

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

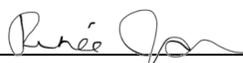
**Solid Waste Authority of Palm Beach County
Blighted Property Grant Application**

I. General Information

1. Project Title: _____
2. Applicant Name: _____
(Governmental Entity)
3. Contact Person: _____
4. Telephone: _____ Alternate # _____
5. Mailing Address: _____

6. Email Address: _____
7. Federal Tax Identification #: _____
8. Grant Amount Requested from SWA: _____

I certify that the above information is correct and that I am authorized to submit this application.

Signature of Applicant: _____ 

Name of Applicant (printed): _____

Title: _____ Date: 9/15/2021

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1. Description of the objective for the project and end state of the property at completion of the project

The Delray Beach Community Redevelopment Agency (CRA) is a special dependent District of the City of Delray Beach and was established by the City of Delray Beach City Commission on June 18, 1985 with the adoption of Ordinance No. 46-85. It consists of a board of seven members appointed by the City Commission. As authorized by the City Commission and the Community Redevelopment Act, the CRA has been delegated the authority to carry out community redevelopment activities such as acquire, hold, improve, clear, construct improvements, repair and rehabilitate, or prepare any acquired property for redevelopment, and the power to receive and utilize tax increment revenues and the powers to appropriate and spend funds necessary to carry out redevelopment activities within the 1,961 acre Community Redevelopment Area (*see Exhibit A for CRA sub-area map, also found in Section #6*).

Pursuant to Florida Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. The CRA generally consists of the older central core of the city, which had become deteriorated due to age, obsolescence, and the lack of investment. While parts of the area have been revitalized as a result of community redevelopment efforts over the years, many areas still suffer from blighted conditions, like those being proposed in this grant application. Unfortunately, a deteriorating area is self-propagating, and as conditions worsen, residents and private businesses become less willing to put financial resources into the area. It is this cycle which severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance.

The CRA is requesting **\$80,652** for the identified demolition projects. The SWA grant funds will help the CRA advance its mission of eliminating slum and blight by improving the appearance of neighborhoods within the CRA District, which is well aligned with the Solid Waste Authority of Palm Beach County’s Blighted Property Grant objectives. In addition, these leveraged funds demonstrate how creative partnerships between public agencies can accomplish more than what each can do alone. However, if grant funding is not available, other sources of external funding will be explored, and at the least, the CRA budget will need to be adjusted to put on hold and/or reduce funding from other community benefitting projects.

Blight Prevention through Demolition	
A. Demolition A: (600 West Atlantic Avenue – Shuler’s Memorial Chapel – commercial structure)	\$61,652
B. Demolition B: (34 NW 6th Avenue – residential structure)	\$19,000
TOTAL REQUEST AMOUNT	\$80,652

Refer to Exhibit B – Budget Form for SWA Grant Activities, also found in [Section #8](#).

2022 SWA Blighted and Distressed Property and Beautification Grant Application

The two demolition projects are proposed (606 West Atlantic Avenue and 34 NW 6th Avenue) to make way for redevelopment within the CRA District. The CRA anticipates that the newly vacant lots will be easier and less expensive to maintain and will also potentially lend themselves to [temporary] reuse for event activations by local community organizations and businesses, until the sites are fully redeveloped. Such activations can serve as a temporary strategy of boosting economic vitality in the area – an option that does not exist if the buildings remain vacant.

Demolition and future redevelopment at the identified locations is in alignment with the Delray Beach CRA's Redevelopment Plan, which calls for gradual redevelopment with an emphasis on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly commercial area along Atlantic Avenue with a mix of residential, commercial, and civic functions. Photos of the identified projects and adjacent areas are included in [section #5](#) of this application.

With a thirty-six-year record of successful redevelopment, the Delray Beach CRA will ensure that grant funds are used for the purposes outlined in this application and are in alignment with the SWA's grant objectives to improve the quality of life and provide a safer, healthier, and more aesthetically pleasing environment. Additionally, the CRA has successfully completed past SWA Grant Blighted and Distressed Property Clean-up and Beautification Grant allocations and is confident that the work will be completed within the appropriate timeline of the award.

Project Activities

A. Demolition of 600 West Atlantic Avenue – Shuler's Memorial Chapel

The CRA plans to demolish the vacant commercial property located at 606 West Atlantic Avenue. The 5,811 square-foot building has been vacant for the last five (5) years and the site has been prone to robberies, illegal parking, loitering, and vagrant activity. Annually, the CRA spends thousands to fight blight at this location alone, including repairing broken glass and doors from break-ins, replacing stolen supplies, property clean-up, and the application of safeguarding measures.

The building is located on Delray's main street and entrance to the Downtown — the West Atlantic Avenue corridor. The long-time abandoned structure has been blighting the surrounding neighborhood — it is adjacent to commercial and civic activity with restaurants to its West on the frontage of West Atlantic Avenue and residential neighborhoods to its South. The Delray Beach fire station is located directly across the street to the North and the adjoining land to the East of the property is all cleared land that is pending redevelopment. 606 West Atlantic Avenue will be demolished to make way for new redevelopment, adding 0.9069 acres of land to any proposed redevelopment plans. [Refer to Exhibit D for an Aerial View of the Proposed SW 600 Block Redevelopment Area](#).

2022 SWA Blighted and Distressed Property and Beautification Grant Application

606 West Atlantic Avenue is the former home of Shuler’s Memorial Chapel and funeral home (Shuler’s). The 5,811 square-foot building was built in 1964 and the CRA acquired the property in 2010. As part of the negotiations associated with the transaction, the CRA also entered into a Commercial Lease Agreement with Shuler’s. The lease was for a term of two (2) years but was extended several times while Request for Proposals were processed to redevelop the property as well as other CRA-owned properties within the SW 600-800 Blocks along West Atlantic Avenue. In 2016, Shuler’s vacated the premises in anticipation of the redevelopment of the property and the structure was being prepared for demolition. Subsequently, the agreement with the developer was terminated and the CRA considered activating the building while another offer to redevelop the site was considered. On April 13, 2017, the CRA Board considered a Letter of Intent from Shuler’s to lease 606 West Atlantic Avenue and authorized staff to negotiate a lease agreement with Dr. Shuler. However, a formal agreement was never finalized, and the building remains vacant to this day.

PROJECT A	TOTAL	USE OF FUNDS
DEMOLITION of 606 West Atlantic Avenue	\$61,652	All demolition costs and post-demolition expenses including resodding of the land.

B. Demolition of 34 NW 6th Avenue

The CRA plans to demolish the recently vacant residential property located at 34 NW 6 Avenue. The 1,296 square-foot, single-family home was occupied for approximately 13 years, by the same tenant, as an affordable housing option. Recently, through the CRA’s partnership with the Delray Beach Community Land Trust, the long-time tenant became a first-time homebuyer. The home’s recent vacancy presents the prime opportunity to add the plot of land to the planned redevelopment project for the area.

34 NW 6th Avenue was built in 1994 and is situated within the Northwest Neighborhood of the CRA District; an area in need of stability and revitalization through increased investment. The demolition supports the CRA’s mission and goals of boosting redevelopment in the Northwest Neighborhood. The land is part of a larger plan for redevelopment that will feature a publicly owned, mixed use development that will be affordable to neighboring community members and business owners. [See Exhibit E for an Aerial View of the Proposed NW 600 Block Redevelopment Area](#)). The home is located one block North of Delray’s main street and entrance to downtown — the West Atlantic Avenue corridor. It is surrounded by other residential properties to its East and West, with the adjoining plots of land already mostly cleared for commercial redevelopment.

PROJECT B	TOTAL	USE OF FUNDS
DEMOLITION of 34 NW 6th Avenue	\$19,000	All demolition costs and post-demolition expenses including resodding of the land.

2. Timeframe for Completion

Activities will begin upon notification of the grant award, starting with the purchasing and procurement process for obtaining contractor services. All SWA grant activities will be completed within the grant designated period of **twelve months**. Once the actual work has commenced, the demolition projects have an estimated timeline of **180 days for Project A** and **120 days for Project B**. Project B will begin first. As previously mentioned, the CRA has experience with the SWA grant program and has streamlined the grant implementation process to be able to complete activities in a timely fashion.

3. Project Schedule

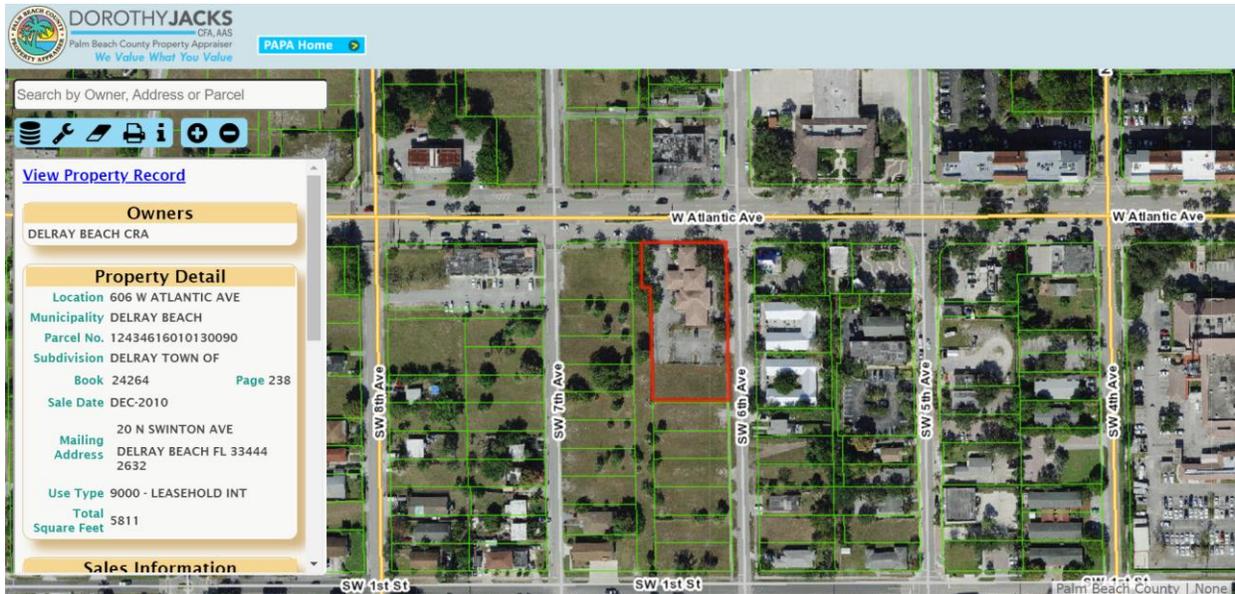
TASKS	START DATE	COMPLETION DATE	ENTITY RESPONSIBLE
A. Demolition at 606 West Atlantic Avenue	<i>*Project timeline is an estimated 180 days once commenced</i>		
Notice of award from SWA	October 2021	November 2021	
Seek board approval for Invitation To Bid for demolition contractor (based on CRA purchasing policy)	February 2022	March 2022	CRA
Permits to the City of Delray Beach	March 2022	April 2022	CRA & GC
Project Commencement of Demolition (A)	*April 2022	May 2022	GC
Demolition (including post demo and cleanup)	May 2022	*September 2022	GC
B. Demolition at 34 NW 6th Avenue	<i>*Project timeline is an estimated 120 days once commenced</i>		
Notice of award from SWA	October 2021	November 2021	
Seek quotes for demolition contractor (based on CRA purchasing policy)	December 2021	January 2022	CRA
Permits to the City of Delray Beach	January 2022	February 2022	CRA & GC
Project Commencement of Demolition (B)	*February 2022	March 2022	GC
Demolition (including post demo and cleanup)	March 2022	*May 2022	GC

Final Project Schedule is subject to change, with approval from SWA, if awarded.

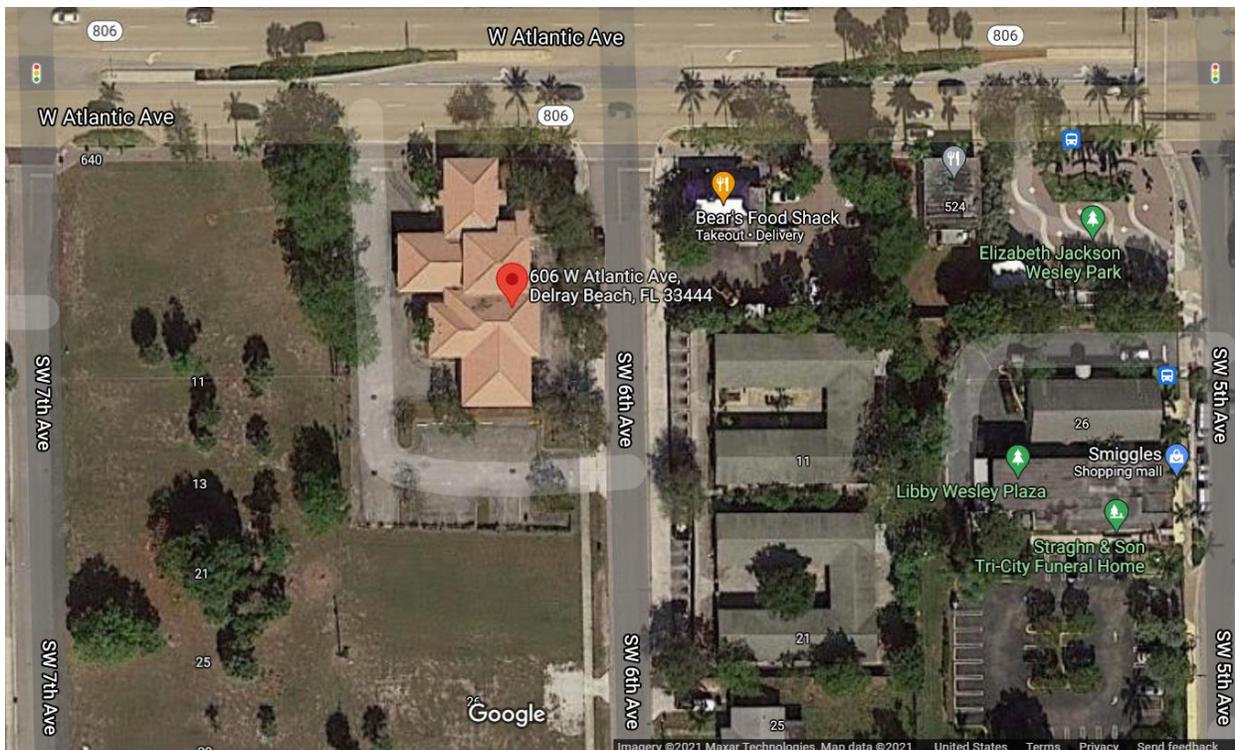
4. Project location (including Parcel Control Number clearly documenting ownership and control).

606 West Atlantic Avenue

Parcel #: 12-43-46-16-01-013-0090



(Source: Palm Beach County Property Appraiser website at <https://www.pbcgov.org/papa/>).



(Source: Google Maps)

Refer to Exhibit D for an Aerial View of the entire Proposed Redevelopment Area for 606 West Atlantic Avenue.

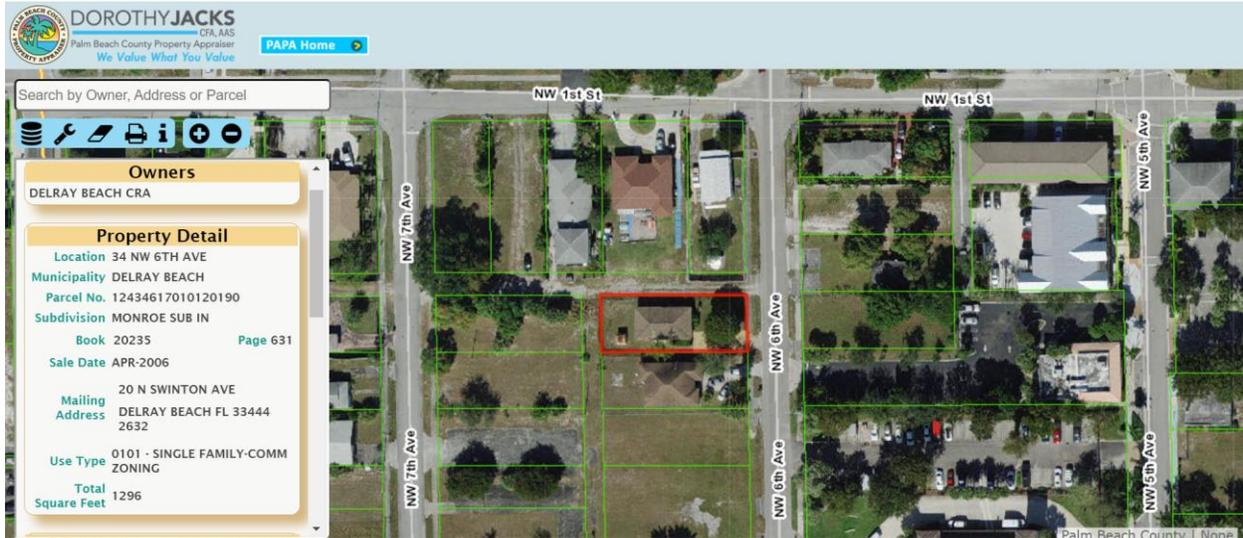
2022 SWA Blighted and Distressed Property and Beautification Grant Application

Property Detail				
Location Address	606 W ATLANTIC AVE			
Municipality	DELRAY BEACH			
Parcel Control Number	12-43-46-16-01-013-0090			
Subdivision	DELRAY TOWN OF			
Official Records Book	24264	Page	238	
Sale Date	DEC-2010			
Legal Description	TOWN OF DELRAY N 100 FT OF E 150 FT (LESS N 20 FT W ATLANTIC AVE R/W) & S 200 FT OF N 300 FT OF E 135 FT OF BLK 13			
Owner Information				
Owners	Mailing address			
DELRAY BEACH CRA	20 N SWINTON AVE DELRAY BEACH FL 33444 2632			
Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2010	\$1,895,000	24264 / 00238	WARRANTY DEED	DELRAY BEACH CRA
JUL-1982	\$65,000	03777 / 01864	WARRANTY DEED	SHULERS MEMORIAL CHAPEL INC
MAR-1982	\$10,000	03693 / 00790	CERT OF TITLE	
JAN-1979	\$67,000	02998 / 00124		
Exemption Information				
Applicant/Owner	Year	Detail		
	2021			
Property Information				
Number of Units	0			
*Total Square Feet	5811			
Acres	0.9069			
Use Code	9000 - LEASEHOLD INT			
Zoning	CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)			
Appraisals				
	Tax Year	2021 P	2020	2019
Improvement Value		\$747,227	\$752,647	\$731,745
Land Value		\$1,161,476	\$1,161,476	\$1,106,168
Total Market Value		\$1,908,703	\$1,914,123	\$1,837,913
P = Preliminary <i>All values are as of January 1st each year</i>				
Assessed and Taxable Values				
	Tax Year	2021 P	2020	2019
Assessed Value		\$1,164,206	\$1,058,369	\$962,154
Exemption Amount		\$1,164,206	\$1,058,369	\$962,154
Taxable Value		\$0	\$0	\$0
Taxes				
	Tax Year	2021 P	2020	2019
Ad Valorem		\$0	\$0	\$0
Non Ad Valorem		\$1,087	\$1,073	\$1,084
Total tax		\$1,087	\$1,073	\$1,084
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA				

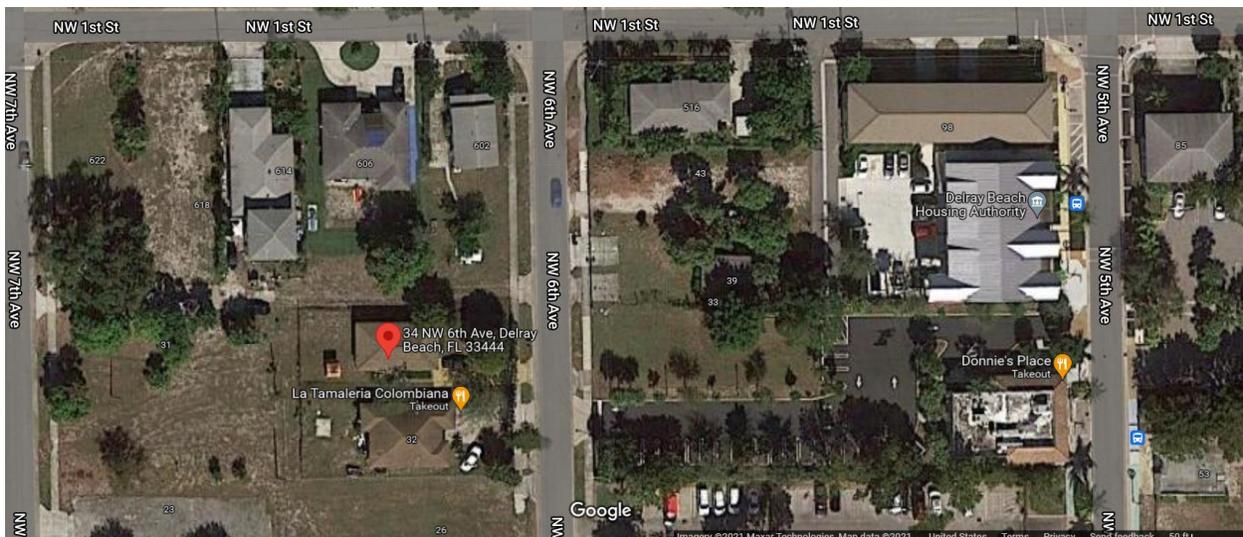
2022 SWA Blighted and Distressed Property and Beautification Grant Application

34 NW 6th Avenue

(Parcel #: 12-43-46-17-01-012-0190)



(Source: Palm Beach County Property Appraiser website at <https://www.pbcgov.org/papa/>).



(Source: Google Maps)

Refer to Exhibit E for an Aerial View of the entire Proposed Redevelopment Area for 34 NW 6th Avenue.

2022 SWA Blighted and Distressed Property and Beautification Grant Application

Property Detail

Location Address 34 NW 6TH AVE
 Municipality DELRAY BEACH
 Parcel Control Number 12-43-46-17-01-012-0190
 Subdivision MONROE SUB IN
 Official Records Book 20235 Page 631
 Sale Date APR-2006
 Legal Description MONROE SUB LT 19 BLK 12

Owner Information

Owners	Mailing address
DELRAY BEACH CRA	20 N SWINTON AVE DELRAY BEACH FL 33444 2632

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2006	\$300,000	20235 / 00631	WARRANTY DEED	DELRAY BEACH CRA
NOV-1994	\$63,000	08519 / 00411	WARRANTY DEED	
JAN-1994	\$6,000	08104 / 00871	WARRANTY DEED	
APR-1991	\$100	06807 / 00563	QUIT CLAIM	
SEP-1990	\$5,500	06605 / 01734	WARRANTY DEED	
NOV-1988	\$1,600	05899 / 01164	TAX DEED	

Exemption Information

Applicant/Owner	Year	Detail
	2021	

Property Information

Number of Units 1
 *Total Square Feet 1296
 Acres 0.1493
 Use Code 0101 - SINGLE FAMILY-COMM ZONING
 Zoning CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)

Appraisals

Tax Year	2021 P	2020	2019
Improvement Value	\$93,997	\$98,777	\$139,072
Land Value	\$109,267	\$52,500	\$34,200
Total Market Value	\$203,264	\$151,277	\$173,272

P = Preliminary All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2021 P	2020	2019
Assessed Value	\$121,267	\$110,243	\$100,221
Exemption Amount	\$121,267	\$110,243	\$100,221
Taxable Value	\$0	\$0	\$0

Taxes

Tax Year	2021 P	2020	2019
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$226	\$221	\$223
Total tax	\$226	\$221	\$223

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

5. Project Photos

606 West Atlantic Avenue

Parcel #: 12-43-46-16-01-013-0090



2022 SWA Blighted and Distressed Property and Beautification Grant Application

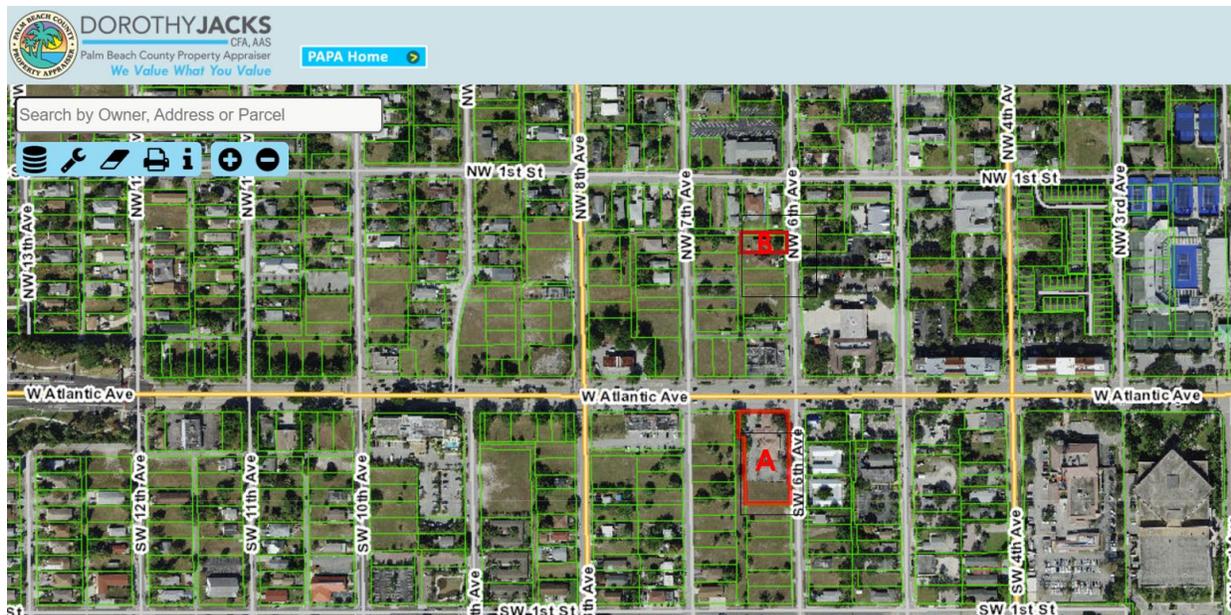
34 NW 6th Avenue

(Parcel #: 12-43-46-17-01-012-0190)



Photo of the area directly behind the home (West end) to demonstrate the span of the redevelopment area

6. Plan or Map of the Project Area



7. Discussion of the plan to maintain the project location upon completion.

CRA staff have redevelopment and project management experience, including managing activities needed to procure contractor services and maintain CRA-owned properties, and see projects from commencement to successful completion. Additionally, staff have experience managing all phases of grant implementation. CRA staff expertise will ensure that consistent quality and safety controls are upheld. Additionally, to ensure that projects are progressing smoothly, CRA staff regularly request progress updates, conduct site visits to confirm progression of work, and report to the CRA Board of Commissioners monthly. The same diligence will be applied to the demolition projects. Since the CRA is a public entity that is charged with the redevelopment of the area, the maintenance of the vacant plots of land is a priority for the Agency. Until actual redevelopment construction occurs, the lots will be properly cared for with the same measures of maintenance as the stock of other CRA-owned properties, including regular upkeep, landscaping, and cleaning. The CRA's strategy to activate the vacant land (after demolition) for temporary use for outdoor events and use by community organizations and businesses makes maintenance a priority. Below are photos of a past outdoor event activation on the SW 600 Block of Properties by the CRA.



8. Project Budget.

BLIGHT PREVENTION THROUGH DEMOLITION

A. Demolition of 606 West Atlantic Avenue (Shuler's Memorial Chapel - commercial structure)

Pre and post demolition expenses for the total demolition of the structure. DOES NOT INCLUDE POST DEMOLITION RE-SODDING.	\$ 56,652
Post demolition re-sodding of entire demolished area	\$ 5,000
Total (Project A)	\$ 61,652

B. Demolition of 34 NW 6th Avenue (Single family home - residential structure)

Pre-demolition, demolition, and post-demolition expenses for the total demolition of the structure, including re-sodding.	\$ 19,000
Total (Project B)	\$ 19,000

TOTAL DEMOLITION COSTS: \$ 80,652

The costs for demolition are estimated based on quotes received. All CRA activities relating to the SWA grant is subject to and consistent with its purchasing and procurement policies and procedures.

9. All other pertinent information for consideration

Exhibit A – CRA Sub-Area Map

Exhibit B – Copy of Budget Form for SWA Grant Activities

Exhibit C – CRA Redevelopment Plan

Exhibit D – Aerial View of Proposed Redevelopment Area (606 West Atlantic Avenue)

Exhibit E – Aerial View of Proposed Redevelopment Area (34 NW 6th Avenue)

Exhibit F – 2020 CRA Annual Report

Exhibit A – CRA Sub-Area Map



DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY SUBAREAS	
1.	SUBAREA 1 = 69 ACRES
2.	SUBAREA 2 = 264 ACRES
3.	SUBAREA 3 = 187 ACRES
4.	SUBAREA 4 = 250 ACRES
5.	SUBAREA 5 = 205 ACRES
6.	SUBAREA 6 = 260 ACRES
7.	SUBAREA 7 = 170 ACRES
8.	SUBAREA 8 = 556 ACRES
TOTAL = 1,961 ACRES	

34 NW 6th Avenue

606 West Atlantic Avenue

Exhibit B – Copy of Budget Form for SWA Grant Activities
Blighted Grant Budget Form

BUDGET FORM
BLIGHTED PROPERTY GRANT

Materials/Services Description	Quantity	Unit cost	Sales tax	Other Charges (if any)	TOTAL	Other Funding Sources			
						Cash (a)	Donations (b)	Private Grants (c)	Grant Request (d)
Demolition (project A: 606 West Atlantic Avenue)	1	\$56,652	\$0	\$0	\$56,652				\$56,652
Resodding (project A: 606 West Atlantic Avenue)	1	\$5,000	\$0	\$0	\$5,000				\$5,000
Demolition (project B: 34 NW 6th Avenue)	1	\$19,000	\$0	\$0	\$19,000				\$19,000
				TOTALS	\$80,652	\$0	\$0	\$0	\$80,652
Total Grant Request (d)						\$80,652			
Total Project Cost (a+b+c+d)						\$80,652			



DELRAY BEACH CRA

COMMUNITY REDEVELOPMENT AGENCY

MISSION

To foster and directly assist in the redevelopment of the Community Redevelopment Area in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.

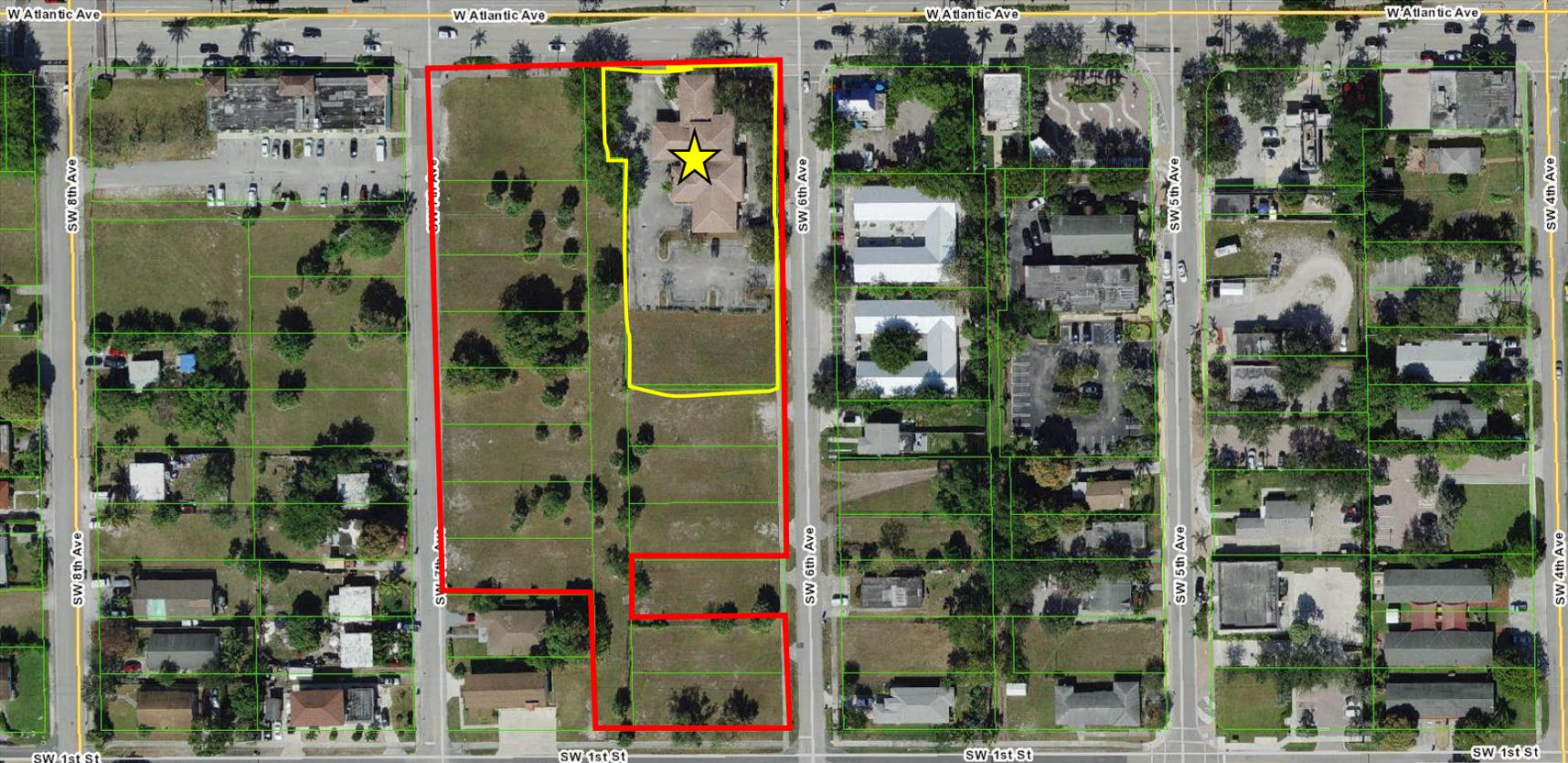
Delray Beach Community Redevelopment Plan

The Delray Beach Community Redevelopment Plan provides the framework for projects and activities intended to revitalize and improve conditions within the Community Redevelopment Area.

Click here to view the [CRA Redevelopment Plan](#).

Exhibit D

AERIAL VIEW OF PROPOSED REDEVELOPMENT AREA OF SOUTHWEST 600 BLOCK



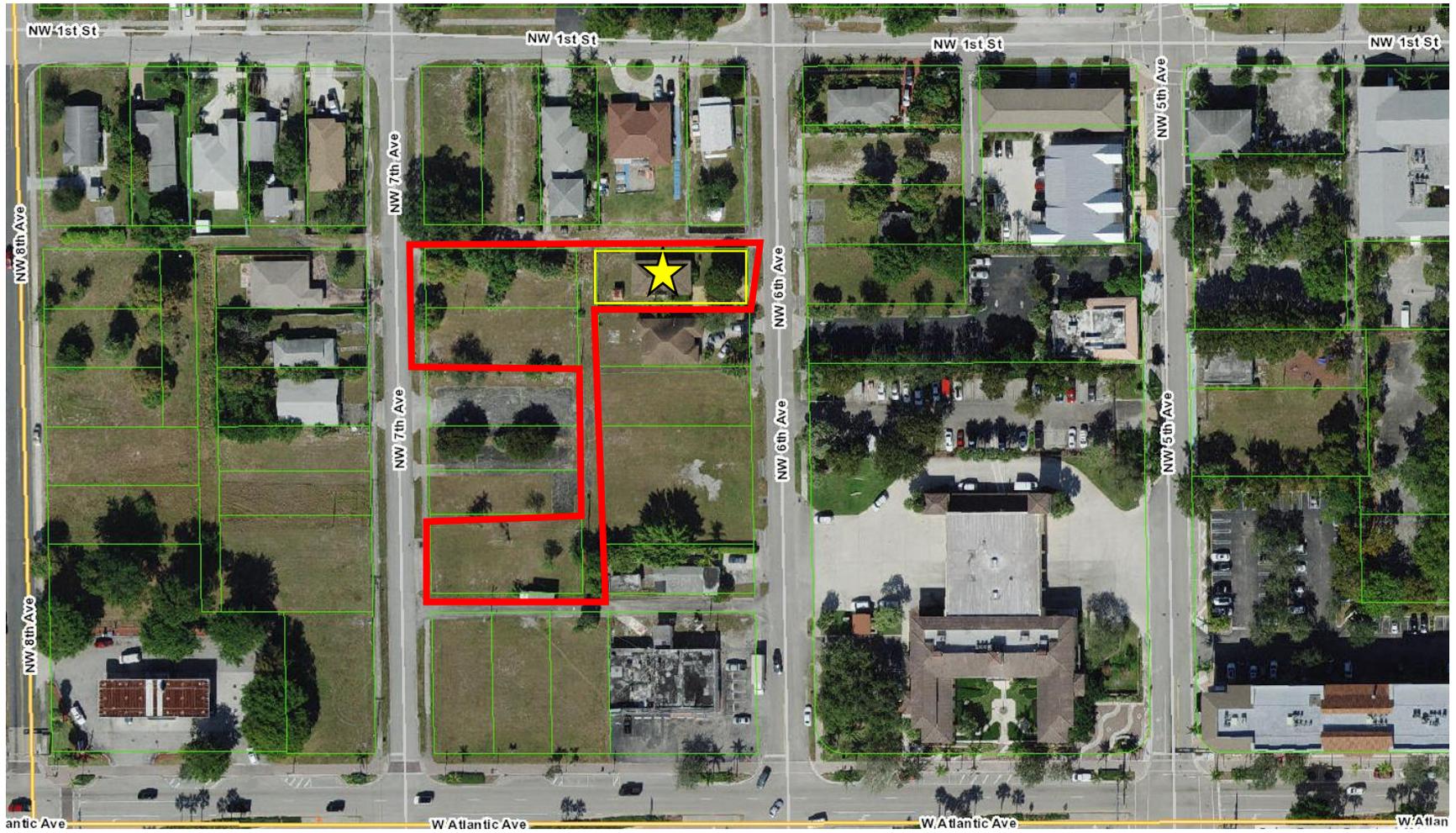
LOCATION OF PROPOSED DEMOLITION: 606 WEST ATLANTIC AVENUE

ENTIRE REDEVELOPMENT AREA

**All land areas planned for redevelopment are owned by the Delray Beach CRA*

Exhibit E

AERIAL VIEW OF PROPOSED REDEVELOPMENT AREA OF NORTHWEST 600 BLOCK



LOCATION OF PROPOSED DEMOLITION: 34 NW 6TH AVENUE

ENTIRE REDEVELOPMENT AREA

**All land areas planned for redevelopment are owned by the Delray Beach CRA*

**Delray Beach Community
Redevelopment Agency**

2020

Annual Report



CRA MISSION

To foster and directly assist in the redevelopment of the Community Redevelopment Area in order to eliminate blight, create a sustainable downtown, and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.

MESSAGE FROM OUR CHAIR

Shirley Ervin Johnson, CRA Board Chair

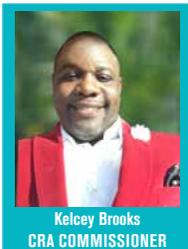
As we reflect on this year, we are filled with hope for our community. That hope stems from the positive impact that we have achieved in our beautiful Village by the Sea! From breaking ground on affordable and workforce housing, to developing Funding Assistance Programs for local businesses, to partnering with different organizations to continue to redevelop our community, we are hard at work to improve the lives of all our residents. The CRA Board and Staff have made great strides to further the CRA's mission with visible progress of projects and programs. New ways to assist local businesses and residents were a priority as we navigated the hardships that arose this year due to the COVID-19 pandemic. We will continue to keep you, the Delray Beach community, up to date on the progress of projects and the implementation of new programs that can benefit both residents and businesses. It is an honor to serve as your CRA Board Chair. I am excited and look forward to continuing the work set forth by the CRA Board for another productive year ahead!



Shirley Ervin Johnson
CHAIR



Adam Frankel
VICE-CHAIR



Kelcey Brooks
CRA COMMISSIONER



Angie Gray
DEPUTY VICE-CHAIR



Juli Casale
CRA COMMISSIONER



Ryan Boylston
CRA COMMISSIONER



Shelly Petrolia
CRA COMMISSIONER

CRA DISTRICT MAP

In partnership with the City, property owners, residents, businesses and other stakeholders, we have worked to enhance the District. While there are still many projects currently underway and much more work to do, these collective efforts uniquely position Delray Beach to compete for opportunities and new jobs as the local economy continues to grow.

1) Arts Garage
94 NE 2nd Avenue

2) Arts Warehouse
313 NE 3rd Street

3) City of Delray Beach-City Hall
100 NW 1st Avenue

4) CRA
20 N. Swinton Avenue

5) Delray Beach Community Land Trust
145 SW 12th Avenue

6) Delray Beach Historical Society
3 NE 1st Street

7) Delray Beach Housing Authority
82 NW 5th Avenue

8) Delray Beach Public Library
100 W. Atlantic Avenue

9) Downtown Development Authority
350 SE 1st St.

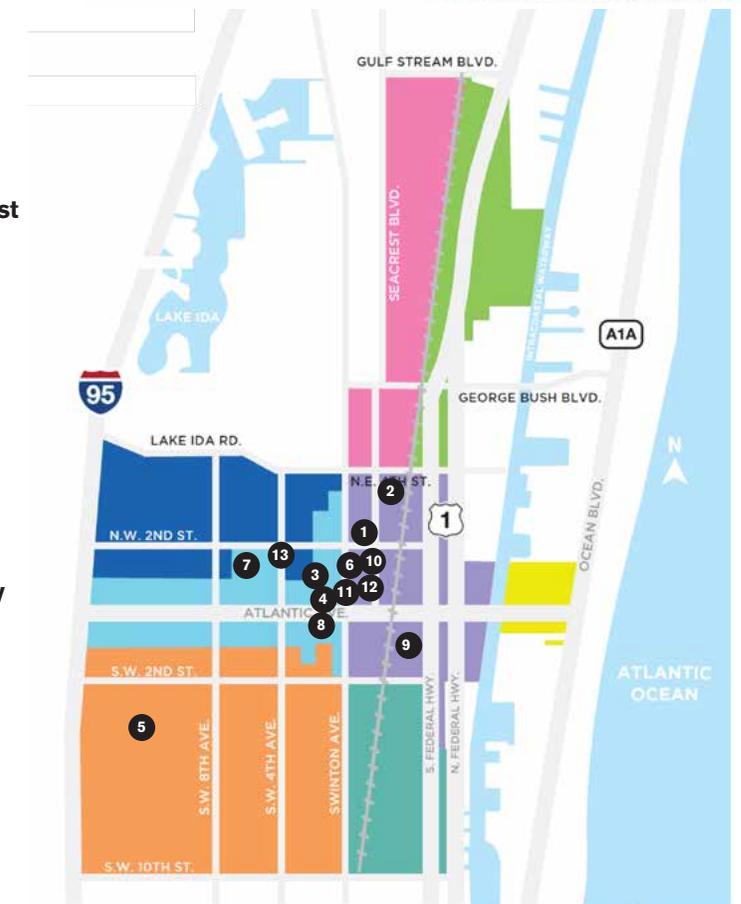
10) Greater Delray Beach Chamber of Commerce
140 NE 1st Street

11) Greenmarket
Old School Square Park

12) Old School Square
51 N. Swinton Avenue

13) Spady Museum
170 NW 5th Avenue

- SUBAREA 1 69 ACRES
- SUBAREA 2 264 ACRES
- SUBAREA 3 187 ACRES
- SUBAREA 4 250 ACRES
- SUBAREA 5 205 ACRES
- SUBAREA 6 260 ACRES
- SUBAREA 7 170 ACRES
- SUBAREA 8 556 ACRES
- TOTAL 1,961 ACRES**



COREY JONES ISLE



The Corey Jones Isle housing development was designed after the CRA's mission, to provide affordable housing for families in Delray Beach who are looking for a permanent home to call their own. Workforce housing is an integral part of sustainable communities. The project consists of 10 single-family workforce housing units in the Southwest Neighborhood in Delray Beach. The homes are either three or four bedrooms with two bathrooms and rear-loaded garages and between 1,800 to 2,300 square feet. The prices of the homes range from \$235,000 for the single story units and from \$295,000 for the two story units.

Corey Jones Isle is named after Corey Jones, who was shot and killed by a police officer in 2015. Jones worked for the Delray Beach Housing Authority for several years. The housing units will sit right across

from the area where Jones used to mentor others, and will serve as a constant reminder of the good that Jones provided for his community members.

The Delray Beach Community Land Trust (CLT) was awarded the project through the request for proposal process, which helps the CLT to reach its goal of creating healthy communities through the provision and preservation of affordable housing for low to moderate income households.

It is an amazing time for 10 families who will be able to settle into a home they love, in a neighborhood with which they can grow, and in a City that truly cares about their best interest and wellbeing.

WHAT WE'VE BEEN UP TO

The CRA accomplishes its redevelopment mission by investing in Capital Improvement Projects throughout the CRA District that will enhance the quality of life of residents for years to come. Here are a few projects that the CRA and the City of Delray Beach have partnered on:

INFRASTRUCTURE

sw4thstreet.com & osceolaparkproject.com

- SW Neighborhood improvements - \$6,236,201
- Osceola Park Neighborhood improvements - \$4,352,280
- NE 3rd St./Ave. Watermain improvement - \$206,432

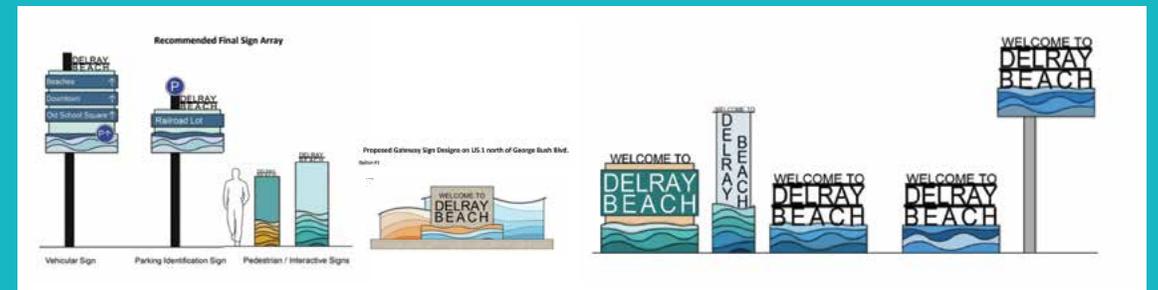
TOTAL - \$10,794,913



WAYFINDING SIGNS - \$1,000,000

Funding for this project will involve a new wayfinding signage design and implementation throughout the CRA District. The current wayfinding signage was implemented in 2000 and needs upgrading to accommodate the continued transformation of the Delray Beach community as well as improving transportation and mobility initiatives.

For this project, there has been several meetings with the Steering Committee, which comprised of members from CRA staff, City staff, and the Delray Beach Downtown Development Authority. In addition, different rounds of sketches and updates have been presented to and discussed with the CRA Board. This final design was approved, and the next steps of the project include permitting, bidding, fabricator selection, and implementation.

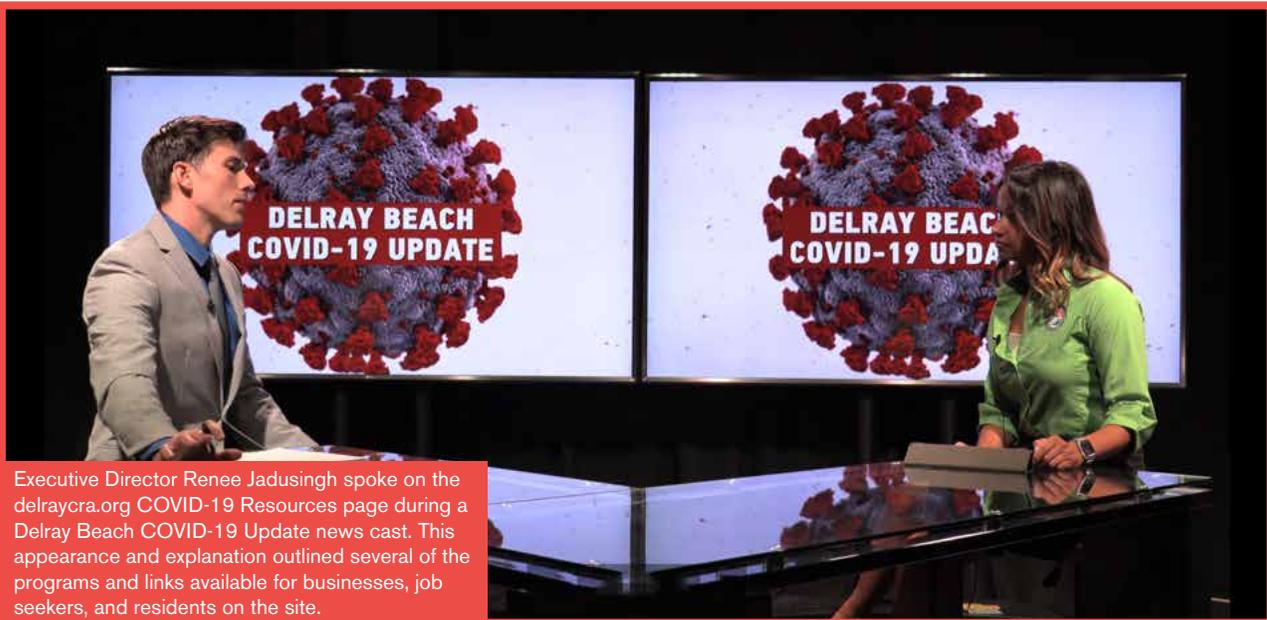


WHERE YOU MAY HAVE SEEN US THIS YEAR...VIRTUALLY

Redevelopment never stops

COVID-19 RESOURCES

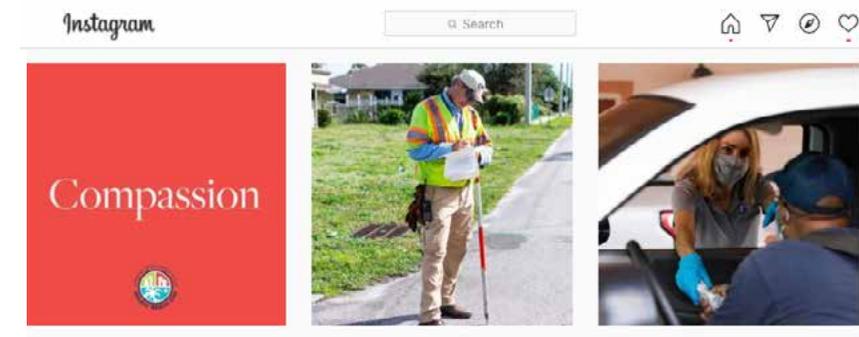
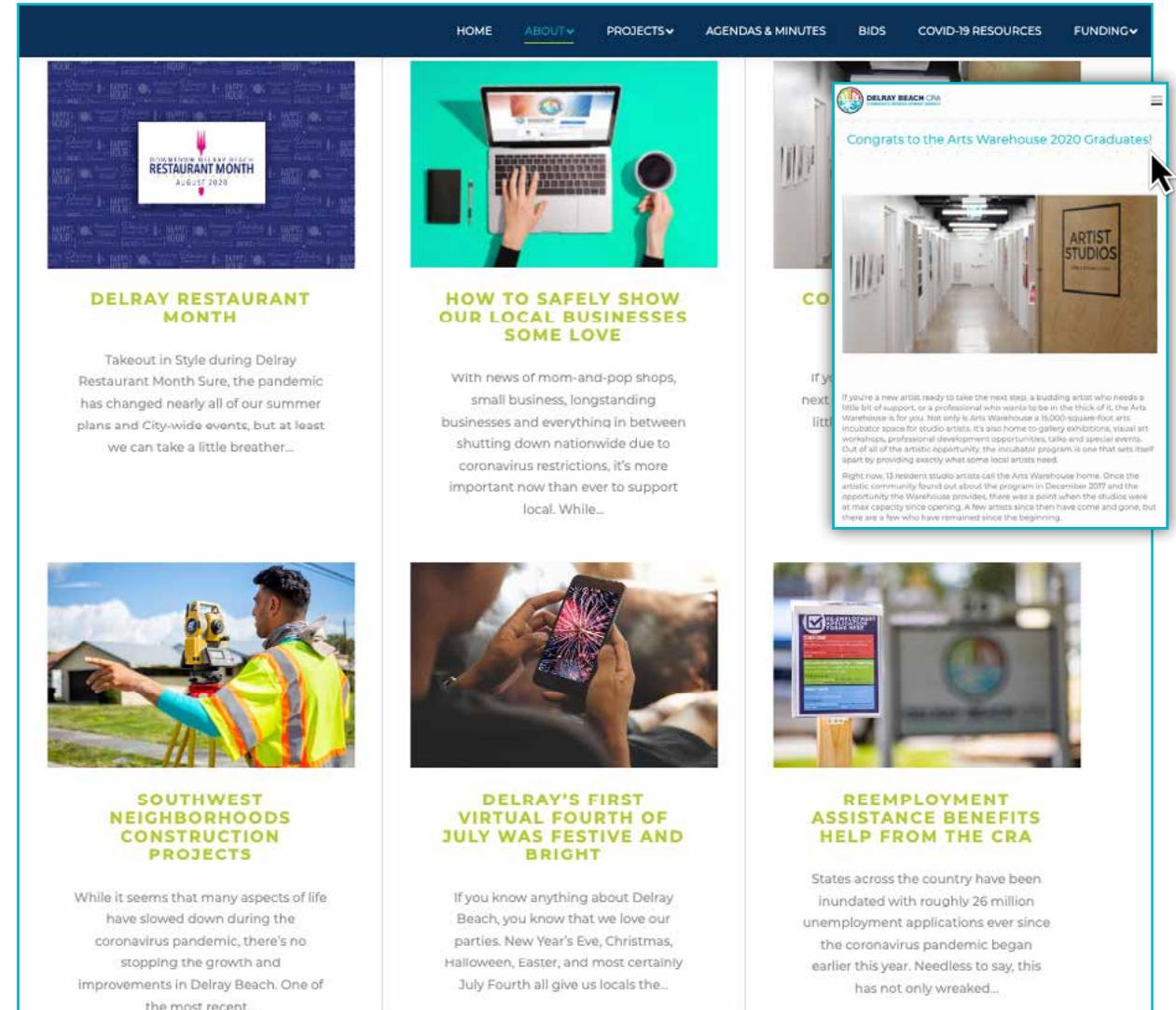
The Delray Beach CRA remains steadfastly committed to our redevelopment mission and purpose to revitalize the physical environment and the economy of the Community Redevelopment Area. With this in mind, the CRA was quick to create a virtual resource to support small businesses and Delray Beach residents during initial COVID-19 closures. Throughout the year, the Delray Beach CRA developed a continually updated list of different types of assistance being offered. The list was meant to serve as a centralized resource to access additional information in several categories.



Executive Director Renee Jadusingh spoke on the delraycra.org COVID-19 Resources page during a Delray Beach COVID-19 Update news cast. This appearance and explanation outlined several of the programs and links available for businesses, job seekers, and residents on the site.

STORIES

The Stories section of delraycra.org keeps the CRA community connected with CRA projects, personnel, and other happenings in Delray Beach with different posts throughout the month.



"We were with our community through social media, including Instagram and Facebook, sharing news, updates, and encouragement through a trying year."

VIRTUAL OFFERINGS DURING COVID

- Virtual galleries
- Virtual art walk videos
- Online gallery shop
- Outdoor art exhibition



GREEN MARKET

The GreenMarket switched to virtual upon initial COVID-19 closures, where patrons were still able to access their favorite vendors online. The online directory shared contact info, including social media links, so shoppers could get their goods while the market was closed.



VIRTUAL VENDORS



STILL OPEN FOR BUSINESS



Here are a few funding recipients:

SITE ASSISTANCE

- Studio 404, LLC
- Ceasar's Famous Ribs
- APEX Insurance & Investment Group LLC
- Advanced Chiropractic of South Florida
- Law Offices of Herman Stevens Jr. & Associates
- AGITLAND, P.A.
- Marion Associates, LLC

PAINT UP & SIGNAGE

- St. Paul Missionary Baptist Church
- 107-109 SW 9th Avenue and 822-824 SW 1st Avenue
- Christ Missionary Baptist Church of DB, INC

Funding Awarded
in 2019-2020

Economic Development
\$442,124.93

Curb Appeal
\$66,352



The CRA was still able to approve grants, awarding money throughout the year to welcome new businesses in the CRA District.

HOW WE HELP

A-G.U.I.D.E.

The CRA's A-G.U.I.D.E. (Achieving Goals Using Impact Driven Evaluation) Grant Program provides funding assistance to select nonprofit partners whose programs and services further advance the CRA mission. From promoting arts, culture, and preserving Delray's history; increasing accessibility to public resources; providing affordable housing options; to assisting small businesses; our non-profit partners enhance the quality of life and boost Delray Beach as a popular destination for residents, business owners, and visitors.



In fiscal year 2019-2020, the A-G.U.I.D.E. grant recipients were:

Arts Garage of Delray Beach	\$275,000
Delray Beach Community Land Trust	\$273,695
Delray Beach Historical Society	\$125,000
Spady Cultural Heritage Museum	\$92,139
Delray Beach Public Library Association	\$458,000
Old School Square	\$750,000
Greater Delray Beach Chamber of Commerce	\$40,000

CURB APPEAL RESIDENTIAL IMPROVEMENT PROGRAM

The Delray Beach CRA is committed to the sustainability of its District and the quality of life enjoyed by all residents. To achieve this, the CRA provides a number of funding assistance programs that support neighborhood improvement, including the Curb Appeal Residential Improvement Program. This program is designed to assist in the elimination of slum and blight within the CRA's Redevelopment Area by enhancing the aesthetics of a residential dwelling, which in turn increases property values. Eligible residents within selected subareas may receive assistance to make exterior repairs from paint touch-ups and pressure cleaning to landscaping and more. The program aims to beautify neighborhoods within the CRA District one home at a time.

CLEAN AND SAFE

Having a safe, clean, and overall attractive CRA District helps to improve its regional reputation as a center for business and social activity. In the continuing efforts to eliminate and prevent slum and blight, the Clean and Safe Program advances the CRA's goals and mission. The twelve-person team is responsible for additional police patrols, electrical maintenance, landscape maintenance, litter abatement, code compliance, preventative pest control services, and pressure-cleaning services for sidewalks within the CRA District's main corridor.



In 2020, the team continued to focus on maintenance and beautification of downtown Delray Beach, especially during COVID-19 related closures. The team painted approximately 30 faded decorative light poles while coordinating the replacement of old/malfunctioning rope lighting on the poles with the Downtown Development Authority. The team also used this time of reduced foot traffic to focus on removing stickers and graffiti from benches, trashcans, and signs. The Clean & Safe team works closely with other downtown stakeholders, to ensure downtown Delray Beach continues to become and remain the place where people come to work, live, and play.

TOTAL INVESTMENT \$2,414,404

BEFORE



AFTER

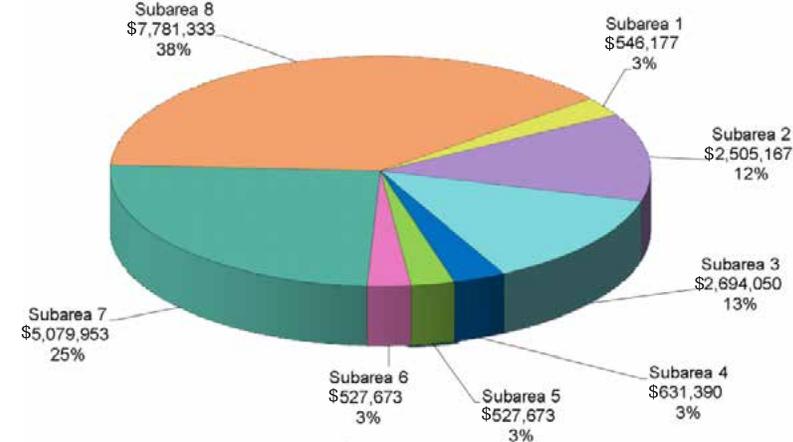


FINANCIALS

The CRA funds its programs and projects primarily through Tax Increment Financing (TIF) which allocates a specific portion of property taxes collected by the City of Delray Beach and Palm Beach County. Each fiscal year, the CRA invests its TIF dollars, along with other revenue such as grants, bond financing, and property sales, back into redevelopment activities within the CRA District. Examples of these activities are: infrastructure improvements, constructing affordable housing, historic preservation, promoting economic development, and creating job initiatives.

The CRA has maintained its commitment to improving Delray Beach by fostering redevelopment and leveraging public funds to attract private investment into the area.

CRA FY 2019 - 2020 Budgeted Subarea Expenses



22 projects totaling \$19,142,816		Revenues	
A-GUIDE Program	\$ 2,082,834	City TIF	\$ 13,841,783
Old School Square Park	\$ 161,441	County TIF	\$ 9,926,721
Downtown Mobility	\$ 1,025,338	All Other Sources	\$ 558,469
Wayfinder Signage	\$ 47,598	Total Revenues and Other Financing Sources	\$ 24,326,973
NE 3rd St/Ave Alley Improvement	\$ 226,254		
SW 10th Ave Duplex Renovation	\$ 120,681	Expenditures	
SW 4th St, 6th St, 7th Avenue	\$ 6,236,201	Administrative	\$ 1,864,813
Osceola Neighborhood Plan	\$ 4,552,280	Areawide & Neighborhood Plans	\$ 11,189,761
Sidewalks	\$ 94,209	Downtown Master Plan	\$ 1,468,877
98 NW 5th Avenue Construction	\$ 42,860	Redevelopment Projects	\$ 1,263,535
		Community Improvements & Economic Development	\$ 6,371,241
Carver Square Affordable Housing Design	\$ 178,760	Debt Services	\$ 1,686,222
Corey Isle Workforce Housing	\$ 270,880	Total Expenditures	\$ 23,844,449
Covid 19 Rent Assistance Program	\$ 84,206		
Curb Appeal	\$ 150,000	Net Change in Fund Balance	\$ 482,524
CRA Grant Programs	\$ 128,210		
Clean & Safe Program	\$ 2,343,425		
Streetscape Maintenance	\$ 37,700		
Economic Development Incentives	\$ 188,968		
Community Enhancement	\$ 11,988		
		Original assessed real property values in the CRA District in 1985	\$ 245,631,067
Arts Warehouse Program	\$ 135,145	Assessed real property values in the CRA District FY 19-20	\$ 2,433,002,200
Green Market Program	\$ 118,838	Total amount spent on low and middle income housing	\$ 638,321
International Tennis Tournament	\$ 905,000		

Wear Masks

Social Distance

Arts
WAREHOUSE

Delray Beach
GreenMarket
a Delray Beach CRA project

DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY
20 N. Swinton Ave., Delray Beach, FL 33444
561-276-8640