch) Median: \$80,200		1	2	3	4
	Percentage Category				
	Extremely Low-30%	18,000.00	20,600.00	23,150.00	26,500.00
DBCLT Homeowners-31%	Very Low-50%	30,000.00	34,250.00	38,550.00	42,800.00
DBCLT Homeowners-33%	Low-80%	47,950.00	54,800.00	61,650.00	68,500.00
DBCLT Homeowners-36%	Moderate-120%	72,000.00	82,200.00	92,520.00	102,720.00
	High Moderate-140%	84,000.00	95,900.00	107,940.00	119,840.00

COST BURDENED HOUSEHOLDS / OWNERS-REENTERS

PBC AFFORDABLE HOUSING NEEDS ASSESSMENT REPORT 2/2021-The level of affordable housing demand is largely determined by job growth and retention. The affordability component of housing demand, however, is based on local wages and salaries that are then translated into household incomes. This level of analysis takes on added importance in the post-COVID economy where massive job loss has reduced or eliminated worker household incomes. Affordable housing demand will be significantly shaped by the economic impacts of COVID. Prolonged job loss and diminished household income will certainly lead to severe housing distress conditions including evictions, foreclosures, and homelessness.

Municipality	Total Owner-Occupied Housing Units	Total Owner Cost Burdened Households	%	Total Renter-Occupied Housing Units	Total Renter Cost Burdened Households	%
Boca Raton	29,107	9,029	31.60%	11,327	6,407	59.80%
Boynton Beach	17,230	5,168	30.40%	11,468	7,040	64.00%
Delray Beach	16,578	5,209	31.90%	11,031	6,069	58.30%
Greenacres	8,705	2,898	33.60%	5,128	3,208	64.70%
Jupiter	19,034	5,797	30.90%	6,876	3,413	51.80%
Lake Worth Beach	5,830	1,770	30.80%	7,314	4,639	65.50%
Palm Beach Gardens	17,243	4,395	25.90%	6,847	3,369	51.10%
Palm Springs	3,606	1,003	27.90%	4,630	2,967	66.00%
Riviera Beach	6,161	1,991	32.60%	5,291	3,160	63.20%
Royal Palm Beach	9,282	2,711	29.40%	2,414	1,342	59.00%
Wellington	15,799	4,422	28.40%	4,760	2,556	56.70%
West Palm Beach	20,087	6,860	34.50%	21,604	11,706	57.40%
Palm Beach County	376,139	114,838	30.50%	162,392	97,368	56.60%

AFFORDABLE HOUSING SUPPLY AND DEMAND

The “Current Market Affordable Housing Supply and Demand Analysis” considers rapid appreciation in the existing single-family home market and increasing asking rents. The November 2020 Florida Association of Realtors (FAR) Market Report showed the median single-family sales price in Palm Beach County had increased to \$418,000, up 19.4 percent year-over-year. The November report also showed a \$220,000 median sales price for townhomes, up 16.9 percent year-over-year. For the affordable rent calculation, the 2Q2020 monthly average rent of \$1,890 for a two-bedroom apartment reported by Reinhold Wolff Economic Research was applied.

The Current Market Affordable Housing Supply and Demand Analysis found substantial affordability gaps in Palm Beach County’s owner and renter housing. Applying the current median sales price for existing single-family homes and condos/townhomes found only minimal levels of affordability. The affordability gap based on the current \$418,000 median sales price of an existing single-family home is substantial and would preclude all buyers in the low- to moderate-income range (50-120 percent of MHI) ranges.

The largest affordability gaps are found in the low- to moderate-income (50-120 percent of MHI) ranges. The current monthly average rent more than doubles the affordable rent of households in the low-income (50-80 percent of MHI) range.

PBC OWNER AFFORDABILITY BY HOUSEHOLD INCOME CATEGORIES

Income Range	Median HH Income Palm Beach County	Income @ Range	Monthly HH Income by Range	Affordable Single Family/ Condo Home Price	Single Family Median Selling Price	Single Family Affordability Gap/ Surplus
Low Income:						
50% < 80%		\$47,954	\$3,996	\$143,863		\$274,137
Moderate Income: <120%	\$59,943	\$71,932	\$5,994	\$215,795	\$418,000	\$202,205
Middle Income: <140%		\$83,920	\$6,993	\$251,761		\$166,239

AFFORDABLE HOUSING PROGRAM



The donation of surplus properties is a key component in stabilizing neighborhoods and successfully repurpose vacant lots, blighted and abandoned properties

WORKFORCE HOUSING

OFFSITE DEVELOPMENT



WORKFORCE HOUSING

OFFSITE DEVELOPMENT



Purchase Price \$190,000

Purchase Price \$195,000



WORKFORCE HOUSING-COREY JONES ISLE



INFILL/SCATTERED SITE





Atlantic Park Square
Project

25 SINGLE FAMILY UNITS

3-4BR/2-3Baths

1400-1795 sq. ft.

Rear/Side Load Garages

Front Porches

Purchase Price Range:

\$126,000-\$170,000.00

RENTALS-OWNED/NON-OWNED

Monthly Rent \$825.00-\$900.00



Palm Manor
Apartments



SW 12th Ave
Apartments

Monthly Rent \$950.00



DREAMS COME TRUE



DREAMS COME TRUE



“One of the things about the Land Trust is that they make sure you’re in a home you can afford. Having a home gives you that feeling of progress.”



“It’s the first time we’ve owned a home. You have more freedom when you own a home.”



“I love the home itself and I love the neighborhood, It’s peaceful and quiet.”



*Thank
you for your
attention!*

“Opening doors to affordable housing”

www.delraylandtrust.org



ITEM 4D.

CRA PROJECT UPDATES



**Hatcher Construction & Development, Inc.
Ground Lease Agreement for
20 and 26 NW 6th Avenue**

Project Status

Ground Lease Agreement was approved by
CRA Board on 6-11-19

First Amendment to Ground Lease Agreement was approved by
CRA Board on 11-12-20

Conditional Use Application was approved by C.C. on 1-5-21
Class V Site Plan Application approved by S.P.R.A.B. on 2-10-21
General Utility and Pedestrian Clear Zone Easements, Right-of-
Way Deed, and Landscape Maintenance Agreement are
scheduled for C.C. approval on 4-6-21

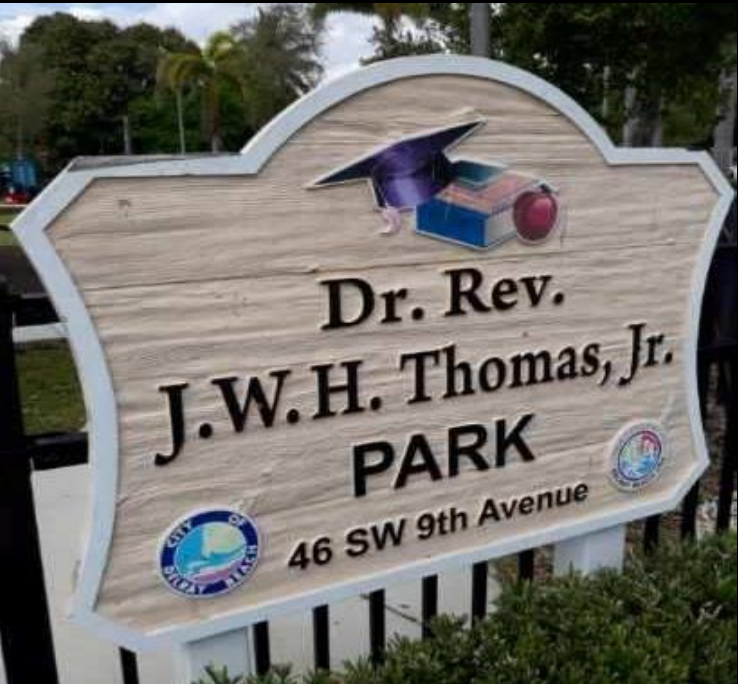
Building Permit Application to be submitted in April 2021



Corey Jones Isle Workforce Housing

- Hosted Ribbon Cutting Event: March 5th
- Five (5) Homes Completed
- First Monument Sign Installed; Second Monument Sign Installation: May 2021.
- Remaining Five (5) Homes Anticipated Completion Date: May 15, 2021





Before Photos



Rev. JWH Thomas Jr. Park
Solid Waste Authority (SWA) Grant
2020 Blighted and Distressed Properties Clean- Up and Beautification Grant
Award: \$52,800; Park Allocation: \$22,800

Park Renovation/Restoration

- Dead trees removed and replaced (12)
- Landscaping and shrubs replaced
- Ornamental flowers installed
- Grass and mulch installed
- Landscaping maintenance and fertilization performed
- Irrigation repair
- Entry sign restored

After Photo



**PARK
HOURS
8:00AM
TO
DUSK**

Welcome
This play equipment
is designed for
5-12
years old
Garcia Time


**Dr. Rev.
J.W.H. Thomas, Jr.
PARK**
46 SW 9th Avenue

STOP

After Photo



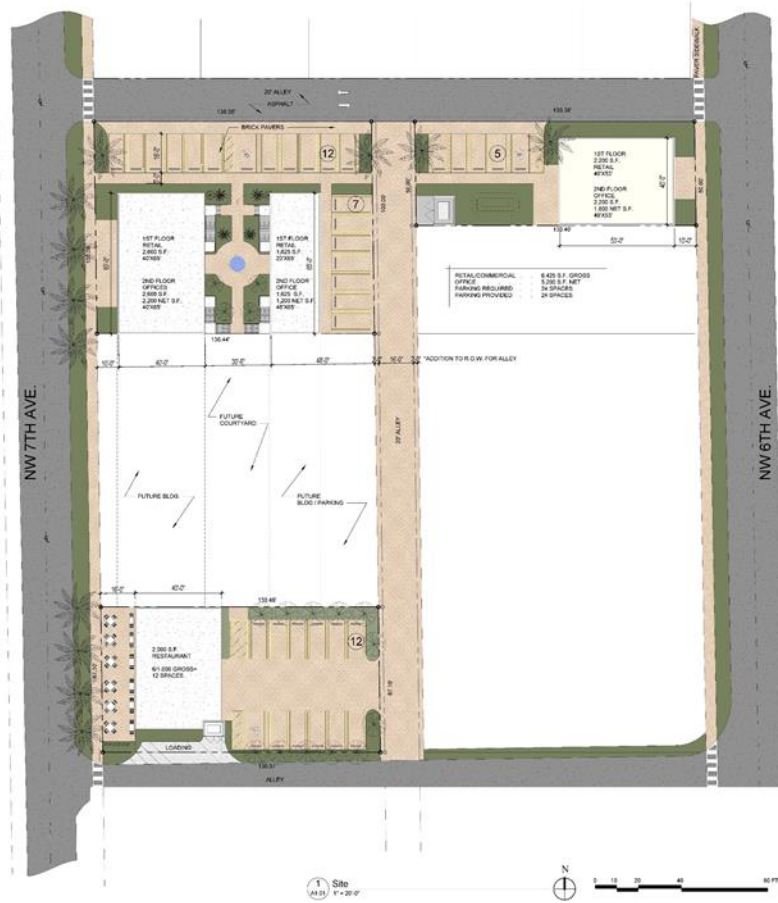
After Photos



After Photos

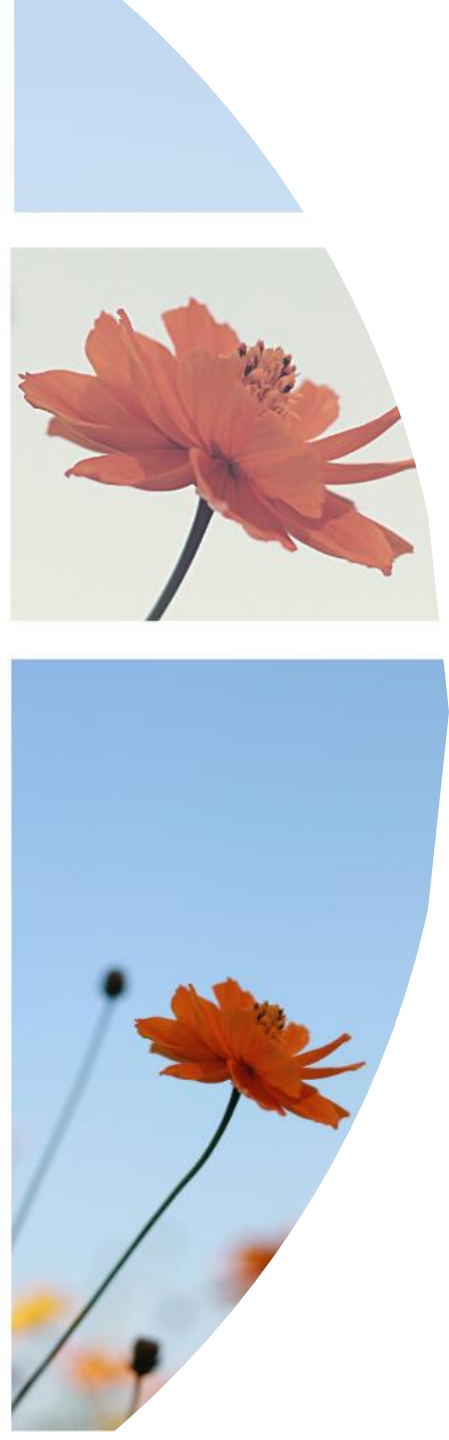


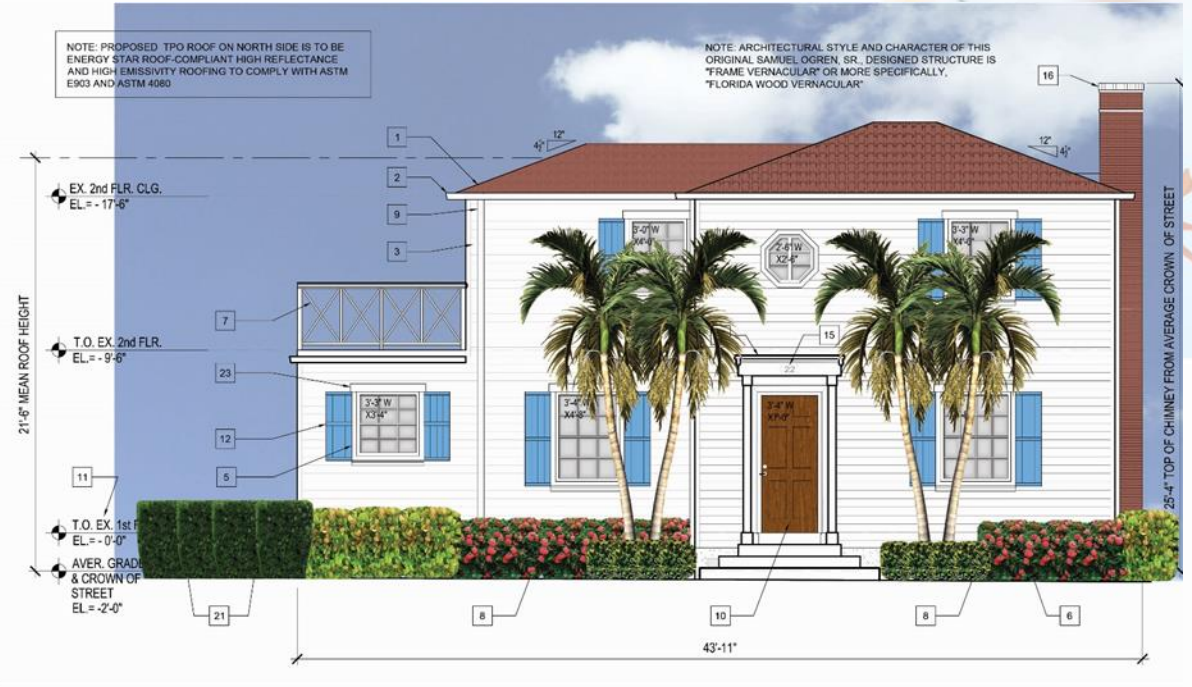
NW 600 Block



RFQ Issued	Monday, March 8, 2021
Pre-Proposal Meeting Date and Location	March 18, 2021 10:00AM – 11:00AM EST
Attendance is VOLUNTARY. Attendance is recommended but is not mandatory. If attending, CDC social distancing guidelines will be followed, and masks will be mandatory.	In person at: Arts Warehouse 313 NE 3 rd Street Delray Beach, FL 33444
Question Submittal Deadline	Friday, March 26, 2021 5:00PM EST
	Questions must be submitted in writing via email to: Tara Toto, Redevelopment Manager toto@mydelraybeach.com
Proposal Submission Due Date and Location	Thursday, April 22, 2021 2:00PM EST
	Drop-Off or Mail Proposals to: Arts Warehouse Attention: Tara Toto 313 NE 3 rd Street Delray Beach, FL 33444
Evaluation Committee	TBD
CRA Board Meeting	TBD

Request for Qualifications Issued: March 8th
 Voluntary Pre-Proposal Meeting: March 18th at 10AM
 Proposals Due: April 22nd





Wellbrock House Historic Preservation

Local Historic Designation - Approved

Certified Site Plan - Approved

Building Permit: Plans Approved: Pending Contractor/Applications

Invitation to Bid Issued: March 29th

Bid Submittal Due Date: Monday, May, 10th at 2:00PM



98 NW 5th Avenue

-
- Site Plan and Waivers - Approved
 - Certified Site Plan In Review: Pending Approval
 - Building Permit Submitted: March 25th
 - Invitation to Bid Issued: March 29th
 - Bid Submittal Due Date: Monday, May, 10th at 3:00PM

95 SW 5th Avenue



- Waiver(s): Site Plan Review & Appearance Board – April 28th
- Waiver(s): City Commission: TBD
- Site Plan: Site Plan Review & Appearance Board – TBD
- Construction Drawings: Anticipated Completion Date: Sept 2021
- Invitation to Bid: TBD





Public Notice

Last Call for Proposals – Friday, May, 7, 2021 by 5:00PM

Request for Proposals to Lease Commercial Space

[182 NW 5th Ave](#)

[186 NW 5th Ave](#)

CRA Commercial Space/Storefront Signage Design

800 W Atlantic Avenue



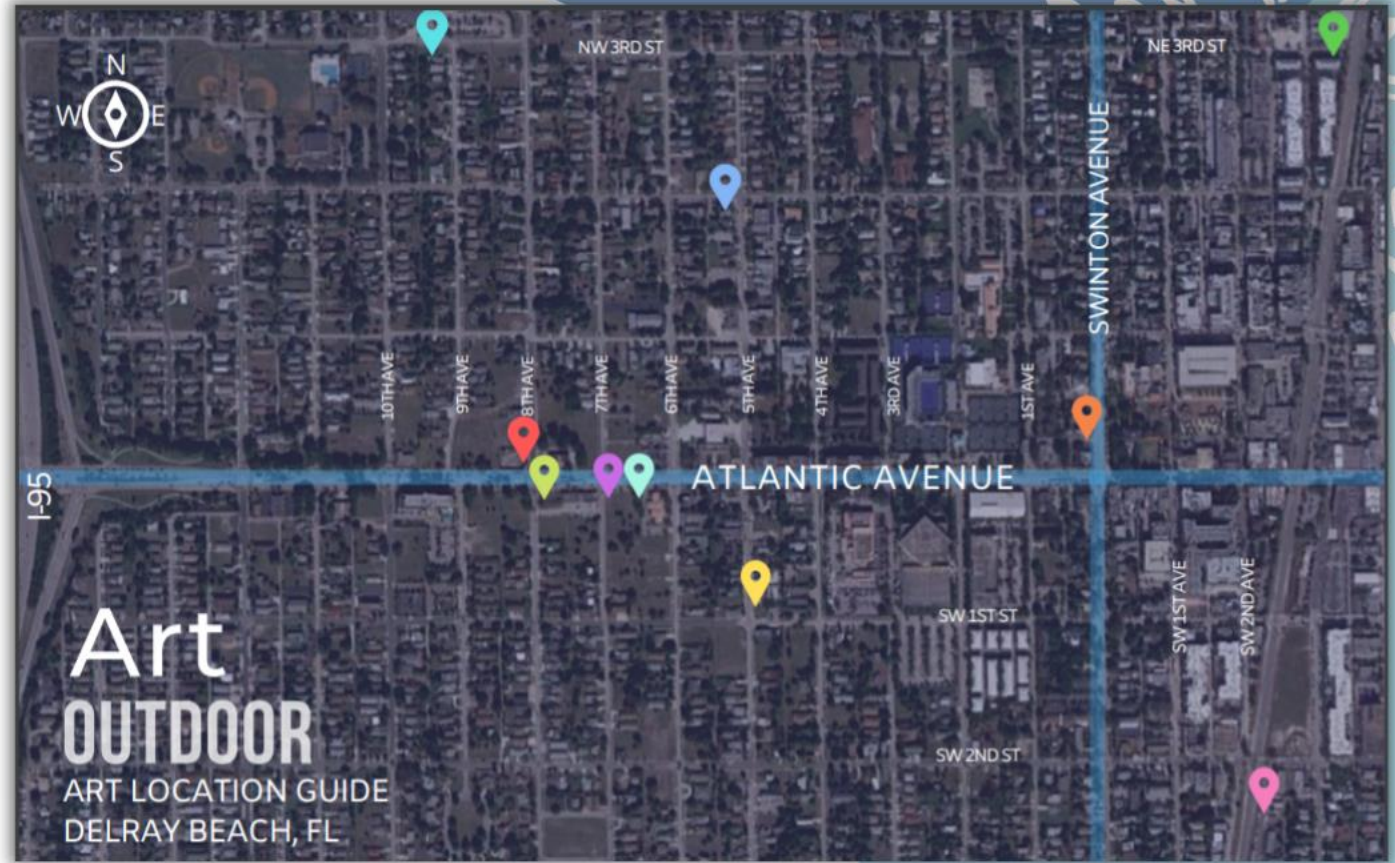
98 NW 5th Avenue



708 W Atlantic Avenue



Arts WAREHOUSE



Art installed in 10 locations throughout the CRA District.





SW Neighborhood Improvement Project

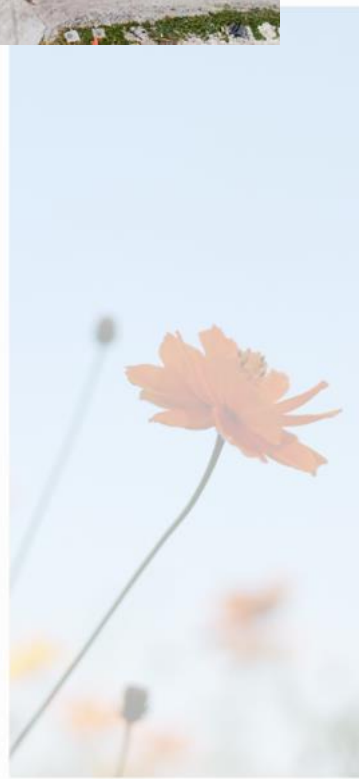
CRA Funding \$6,236,201

CEI \$ 587,416

Construction \$5,648,785

Substantial Completion: May 2021

Final Completion: Mid-July 2021



SE 4th Ave - Progress Update 3/5/21
From SE 5th St to SE 8th St
1st lift of Asphalt placed.



Osceola Park Neighborhood Improvement Project
SE 2nd Ave - Progress Update 3/12/21
From SE 3rd St to SE 4th St
Pavement Reconstruction and Concrete Sidewalks &
Driveways & Curbs 70% Complete



Osceola Park Neighborhood Improvement Project (Phase I)

CRA Funding \$4,552,280
CEI \$ 495,953
Construction \$4,056,327

Substantial Completion: May 2021
Final Completion: Mid-July 2021



Videos

Osceola Park Project:

SE 2nd Ave <https://vimeo.com/536936098>

SW 4th Project:

SW 7th Ave <https://vimeo.com/536934767>

SW 6th St <https://vimeo.com/536932602>