Material Palette

- Metal Roof
- Board and Batten
- Cement Board Siding
- Stucco
- Composite Shutters and Railings
- Aluminum or Vinyl Windows and Doors

Pastel colors drawn from tropical vernacular architecture.
THE MANGO
1-Story
3-Bedroom
2-Bathroom
1600 sf
Mango 1 (Model D)
Corner Lot
Front Elevations
THE TAMARIND

1-Story
4-Bedroom
2-Bathroom

1760 sf
Tamarind (Model C)
Front Elevations

Option A
- 15' x 4" T.O. ROOF
- 9' 8" T.O. SPRING LINE
- 00' 0" T.O. GRADE
- STUCCO
- CEMENT BRD
- MTL ROOF
- OPTIONAL SHUTTERS

Option B
- 15' x 4" T.O. ROOF
- 9' 8" T.O. SPRING LINE
- 00' 0" T.O. GRADE
- STUCCO
- CEMENT BRD
- MTL ROOF
- OPTIONAL SHUTTERS

Materials:
- Metal Roof
- Colored Cement Board Siding
- Painted Stucco
- Composite Shutters or Railings
- Aluminum or Vinyl Impact-Resistant Windows and Doors

Scale: 1/8" = 1'-0"
T.O. GRADE: 00'-0"
T.O. ROOF: 18'-4"
T.O. SPRING LINE: 9'-8"

Tamarind (Model C)
Rear Elevation
THE PAPAYA

2-Story
4-Bedroom
3-Bathroom

1940 sf
Papaya (Model A)
Level 1 Plan
Papaya (Model A) Corner Lot Level 2 Plan
Option A
- MTL ROOF
- CEMENT BRD
- COMPOSITE SHUTTERS
- STUCCO

Option B
- MTL ROOF
- CEMENT BRD
- STUCCO

Papaya (Model A)
Front Elevations

- Aluminum or Vinyl Impact-Resistant Windows and Doors
- Composite Shutters or Railings
- Painted Stucco
- Colored Cement Board Siding
- Metal Roof
Papaya (Model A)
Side Elevations
THE PINEAPPLE

2-Story
3-Bedroom
2.5-Bathroom

1580 sf
Pineapple 2 (Model B)
Infill Lot
Side Elevations
Carver Square
Workforce Housing

20 Single Family Homes located in the Southwest Neighborhood

Design Documents:
• 20 Surveys: 100% Complete.
• Design Documents (Architecture/Civil/Landscaping): 90% Complete.
• Building Permit Submittal: Vertical Construction: 2-28-20.

City Required Entitlements:
• Lot Split: 100 % Complete.
• Parcel Control Numbers: 100% Complete.
• Addresses Assigned: 90% Complete.
• 17 separate Right of Way Dedication (ROW) Sketch and Legal Documents: 100% Complete.
• 17 separate ROW Deeds: ROW Deed Form and Sketch and Legal Documents will be processed through City Engineering Department for review. Requires City Commission approval. Anticipate: April City Commission agenda.

Coordination:
• Utility Coordination: FPL, Comcast, ATT.
• City Engineering: SW Neighborhood Improvements.
Model A: The Pineapple
2-Story 3/2 = 1,580 SF

Model B: The Pineapple II
2-Story 3/2.5 = 1,580 SF

Model C: The Tamarind
1-Story 4/2 = 1,760 SF

Model D: The Mango
1-Story 3/2 = 1,600 SF
**How to Move Forward: Construction Strategy**

1) Publish a Request for Proposal (RFP) for a local Nonprofit to develop, construct and sell.

2) Publish a Request for Invitation to Bid (ITB) for a Construction Engineering Inspector (CEI) and a General Contractor (GC); CRA to act as the developer (will require income qualification, marketing, and selling the homes).

3) Partner with Palm Beach County Department of Housing and Economic Sustainability under their Workforce Housing Program (PBC ULDC Article 5, Chapter G, Section 1).

**Note:** Any of the three options will require the processing of a Restrictive Covenant.

---

**Carver Square Workforce Housing**

### Estimated Cost to Construct

<table>
<thead>
<tr>
<th>Model</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$296,517</td>
<td>$263,706</td>
<td>$251,167</td>
<td>$235,113</td>
</tr>
<tr>
<td>General Requirements + CM Fee</td>
<td>$60,000</td>
<td>$60,000</td>
<td>$60,000</td>
<td>$60,000</td>
</tr>
<tr>
<td><strong>Total Cost</strong></td>
<td>$356,517</td>
<td>$323,706</td>
<td>$311,167</td>
<td>$295,113</td>
</tr>
</tbody>
</table>
Palm Beach County Workforce Housing

- The Palm Beach County Workforce Housing Program (WHP), was established by the County’s Comprehensive Plan and is intended to increase housing opportunities for people who live and work in Palm Beach County.

- The WHP is a mandatory program for residential developers, requiring a percentage of units to be provided as workforce units, and an optional component that allows for density bonus in exchange for a portion of the additional units being restricted to workforce housing.

  - Units offsite can be located within a municipality.

Palm Beach County

- Establishes sale price of home.
- Income qualifying potential homebuyers.
- Provides mandatory orientation.

Accountability Requirement

- Restrictive covenant required.
- Annual compliance reporting is required.

<table>
<thead>
<tr>
<th>Year</th>
<th>Low Income (60% - 80% AMI)</th>
<th>Moderate -1 Income (80% - 100% AMI)</th>
<th>Moderate -2 Income (100% - 120% AMI)</th>
<th>Middle Income (120% - 140% AMI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$46,240 - $60,320</td>
<td>$60,320 - $75,400</td>
<td>$75,400 - $90,480</td>
<td>$90,480 - $105,560</td>
</tr>
</tbody>
</table>

Sales Price

- $158,340
- $203,580
- $248,820
- $294,060

Minimum Buyer Contribution %

- 2.5%
- 3.5%
- 3.5%
- 3.5%

Purpose of Program

To provide the workforce within Palm Beach County an opportunity to purchase homes at below market prices.
ITEM 8A.

UPDATE – BH3 MANAGEMENT, LLC – DEVELOPMENT OF SW 600-800 BLOCKS OF WEST ATLANTIC AVENUE
ITEM 9A.

BUDGET AMENDMENT NO.1, FY 2019-2020
## BUDGET AMENDMENT NO. 1 FISCAL YEAR 2018-2019

### Exhibit A

**Resolution 2020-10**

**Budget FY 2019-2020**

| Revenue | Proposed Changes | Exhibit A
Resolution 2020-13
FY 2019-2020 Budget Amendment No. 1 |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>4005 · TIF - City of Delray Beach</td>
<td>$14,032,619 ($166,706)</td>
<td>$13,865,913</td>
</tr>
<tr>
<td>4010 · TIF - County</td>
<td>$9,923,972 $20,148</td>
<td>$9,944,156</td>
</tr>
</tbody>
</table>

**Expenditures**

| 5251 · Downtown Master Plan- NE 3rd St/Avenue Improvements (CIP) | $1,000,000 $651,298 | $1,651,298 |
| 5252 · Downtown Master Plan- NE 3rd St/Avenue Grant | $0 $250,000 | $250,000 |
| 5346 - SW Neighborhood- SW 10th Avenue Duplex Renovation | | $150,000 |
| 5351 - SW Neighborhood- SW 3rd Ct, 4th St, 6th St, & 7th Ave Reconstruction (CIP) | $9,000,000 ($2,400,000) | $6,600,000 |
| 5510 – Osceola Park Neighborhood (CIP) | $6,700,000 ($500,000) | $6,200,000 |
| 5650 - Other- Sidewalks- NW/SW Neighborhood (CIP) | $0 $95,000 | $95,000 |
| 6621 – Carver Square Workforce Housing Development | $1,000,000 $1,700,000 | $2,700,000 |
| 7330 – City Contractual Services- Alleyway Clearing (CIP) | $50,000 $50,000 | $100,000 |
| 7341 - Community Imp & Economic Development-Economic Development Staff | $125,000 ($62,500) | $62,500 |
| 8405 - Administration-Capital Outlay (Historic Wellbrock house) | $300,000 $450,000 | $750,000 |
ITEM 9B.

LETTERS OF INTENT – HABITAT FOR HUMANITY AND DELRAY BEACH COMMUNITY LAND TRUST – 102 NW 14TH AVENUE & 1311 NW 14TH AVENUE
View from NW 1st Street
View from NW 13th Avenue
### Properties Information

<table>
<thead>
<tr>
<th>Address</th>
<th>Subdivision</th>
<th>Date CRA Acquired</th>
<th>CRA Purchase Price</th>
<th>Habitat Proposed Purchase Price</th>
<th>Habitat Proposal</th>
<th>CLT Proposed Purchase Price</th>
<th>CLT Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>102 NW 14th Avenue</td>
<td>JOHNSON A J SUB IN</td>
<td>January 30, 2019</td>
<td>Purchased Together $46,000.00</td>
<td>$1000.00</td>
<td>3 bed/2 bath single family home with enclosed 1 car garage on each property completed within 24 months of closing</td>
<td>$5000.00</td>
<td>3 bed/2 bath single family home with enclosed 2 car garage on each property completed within 3 years of closing</td>
</tr>
<tr>
<td>1311 NW 14th Avenue</td>
<td>JOHNSON A J SUB IN</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Recommendation:**
The two Letters of Intent submitted by Habitat for Humanity and the CLT indicate there is interest to develop the two properties. Therefore, CRA staff is recommending the CRA Board approve the posting of a 30-day notice of intent to dispose of the properties with an invitation for interested parties to submit proposals.
ITEM 9C.

SITE DEVELOPMENT ASSISTANCE – APEX INSURANCE & INVESTMENT GROUP, LLC
(702 NE 3RD AVENUE, SUB-AREA #6)

FUNDING AMOUNT:
$29,406.60

MAXIMUM FUNDING ALLOWED:
$50,000
APEX Insurance & Investment Group, LLC

- Making Delray Beach its new home
- CRA sub-area #6, the Del-Ida Historic District
- Funding assistance requested for interior and exterior improvements:
  - interior build-out materials and labor
  - purchase and installation of windows and doors
  - plumbing; AC, lighting and electrical work
  - interior flooring and molding
  - paving
  - painting
  - landscaping
  - related permit fees
- Anticipated completion: April 2020
ITEM 9D.

HISTORIC FAÇADE EASEMENT – MODIFICATIONS TO FAÇADE FOR 44 EAST ATLANTIC AVENUE
Location Map
Proposed Changes

- An exterior color change
- Replacement of 4 existing ground floor windows and doors, replacement of fabric on all awnings, replacement of lighting fixtures
- Refinishing of awning frames and outdoor staircase
- Replacement of a fabric entry awning with an aluminum Architectural canopy
- Painting of a mural on the top of the exterior of the building on the east, south, and west elevations.
CRA Redevelopment Plan Amendment Meetings

When: Thursday, February 27th, 2020
Time: 6 pm - 8 pm
Where: Arts Warehouse | 313 NE 3rd Street Delray Beach, FL 33444

When: Wednesday, March 4th, 2020
Time: 6 pm - 8 pm
Where: Pompey Park | 1101 NW 2nd Street, Delray Beach, FL 33444

Meeting begins at 6pm with an Opening Presentation followed by an Q & A Session

For more info:
Email | crainfo@mydelraybeach.com
or Call | 561-276-8640
Invites You To A Housewarming

Wellbrock House
Designed by Samuel Ogren, Sr.

FRIDAY, MARCH 6, 2020
Housewarming Reception | 10:00 AM - 11:00 AM
22 N. Swinton Avenue
Light refreshments will be served.

Enjoy a display of historic photos of the Wellbrook House, its designer Samuel Ogren, Sr. and the journey to its new location.

11:00 AM - 2:00 PM
Wellbrook House
22 N. Swinton Avenue

2:00 PM - 9:00 PM
Arts Warehouse
313 NE 3rd Street

For more information, please call 561-276-8640.