What is the Delray Beach CRA?

ESTABLISHED IN 1985

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 CRA's activities are designed to solve the underlying problems of slum and blighted conditions through planning, redevelopment, historic preservation, economic development and affordable housing so that the tax base can be protected and enhanced by these mutually supportive activities.

Statutory Powers, Creation, and Purpose
What is the Delray Beach CRA?

THE CRA OVERSEES REDEVELOPMENT EFFORTS WITHIN THE OLDER CENTRAL CORE OF THE CITY.

The Community Redevelopment Area covers more than 1,900 acres of land (approximately 20% of the City).

Included within the boundaries are:

- The entire Central Business District
- The adjacent neighborhoods east of I-95 between Lake Ida Road and SW 10th Street
- Much of the area north of downtown, east of Seacrest Boulevard, and along the US 1 corridor to the Boynton Beach city limits.

A Community Redevelopment Agency (CRA) is a special dependent taxing district established by local government for the purpose of carrying out redevelopment activities that include reducing or eliminating blight, improving the tax base, and encouraging public and private investments in the redevelopment area. The City Commission is the official Community Redevelopment Agency for the City of Delray Beach.

Please see Florida Statutes Chapter 163.330-163.463 for more information about Community Redevelopment Agencies.

Please see Florida Statutes Chapter 189.02-189.022 for more information about Special Dependent District.

Statutory Powers, Creation, and Purpose
Delray Beach 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.

Mission, Boundaries and Goals
Delray Beach CRA

- One CRA
- Eight Sub-Areas
- Entire CBD
- Neighborhoods north and south of Atlantic, Beach to Interstate
- All areas east of I-95
- Federal Highway Corridor, Gulfstream south to SW 10th Street

Mission, Boundaries and Goals
CRA Structure

In Delray Beach, there are seven (7) members of the governing body of the Community Redevelopment Agency consisting of the five (5) members of the City Commission plus two (2) individuals appointed by the City Commission.

Shelly Petrolia, Chair
Shirley Johnson, Vice-Chair
Angie Gray, Deputy Vice-Chair
Bill Bathurst, Treasurer
Ryan Boylston, Board Member
Pamela Brinson, Board Member
Adam Frankel, Board Member

Board, Staff, and “What are all of these Plans?”
CRA Funding

The CRA is primarily funded through tax increment revenues. Properties located within the CRA district do NOT pay any additional property taxes; rather a portion of the annual City and County taxes collected in the redevelopment area is transferred to the CRA for redevelopment activities. The greater in the increase in taxable property values over the CRA’s base year (1985), the larger the incremental increase in revenues transferred to the CRA.

Other sources of CRA funding for redevelopment activities include grants, sale or lease of property, and the issuance of taxable and non-taxable bonds.

Without the CRA, the proportional County tax revenues would not be returned to the City
CRA Structure

13 Staff Members

Renee Jadusingh, Esq., Executive Director
Christine Tibbs, Assistant Director

Board, Staff, and “What are all of these Plans?”
The Creation and Adoption of Sub-Area Plans do not automatically obligate the CRA/City to fund improvements.
Project Purpose

• Update and “Modernize” the CRA Plan
• Make Document More Usable and Focused
• Emphasize Areas of the Plan Most Important to the Community
• Last Update 2014
• Coordinate with Latest Legislative Updates pertaining to CRA’s

Collaborating with our community to foster redevelopment.
Regional Planning Councils

Fun Facts

- Public Agencies
- One of 10 RPCs Statewide
- Specialists in Visioning, Economic Development, Redevelopment Planning & Complete Streets
- Provide Technical Assistance to Local Governments & Agencies
Process

• Interviews with Board and Staff
• Review of Projects/Plans/Programs
• Public Workshops
  • Inform of process and update
  • Clarify Role(s) of the CRA
  • Gather input on areas of improvement
  • Return to Present Draft Plan Update
• Use Community Input to Evaluate Plan and Help Prioritize Improvements
• Present Plan revisions to Board for Approval
CRA 1986-2019
Budgeted Subarea Expenses

Subarea Expenditures From 1986 to 2019*

- Subarea 1: 3,076,445, 1.2%
- Subarea 2: 72,752,458, 27%
- Subarea 3: 81,160,526, 31%
- Subarea 4: 18,703,382, 7%
- Subarea 5: 9,030,025, 3.4%
- Subarea 6: 5,010,357, 1.9%
- Subarea 7: 7,898,302, 3%
- Subarea 8: 38,601,836, 14.5%

Area Wide: 29,163,448, 11%

*2019 Projected
CRA FY 2019-2020
Budgeted Subarea Expenses

Subarea 1: 1,286,549, 3%
Subarea 2: 4,454,275, 12%
Subarea 3: 6,637,977, 17%
Subarea 4: 3,835,877, 10%
Subarea 5: 395,381, 1%
Subarea 6: 395,381, 1%
Subarea 7: 7,095,381, 18%
Subarea 8: 14,594,573, 38%
Projects

Infrastructure
The CRA has committed to partially or fully funding several infrastructure projects. These improvements include modifications to the traffic circulation system, pedestrian safety enhancements, and streetscape projects.

NE 3rd Avenue/NE 3rd Street
$1,650,000
The proposed streetscape improvements along NE 3rd Avenue and NE 3rd Street will provide safe, well-lighted pedestrian connections to the public parking and to area businesses.

This includes:

- Water, sewer, and drainage upgrades
- The Arts Warehouse is on NE 3rd Street which is an arts incubator and event center owned by the CRA

Clearing of Unimproved Alleyways
$100,000
The proposed improvements are in the NW/SW neighborhoods.
Projects

Osceola Park Neighborhood
$6,200,000

Funding for construction of improvements includes:

- Resurfacing the roadway
- Sidewalk and alley construction
- Improvements to drainage
- Sanitary and stormwater systems

Improved landscaping includes:

- Adding LED lighting improvements to the reclaimed water main
- The completion of temporary traffic calming “pilot projects”
- Construction Engineering Inspection and Construction Bid awarded to Baxter Woodman (CES) and Richman (GC)
Projects

SW 3rd Court, 4th Street, 6th Street, 7th Avenue
$6,600,000

Funding for construction of improvements includes:

- Resurfacing the roadway
- Sidewalk and alley construction
- Improvements to drainage, sanitary and stormwater systems
- Improved landscaping
- The addition of LED lighting
- Improvements to the reclaimed water main
Projects

Commercial Development for Affordable Office Space

The CRA is committed to promoting economic development activities through its business development and site improvement grants, Infrastructure incentives to support new private development, and land assembly efforts which makes larger sites available for redevelopment purposes. Projects that increase the overall marketability of the city as a commercial, recreational, and residential area will ultimately increase the tax base. The success of this community redevelopment is largely dependent upon the economic vitality of the area.

98 NW 5th Avenue Renovation
$1,300,000

95 SW 5th Avenue Construction
$1,600,000
Affordable Housing

Affordable housing is one of our top priorities. Through programs that improve the overall area, provide financial opportunities to area residents in an effort to improve their living conditions, and creating incentives for additional private investments in the area, the CRA continues to encourage the improvement of existing housing throughout the district as well as the creation of new affordable units.

Corey Isle Workforce Housing Construction
$2,900,000

Ten homes will be constructed on the CRA owned property along the west side of SW 7th Ave between SW 3rd and 4th streets, as well as a property located on 238 SW 6th Ave. During Fiscal Year 18-19 the CRA board selected the Delray Beach Community Land Trust to construct the homes. This project is currently ongoing.

Carver Square Workforce Housing Construction
$2,700,000

The CRA intends to develop 20 single family homes on the site bounded by SW 2nd court to the North, SW 3rd Street to the South SW 7th Avenue to the east, and SW 8th Avenue to the west. Designs are being finalized through the end of the year.
Projects

$2,500,000
Renovation and Expansion
Pompey Park
Transportation

Connect Delray Beach Ribbon Cutting Ceremony

We want to extend a big thank you to everyone who attended the ribbon cutting ceremony on September 6th to celebrate the launch of Connect Delray Beach, our brand new and FREE transportation service! This much anticipated initiative is now providing two free transportation services in Downtown Delray Beach. The goal of these services is to decrease local traffic, provide visitors with more green transportation options, and expand service area traveled.

First Transit, the current provider of the fixed route service-Downtown Connect runs on Atlantic Avenue from the Tri-rail station to Ocean Blvd/SR A1A with a modified route throughout the downtown core, between Swinton Ave and East 4th Ave.

Throughout this initiative we have also launched an on-demand transportation service pilot program to service the CRA district. Freebee, a South Florida based electric transportation company is providing the service with GEM (Global Electric Motorcars) which are low speed, battery-electric vehicles. Guests can request a ride through the Freebee app anywhere in downtown CRA service areas (East of I-95 to A1A and Gulfstream Blvd to SW 10th Street).

For additional information and to find exact routes and timing for both transportation options, please visit www.delraycra.org.
Opened in late 2017 and located in the Pineapple Grove Arts District, this 15,000 sq. ft. warehouse conversion to an art incubator serves as a catalyst for economic development and growth, promotes the arts and cultural activities, and enhances Delray Beach’s image as an arts destination which further contributes to tourism, increased pedestrian activity, and the development of arts professionals. The Arts Warehouse has studios for rent via the artist in resident program; gallery, exhibit space, classroom and workshop space; and special events and facility rental.
Started in 1996 by the Community Redevelopment Agency, the Delray GreenMarket has become one of the most popular and charming aspects of the “season” in Delray Beach.
Funding Assistance

Curb Appeal

Residential Improvement Program
$150,000
The Curb Appeal Residential Improvement Program, created in 2007, offers up to $15,000 to make minor structural and cosmetic exterior improvements to single-family homes and duplexes in the Northwest and Southwest Neighborhoods in the CRA District. The goal is to help eliminate slum and blighted conditions.

The program covers the cost of minor exterior property improvements, which can improve the aesthetics of a residential dwelling and increase property value. Funding is available at two levels—full grants cover 100% of project costs (up to $10,000 per structure), while matching grants cover 50% of project costs (up to $10,000 per structure). Some income eligibility criteria apply. Funding is budgeted on an annual basis and is approved on a first-come, first-served basis. For more information please contact our office at 561-276-8640.

Eligible costs include:
- Exterior Painting & Pressure Cleaning
- Replace Missing or Rotten Siding
- Landscaping & Irrigation
- Driveway Repair
- New House Numbers
- Mailbox Replacement
- Roof Repair or Replacement

Applications are reviewed and approved by the Board of Commissioners of the Delray Beach CRA. Please allow up to several weeks for application processing and project bids. Funding is budgeted on an annual basis and is approved on a first-come, first-served basis.
Achieving Goals Using Impact Driven Evaluation

A grant program to assist organizations that engage in activities that further the CRA’s mission.

FUNDING CATEGORIES & ELIGIBILITY

Organizations meeting the following criteria are eligible to apply for Nonprofit Partner funding:

- Mission consistent with the mission of the CRA
- Classified as tax-exempt under IRS 501(c)(3)
- In good standing with the State of Florida
- Housed in City- or CRA-owned facilities located in the CRA district
- Serves residents of the CRA district and/or visitors that come to the district to participate in funded programs, projects, and events
- Demonstrated commitment by Board of Directors to purpose and accountability for CRA funds
Funding Assistance

A - GUIDE

Achieving Goals Using Impact Driven Evaluation

Partners:

- Arts Garage
- Delray Beach Chamber of Commerce
- Delray Beach Community Land Trust
- Delray Beach Historical Society
- Delray Beach Public Library
- Spady Museum
- Old School Square
Clean and Safe

The Clean and Safe Unit consists of one Sergeant, eight police officers, and one community service officer. This unit is responsible for policing both the East and West Atlantic corridors, which are very complex and challenging assignments. The officers are assigned to patrol these areas to ensure the safety of the city’s citizens and visitors, who select to enjoy the shops, restaurants, clubs, hotels, and businesses the Avenue offers.
Clean and Safe extends throughout the Downtown Core as well as Atlantic Avenue from I-95 to the Beach.
Outreach and Communication

Accessible Content
Some CRA Myths….

CRA’s are Funded Through Extra Taxes to the Community…

CRA’s are actually funded through TIF revenues based on increased property values

There is no CRA tax
Some CRA Myths....

CRA’s Receive Direct Funding from the State and/or the Federal Government...

CRA’s receive no direct funding from the State or the Federal Government
(the CRA does apply for competitive grant funding)
Some CRA Myths...

CRA’s can Fund Projects anywhere in the City of Delray Beach...

The Delray Beach CRA can ONLY fund projects within the CRA Sub-Areas
CRA’s can pay for any Desired Projects...

The CRA can ONLY pay for Projects and Programs that further the CRA Mission (those projects must be identified in the CRA Plan)
Some CRA Myths….

The CRA can take my Property through Eminent Domain…

The CRA is legally prohibited from condemning property for the sake of redevelopment
Initial Observations

• Consider re-organizing document to place emphasis on Sub-Areas

Creating a sustainable downtown, encouraging economic growth.
Initial Observations

- Consider re-organizing the document to place emphasis on:

<table>
<thead>
<tr>
<th>Sub-Area 5: North Federal Highway</th>
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<tbody>
<tr>
<td>1. Existing Conditions</td>
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<tr>
<td>a) Location/Boundaries</td>
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<td>b) Land Use Pattern</td>
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<td>c) Unique Attributes</td>
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<td>d) Neighborhood character and identity</td>
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<tr>
<td>2. Existing Projects and Programs</td>
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<td>3. Opportunities and Challenges</td>
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<td>(Future / Potential Projects and Programs)</td>
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G. Sub-Area 6: Northeast Neighborhood

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<th>1. Existing Conditions</th>
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<tbody>
<tr>
<td>a) Location/Boundaries</td>
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<td>b) Land Use Pattern</td>
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<td>c) Unique Attributes</td>
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<td>d) Neighborhood character and identity</td>
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Delray Beach Community Redevelopment Agency
Initial Observations

- Ensure recent City/CRA efforts are reflected in the CRA Plan Update (i.e. code revisions)
### Anticipated Schedule

<table>
<thead>
<tr>
<th>2020</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
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<td><strong>Progress up-to-date</strong></td>
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<td><strong>Framework for the proposed changes</strong></td>
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<td><strong>Draft/Addressing changes in housing, transportation, ED, new programs, etc.</strong></td>
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<td><strong>NEXT STEPS</strong></td>
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<td>Public Outreach meeting for (2/26 and 3/4)</td>
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<td>@ Arts Warehouse and Pompey Park</td>
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<td>Workshop to the Board (TBD) Addressing changes in housing, transportation, ED, new programs, etc. in a detailed level</td>
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<td>Develop Draft Amendments</td>
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<td>Public Outreach meeting follow-up (TBD)</td>
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Growing our own local businesses.
This Evening

Each Table will have a Team Facilitator to Aid in, and Record, the Discussion

STRENGTHS
WEAKNESSES
OPPORTUNITIES
CONSTRAINTS
Thank you