

FAQ's



“Our mission is 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.”

What is a Community Redevelopment Agency?

The Delray Beach Community Redevelopment Agency (CRA) was established by the City Commission in 1985 to guide the City in its redevelopment efforts. The purpose of the CRA is to revitalize the physical environment and the economy of the Community Redevelopment Area. The activities and programs offered within a Community Redevelopment Area are administered by the CRA. The CRA's activities are designed to solve the underlying problems of slum and blighted conditions through planning, redevelopment, historic preservation, economic development and the provision of affordable housing so that the tax base can be protected and enhanced by these mutually supportive activities.

How are CRA's Created?

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. Examples include: a shortage of affordable housing, the presence of substandard or inadequate structures, and inadequate infrastructure.

What is a Community Redevelopment Plan?

A Community Redevelopment Plan addresses the unique needs of each targeted area within the CRA District. The plan includes the overall goals for redevelopment in the area, as well as identifies the types of programs and projects planned for the area. The Plan is adopted by the City Commission and the CRA is responsible for developing and implementing it.

What is Tax Increment Financing?

After approval of a community redevelopment plan, a redevelopment trust fund is established for the CRA. Revenue deposited to this fund results from the incremental growth in taxable value within the area subsequent to establishment of the CRA. Properties located in the CRA district do not pay any additional property taxes. Rather, a portion of the annual City and County taxes collected in the CRA District are transferred to the CRA for redevelopment activities. Without a CRA in place, the County's increment revenues collected from the properties in the district would be retained for use by Palm Beach County. The funds must be used for specific redevelopment purposes within the CRA District.

CRA Funded Projects Infrastructure Improvements

2012 - SW 12th, SW 14th, and Auburn Ave	\$601,500
2013- The Gateway Feature	\$1.2 million
2014- SW 2nd Street	\$838,000
NE 1st Avenue	\$520,000
Reverend JWH Thomas, Jr. Park	\$641,092
The Fairfield Inn & Suites*	\$1.8 million
2015- Fire Station Headquarters	\$309,977
Federal Highway	\$5,214,188
Pineapple Grove Entrance Feature	\$149,000
Osceola Park Alleys	\$175,000
2016- NE 2nd Ave./Seacrest Boulevard	\$1,419,670
SW 9th & 10th Avenues	\$190,000
Block 32 Alleyway	\$80,864
SW 2nd Terrace Reconstruction	\$65,000



Affordable Housing

2013- Atlantic Park Square	\$580,000
SW 12th Ave. Duplex Renovations	\$586,515
2014- Village Square	\$100,000
2015- Mortgage subsidies	\$99,000
2016- 221-223 SW 12th Ave. Duplex Renovation	\$180,000
Carver Square	\$2.9 million

*Including loan and incentives

What is the CRA Doing Now?

CRA Programs

The CRA has a number of programs to support and enhance the quality of life in Delray Beach. These programs include: the Clean & Safe Program which funds additional police and code enforcement patrols, maintenance, landscaping, and lighting in Downtown Delray Beach, the A-GUIDE program which assists cultural and non-profit organizations within the CRA district to reach specific measurable goals consistent with the CRA's mission, the Delray Beach GreenMarket, a 20-year tradition that attracts visitors to Delray Beach weekly and serves as a business incubator, and most recently The Set (pictured), launched in 2016, a new brand for one of Delray Beach's largest and fastest growing neighborhoods has emerged as a joint project between the CRA, the City of Delray Beach, the West Atlantic Redevelopment Coalition, and the Downtown Development Authority to define both the rich history of the area and the growth and investment it is currently experiencing.



CRA Projects

The CRA continues to invest in the future of Delray Beach. Some of our exciting projects include: the Osceola Business Area Revitalization which includes streetscape and alleyway improvements; iPic Theaters which will feature an 8 theater premier movie complex, Class A office space, retail, 90 public parking places, a living wall, and rooftop garden; alleyway and sidewalk improvements throughout The Set Neighborhood District will improve access, visibility, and enhanced connectivity throughout the city, and The Arts Warehouse (pictured), an 18,000 square foot warehouse that will serve as a visual arts/business incubator, gallery space, event space, and affordable studio space for artists in the ever-growing Pineapple Grove Arts District.



The Delray Beach Community Redevelopment Agency Area

- 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



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CRA Staff



Left to right: Elizabeth Burrows, Krista Walker, Kevin Matthews, Thuy Shutt, Jeff Costello, Susan Shaw, Joan Goodrich, Anne Fredy, Kristyn Cox, D.J. Lee, Renee Roberts
(not pictured: Lori Hayward & Lori Nolan)



20 North Swinton Avenue
Delray Beach, FL
33444

561.276.8640 - www.delraycra.org