The logo of the Delray Beach Community Redevelopment Agency is a circular emblem in a light pink color. It features a central house silhouette with a chimney, flanked by palm trees. Below the house is a stylized wave or beach element. The entire emblem is enclosed within a circular border.

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

Wednesday, October 20, 2021, at 4:00 p.m.



ITEM 8A. & 8B.

THE HISTORIC 5TH AVENUE COTTAGES- POTENTIAL TENANT UPDATES





ITEM 8A.

182 NW 5th Avenue Potential Tenant - Nicole's House

Recommendation:

Approve Project Consultancy & Design Services Application





ITEM 8B.

186 NW 5th Avenue Potential Tenant - Let's Talk Café

Recommendation:

Approve Project Consultancy & Design Services Application



C A F E

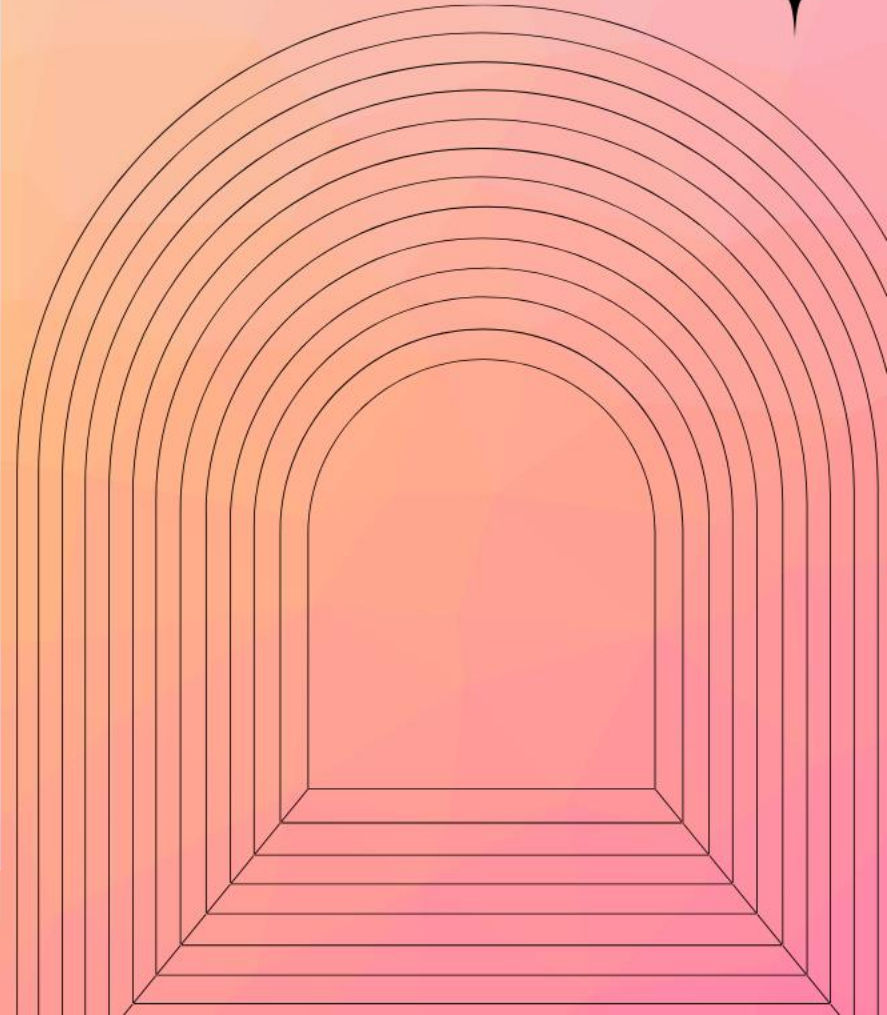
& Social Networking Bar

Start-ups | Sips | Social



ITEM 8C.

UPDATE ON CARVER
SQUARE WORKFORCE
HOUSING DEVELOPMENT
PULTE GROUP





CARVER SQUARE

**Delray Beach, Florida
Workforce Housing Partnership**



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY





Brent Baker
Division President



Brief Background

- Carver Square is approx. 8.6 acres located in the City of Delray Beach, Florida
- Twenty (20) single family workforce housing homes
- Our inspection period ended on June 11, 2021
- Closing to occur when all twenty (20) building permits have been issued by the City



Partnering with the Delray Beach CRA

- **Honor 2020 Income Category Pricing** despite annual increases.
- **Coordinate a WHP Orientation meeting specifically for Delray Beach residents to learn about Carver Square and how to qualify for WHP.**
 - Update: Meeting is scheduled for Thursday, October 21, 2021.
Over 100 Delray Beach residents have RSVP'd to attend.
Local mortgage broker will speak about mortgage requirements.
- **Identify local trade partners to work on aspects of the project**
- **Support Delray Beach tree canopy efforts in Carver Square**
 - Update: Partner with Community Greening to donate a fruit tree to each new homebuyer. This is over and above the City's landscaping code.
- **Work with AT&T to provide high speed internet to these homes at a discounted rate.**

Updated Project Timeline

Projected Schedule

- Close on Property – November/December 2021
- First Construction Starts – December/January 2022
- 1st Sales Signups – April/May 2022
- 1st Home Closings – August/September 2022



Sales Process & Timeline

Projected Schedule

- PreSales Period - Current thru April 2022
 - Pulte and the CRA are working with local nonprofits and residents to start the WHP approval process now so they can be ready when we open for sales
- 1st Sales Signups – April/May 2022
 - Homes will be available on a first-come, first-served basis.
 - Homes will be built and released in groups of 5.
 - Floorplans will be pre-selected on specific lots in advanced of purchase.
 - All *qualified* workforce housing buyers are eligible to purchase a home at Carver Square, however, at time of contract, the buyer must present a valid award letter reflecting their qualified income category and have their required earnest money deposit.
- 1st Home Closings – August/September 2022

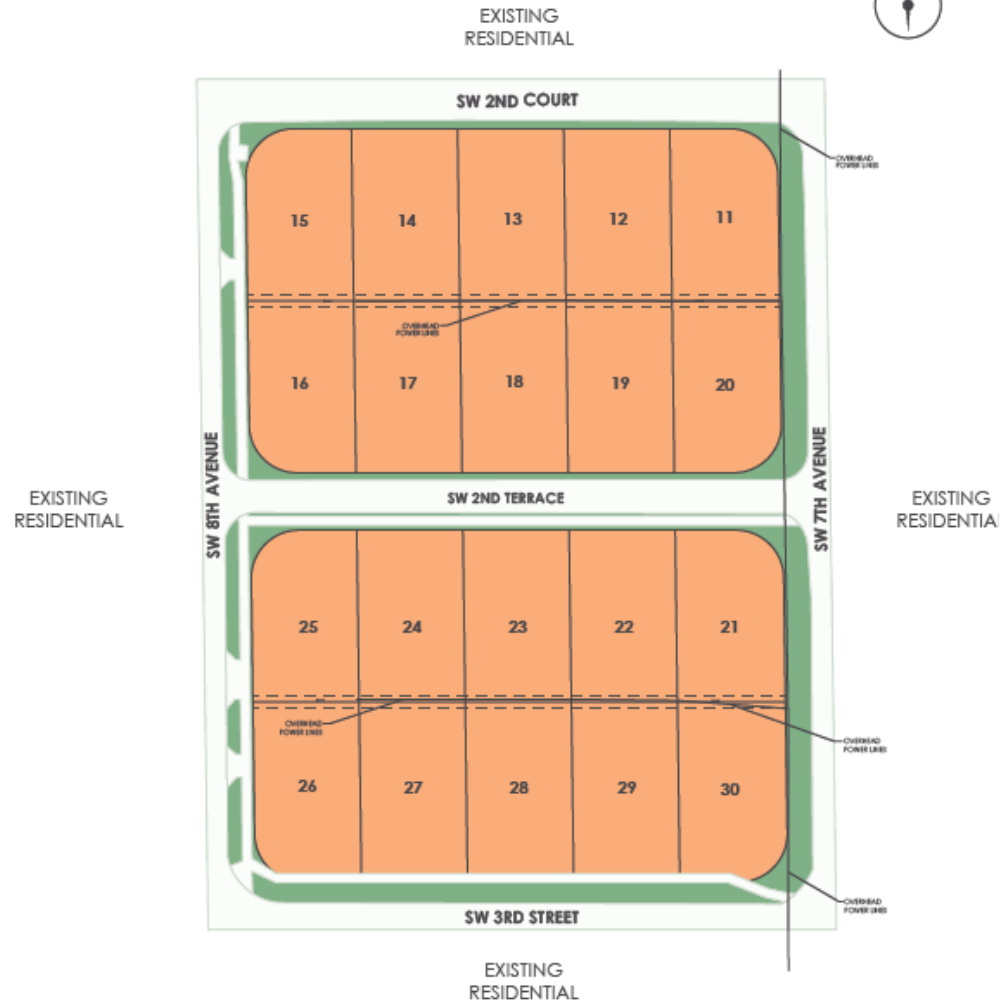


Carver Square Workforce Housing Income Categories 2020 Pricing

2020	WHP 1 Low Income (51% - 80% AMI)	WHP 2 Moderate-1 Income (80% - 100% AMI)	WHP 3 Moderate-2 Income (100% - 120% AMI)	WHP 4 Middle Income (120% - 140% AMI)
Sales Price	\$166,110	\$213,570	\$261,030	\$308,490
Floorplan	Single-Family / 1-Story / Browning	Single-Family / 1-Story / Chapman	Single-Family / 2-Story / Hamden	Single-Family / 2-Story / Thompson
A/C Square Footage	1,447	1,662	1,822	2,386
Number of Units	5	5	6	4



Carver Square – Community Map



Orange square icon - Classic Series



Sales Offering

Four floor plans

- Browning – 1,447 SF – Sales Price \$166,110 – total of 5
- Chapman – 1,662 SF – Sales Price \$213,570 – total of 5
- Hamden – 1,822 SF - Sales Price \$261,030 – total of 6
- Thompson – 2,386 SF – Sales Price \$308,490 – total of 4

20 total single-family homes



Browning Mediterranean & Coastal Elevations



Mediterranean Elevation

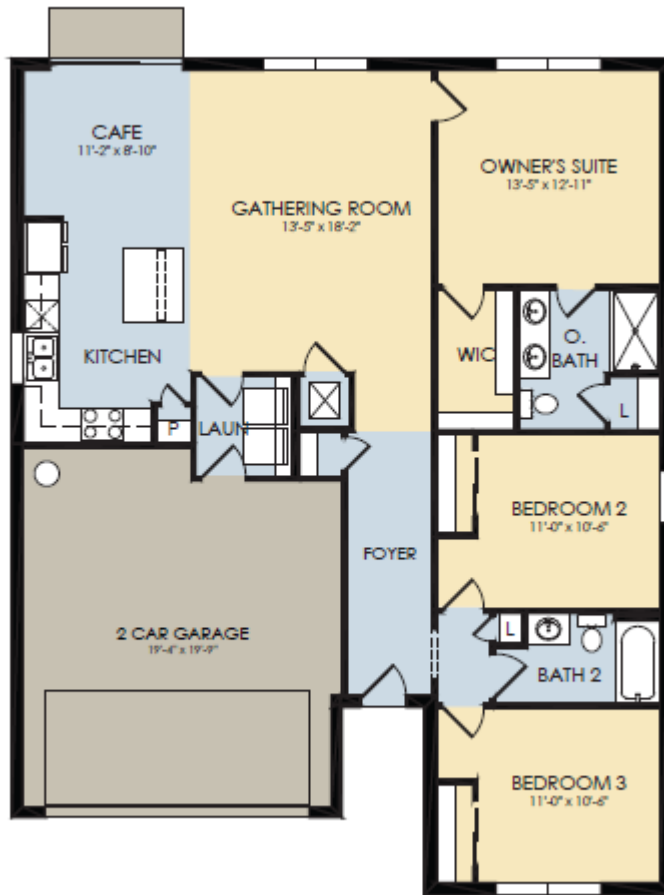


Coastal Elevation

Browning

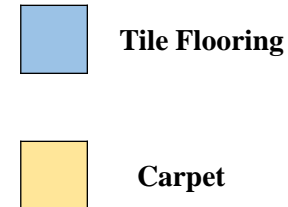
1,447 A/C Sq. Ft. | 3 Bedrooms | 2 Baths

Sales Price \$166,110



- 3 bedrooms
- 2 full baths
- 2 car garage
- Owner's Suite with walk in shower and walk in closet
- Jack and Jill bathroom

TOTAL OF 5 HOMES



Chapman Mediterranean & Coastal Elevations



Mediterranean Elevation

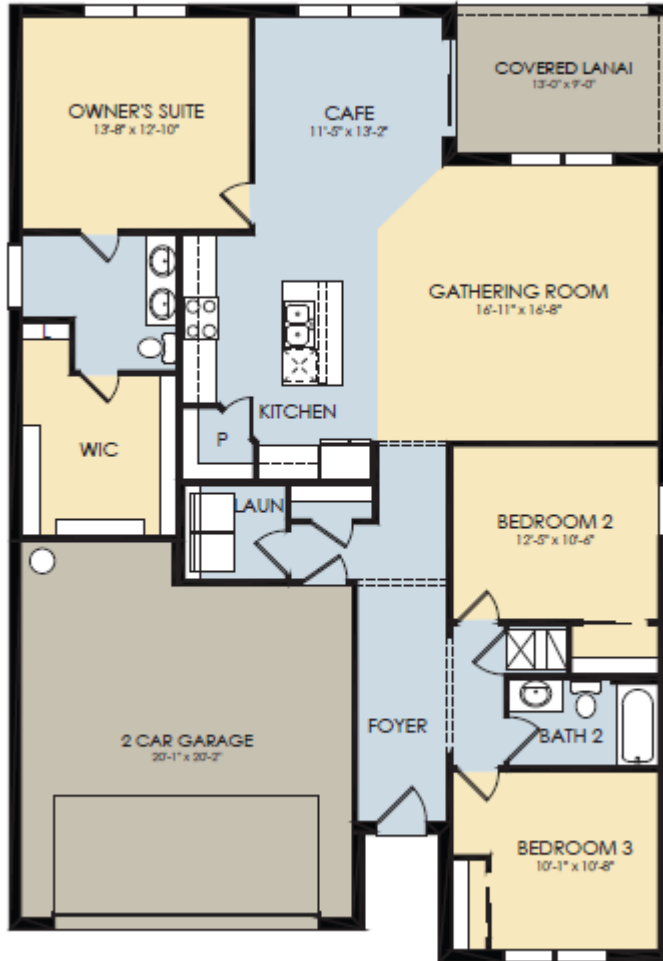


Coastal Elevation

Chapman

1,662 A/C Sq. Ft. | 3 Bedrooms | 2 Baths

Sales Price - \$213,570



- 3 bedrooms
- 2 full bathrooms
- 2 car garage
- Owner's Suite with double vanity and oversized walk-in closet
- Covered lanai

TOTAL OF 5 HOMES

 **Tile Flooring**

 **Carpet**

Hamden Mediterranean & Coastal Elevations



Mediterranean Elevation

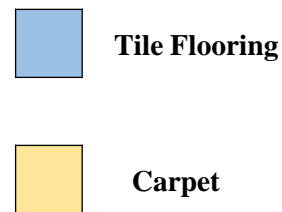
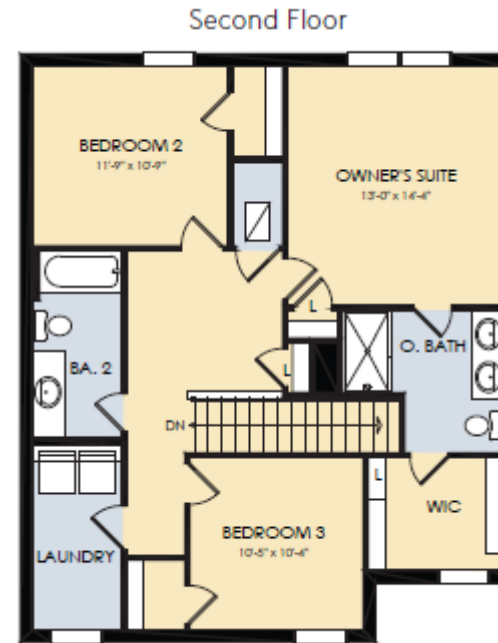
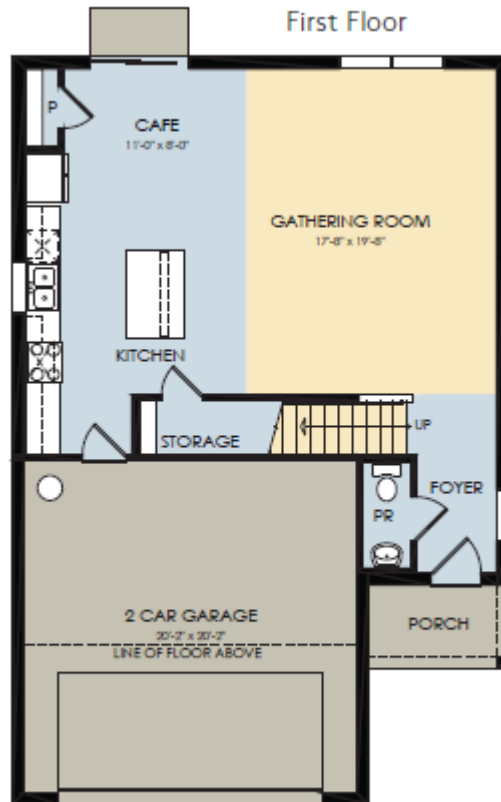


Coastal Elevation

Hamden

1,822 A/C Sq. Ft. | 3 Bedrooms | 2.5 Baths

Sales Price – \$261,030



- 3 bedrooms (all on 2nd floor)
- 2 full bathrooms
- Powder Room on 1st floor
- 2 car garage
- Owner's Suite with walk in shower and oversized walk-in closet
- 2nd floor laundry room

TOTAL OF 6 HOMES

Thompson Mediterranean & Coastal Elevations



Mediterranean Elevation



Coastal Elevation

Thompson

2,386 A/C Sq. Ft. | 5 Bedrooms | 3 Baths



Sales Price – \$308,490

- 5 bedrooms plus loft
- 3 full bathrooms
- 2 car garage
- Owner's suite with oversized walk-in closet
- 2nd floor laundry room
- Covered lanai

TOTAL OF 4 HOMES



INCLUDED FEATURES

at

Carver Square

QUALITY CONSTRUCTION FEATURES

- Steel-reinforced concrete block construction
- Professionally engineered roof trusses with hurricane tie-downs for wind protection
- Impact resistant windows and doors

ENHANCED EXTERIOR FEATURES

- 30-year architectural shingle roof
- Impact Windows
- Easy to maintain decorative stucco exterior
- High-grade Sherwin-Williams latex paint
- Decorative brick pavers for driveway, patio and walkway (per plan)
- White Gutters
- Professionally landscaped home site with full sod coverage and automatic sprinkler system
- Exterior hose connection in the front and rear (per plan)
- Exterior GFI receptacle in the front and rear (per plan)

INTERIOR FEATURES

- Tile floors in Kitchen, Foyer, Owners Bath, Secondary Baths, Utility Room, Halls (per plan), Dining Room/Café (per plan)
- Carpet in Gathering room, all bedrooms, flex, upper halls and Stairs (per plan)
- Decorative 2 ¼" casing on all swing doors and 3 ¼" baseboards
- 6' 8" Two Panel Square Hollow-Core, Smooth Finish Interior Doors
- Decorative Chrome Lever door hardware
- Ventilated "free glide" vinyl coated metal closet shelving
- Walk-in closet in owner's bedroom

IMPRESSIVE KITCHEN & BATH FEATURES

- Stainless Steel Whirlpool appliances including refrigerator, dishwasher, microwave, range
- Wooden cabinets in the Kitchen and Bathrooms
- Quartz countertops in the Kitchen and Bathrooms with undermount sinks
- Moen® kitchen faucet with pullout sprayer and Stainless Steel kitchen sink

- Moen bath fixtures with coordinating accessories

ENERGY SAVINGS AND ELECTRICAL FEATURES

- Minimum 150-amp electric service
- Smart Home Technology
- Energy-efficient, 50-Gallon water heater
- RG6 and CAT 5E data/cable in all bedrooms and living rooms
- LED lights in entry hall, kitchen and baths (per plan)
- Lenox 15 SEER central air conditioning and heating system with programmable, digital thermostat
- R-30 ceiling insulation and R4.1 foil on exterior masonry walls
- Automatic garage door opener with remote controls
- Insulated fiberglass entry door
- Coach lights on the garage (per plan)
- Whirlpool® washer & dryer
- Smoke detectors/carbon monoxide detectors
- Decora rocker switches

EXCLUSIVE FEATURES

- **WARRANTY** 1 year Pulte Protection Plan, transferable limited warranty. Our experienced warranty team is ready to help you with any service needs once you move in.



CARVER SQUARE



SMART HOME

SMART FROM THE GROUND UP

SMART HOME BASE: EVERY HOME IS PREWIRED FOR CONNECTIVITY



WIRING ENCLOSURE



WIRELESS ACCESS
POINTS WIRING



HARDWIRED ROOM



CAT6 WIRING



CARVER SQUARE

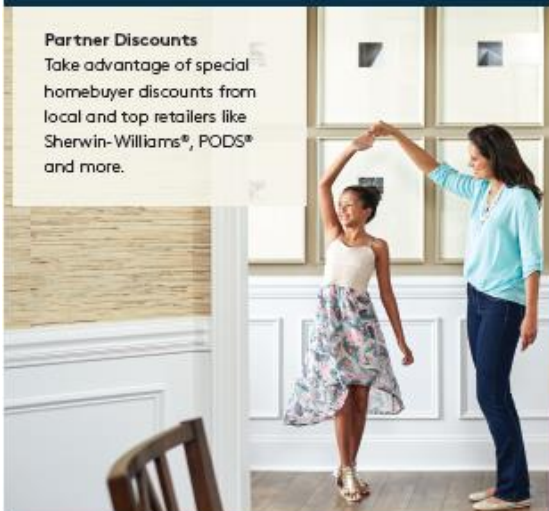


BEING A PULTE HOMEOWNER HAS ITS PERKS.

WITH OWNER'S ENTRY, YOU'LL GET VALUABLE EXTRAS.

Partner Discounts

Take advantage of special homebuyer discounts from local and top retailers like Sherwin-Williams®, PODS® and more.



Construction Updates

Get automated updates on the progress of your new home, from breaking ground to home completion.



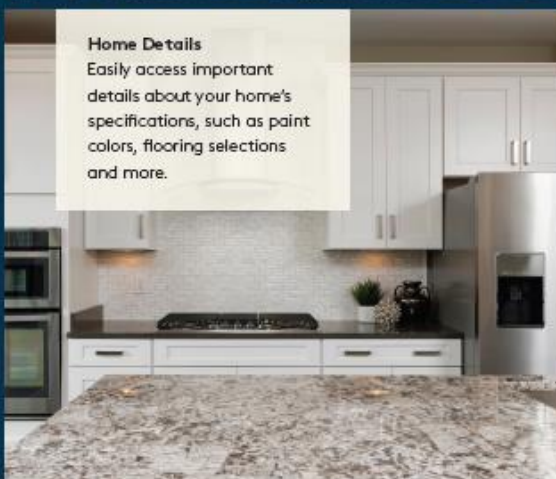
Service Requests

If you've got a question about your home or something isn't working quite right, let us know. We are here to help.



Home Details

Easily access important details about your home's specifications, such as paint colors, flooring selections and more.



WELCOME TO THE NEIGHBORHOOD

Owner's Entry is a members-only website where you'll find special partner discounts, construction updates, maintenance guides, warranty information and other important details about your new home. After closing, you'll receive an email with a personalized link. Simply click, choose a password and you're in.



PILOT PROJECT



- Exciting Pulte pilot project focused on providing additional workforce housing in The Set
- Program keeps Legacy families in the neighborhood
- Local nonprofit identifies the lot owners who qualify for WHP
- Pulte builds a home on their lot for the Low or Moderate 1 WHP price
- First owner has signed contract



Carver Square – For More Information



[www. LiveatCarverSquare.com](http://www.LiveatCarverSquare.com)






ITEM 8D.

HATCHER CONSTRUCTION AND DEVELOPMENT, INC. LOAN COMMITMENT LETTER AND THIRD AMENDMENT TO THE GROUND LEASE AGREEMENT

20 & 26 NW 6TH AVENUE



Hatcher Construction & Development, Inc. Loan Commitment Letter for 20 and 26 NW 6th Avenue

- Background: CRA Board approved a ground lease with Hatcher Construction & Development, Inc around July 18, 2019. Project is going through permit review process with the City.
- Project: Develop two separate 2-story commercial buildings totaling approx. 7,112 sq ft.
- Amount: \$1.4 million
- Term: 7 years with 3% interest
- Collateral: Improvements on the property
- Local hiring requirement: Hire local contractors/subcontractors to perform work on the Project that equates to 15% of total construction cost of Project
- Third Amendment to Ground Lease – extension to the Site Plan Analysis until December 14, 2021 while pending City permit review.



ITEM 9A.

TEMPORARY USE
AGREEMENT WITH DAVID
MANCINI & SONS, INC. -
362 NE 3RD AVENUE

362 NE 3rd Avenue Parking Lot

CRA Investment: \$1,842,843

Project Goal: Design, Permitting and Construction of a full City right of way streetscape and infrastructure improvements

Proposed Improvements:

- Well-lighted pedestrian connections to the public parking areas and to area businesses
- Infrastructure: potable water, sanitary sewer and drainage
- Landscaping and irrigation
- Full roadway reconstruction keeping a two-way street
- ADA compliant colored sidewalk in both sides
- Pedestrian crossings
- Etc.



CRA Director Updates



Avenues to Address Housing:

- Land Acquisitions
- Home Ownership
- Community Land Trust
- Housing Authority
- City Support – Zoning, Density, & Funding
- State Support
- Improve Existing Housing Stock
- Partnerships with Private Developers



FLORIDA STATUTE CHAPTER 163

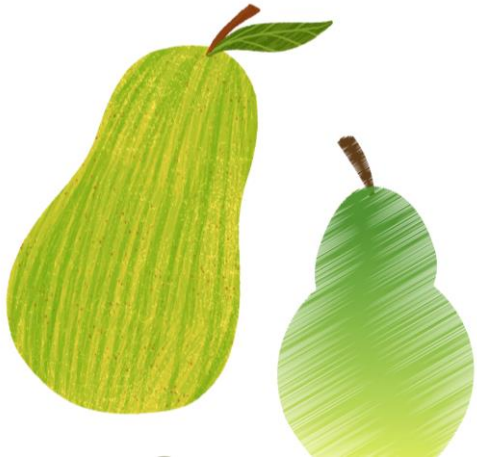
"Community Redevelopment" or **"Redevelopment"** means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

Save the Date for the 26th Annual Winter

Green Market

Dates: **October 23, 2021 – May 21, 2022**

Location: **Front Lawn of Cornell Museum of Art/Kitty Litter area**



 **NOW ACCEPTING**

 **SNAP** Supplemental Nutrition Assistance Program

& 



Grant Request
Amount:
\$80,652



2021-2022

Solid Waste Authority
Blighted and Distressed
Property and Beautification
Grant Application



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

Delray Beach CRA
20 North Swinton Ave.
Delray Beach, FL 33444 | Delraycra.org
561-276-8640

2021 Florida Redevelopment Association Conference

Some of our Delray Beach CRA Team Members have been asked to present or join panel discussions at the 2021 FRA Conference.

October 27-29, 2021
Luminary Hotel & Co. in Fort Myers, FL



CRA Hiring Update



**COMMUNITY LIAISON
PROGRAM ASSISTANT
FINANCE COORDINATOR**



Join our team!

[HTTPS://DELRAYCRA.ORG/EMPLOYMENT/](https://delraycra.org/employment/)



For more info, please visit:
<https://delraycra.org/covid19/>

#MASKUP



**VACCINATED & UNVACCINATED
INDIVIDUALS ARE REQUIRED TO
WEAR FACIAL COVERINGS INSIDE
THE CRA BUILDINGS**



#BreastCancerAwarenessMonth

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