ITEM 8A.

LOT 11 OF SUNDAY AND TENBROOK ADDITION TO DELRAY, FLORIDA – COMMENTS ON USE OF PROPERTY BY THE CITY OF DELRAY BEACH
Location Map
ITEM 8B.
CARVER SQUARE
CONSTRUCTION STRATEGY
DETERMINIATION
History/Background

The CRA began acquiring two blocks of single-family properties in the Carver Square subdivision (20 lots total), pursuant to an acquisition plan that was approved by the CRA Board (2005).

Note: The properties were the site of a former dumping area, most of the houses had been constructed experienced major structural damage due to significant settlement of the soil.

The CRA Redevelopment Plan Outlines: Four (4) Phases:

1) Initial soil testing.
2) Acquisition of the properties, relocation of the residents, and demolition of the structures.
3) Environmental testing and remediation.
4) Construction of the new affordable/workforce housing units.

Phase 1 -3 is completed. The CRA is now in Phase 4.
Carver Square Workforce Housing

20 Vacant Residential Parcels (Zoned: Single Family)
Southwest Neighborhood: CRA District Sub-Area 8
CRA Redevelopment Plan

Southwest Neighborhood Project Objectives
- Revitalization and stabilization.
- Improve the quality and condition of housing stock.
- Provide housing to meet a range of income levels and ages.

Southwest Area Neighborhood Redevelopment Plan

Strategic Action Plan – Design Principles
- Community Engagement/Community Stakeholders

The design principles were developed based upon:
- Feedback from stakeholders gathered throughout the planning process.

These principles served as guiding parameters to ensure:
- Future development is consistent with community priorities.
- Serves the needs of existing residents and community stakeholders.

SW Neighborhood Plan

Design Principles
- Diversity of housing choices for a mix of incomes.
- Create a place where residents can progress through the stages of life without having to relocate.
- Build upon traditional models of architecture to enhance neighborhood character and create a sense of place.

Issue and Constraints

In an attempt to stabilize these “ownership” areas, care needs to be taken to ensure a range of housing product. More market grade housing should be promoted.

Care needs to be taken to ensure that the area is not labeled a “lower income housing” area but rather a moderate-income housing area.
In January 2018, the CRA engaged Brooks and Scarpa, a design consultant to design new affordable/workforce housing for Carver Square.

Throughout the design process, significant input was provided by the CRA Board and the community stakeholders related to the overall design of the project and more specifically, the types of homes that would best suit the needs of the community.

In addition, significant design coordination between the CRA, Brooks and Scarpa, the City Public Works Department, Ric Man (GC) and Baxter Woodman (CEI) for the Neighborhood Improvements have been ongoing.
## Carver Square Workforce Housing
### 20 Single Family Homes – 4 Models

<table>
<thead>
<tr>
<th>Model</th>
<th>Construction Cost</th>
<th>General Requirements + CM Fee</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Model A: 2,294SF</td>
<td>$296,517</td>
<td>$60,000*</td>
<td>$356,517</td>
</tr>
<tr>
<td>Model B: 2,014SF</td>
<td>$263,706</td>
<td>$60,000*</td>
<td>$323,706</td>
</tr>
<tr>
<td>Model C: 1,907SF</td>
<td>$251,167</td>
<td>$60,000*</td>
<td>$311,167</td>
</tr>
<tr>
<td>Model D: 1,770SF</td>
<td>$235,113</td>
<td>$60,000*</td>
<td>$295,113</td>
</tr>
</tbody>
</table>

**Cost of Construction – Falls within the Affordable Housing Rate Per Square Foot**

- The cost estimate provided by Brooks & Scarpa (CRA consultant) is an estimate only.
- Brooks & Scarpa is confident that the project will meet the goal of $125-155 per square foot.
- This price per SF falls in line with the affordable housing market.

*General Requirements + CM Fee: This can vary by contractor.

*Costs will be lower if all twenty (20) houses are constructed at the same time within a specific timeframe.
The following were options presented to the CRA Board on June 23, 2020:

1) **Contract with a Nonprofit to Construct and Sell the Homes.**
   - Publish a Request for Proposal (RFP) for a local Nonprofit to develop, construct and sell.
   - Nonprofit to act as Developer.
   - Example: Corey Isle Workforce Housing/Delray Beach Community Land Trust.

2) **Contract with a Construction Engineering Inspector (CEI) & General Contractor (GC).**
   - Publish a Request for Invitation to Bid (ITB) for a CEI and GC.
   - CRA to act as Developer (income qualification, marketing, and selling the homes).

3) **Partner with For-Profit Developer to fulfill Palm Beach County Department of Housing and Economic Sustainability under their Workforce Housing Program or the City of Delray Beach Workforce Housing Program.**
   - CRA to donate or sell land for Workforce Housing to developer.
   - Home Builder/Developer will construct the homes.
   - Prequalify and match potential home buyers with lenders.

To Consider:
- Finding a Developer to partner.
- Must meet PBC or City requirements (sale price, etc.).
- Possible engineering, architectural and floor plan redesign.
- Timeframe.
The CRA Board requested CRA Staff conduct some information gathering related to Option 3.

Following the Board meeting in June, Staff reached out to developers and contractors. Staff received some varying levels of interest, including, but not limited to:

- Purchasing the lots for a nominal amount.
- Acting as the General Contractor (CRA’s designs).
- Building some single-family homes now and some at a later undetermined date (Developer designs).
DELRAY BEACH SW NEIGHBORHOOD IMPROVEMENT PROJECT

CRA INVESTMENT: $6,236,201

http://sw4thstreet.com/
Carver Square Workforce Housing
Construction Strategy Determination

CRA Staff is seeking direction on the Construction Strategy.

1) Contract with a Nonprofit to Construct and Sell the Homes.
2) Contract with a Construction Engineering Inspector (CEI) & General Contractor (GC).
3) Partner with a For-Profit Developer to fulfill PBC or City of Delray Beach Workforce Housing requirements.

At a minimum, Staff recommends considering the following for discussion:

- Homes developed within 18-24 months and are a for sale product (selling the land and house).
- Homes are restricted, developed, and sold in accordance with:
  - Palm Beach County Workforce Housing Program or the City of Delray Beach Workforce Housing Program.
  - Intent: To increase the workforce housing stock within the CRA District.
- CRA hires a Construction Engineering Inspector to oversee the development.
- Require that a certain number of local subcontractors be hired.
- CRA is involved in the income qualification and selling process.
- If the intent is for a third-party developer to build the homes:
  - Request that the CRA’s designs are considered for potential development.
  - Developer to process and pay for all permits and impact fees.
ITEM 9A.

APPROVAL OF WAYFINDING SIGNAGE STEERING COMMITTEE RECOMMENDATIONS
From 15-20 years ago
To 2020
From 15-20 years ago

To 2020
Comparative Dimensions
Interactive Signs – Design only not part of the installation
CRA Map Sign Location and Content

- A1: Downtown, Tennis Center, Beaches, parking
- A2: Arts District
- A3: Arts District, Historical Society, Pompey Park, parking
- A4: Downtown, Veteran's Park, Beaches
- A8: Arts District, Beaches, Pompey Park, parking
- A9: Arts District, Beaches, parking
- A16: Downtown, Beaches, Tri-Rail
- A17: Golf Club, Tri-Rail
- A18 & A19: Spady Museum, (add to east bound sign downtown, beaches)
- A20: Court House, Library, parking
- A21: City Hall, Tennis Center, parking
- A22: Old School Square, Museum, Theater, parking
- A23: City Hall, Tennis Center, parking
- A24: Museum, Theater, Old School Square, parking
- A25: Arts District, Shopping and Dining, parking
- A26: Old School Square, Arts District
- A27: Parking
- A28: Shopping and Dining, Beaches
- A29: Shopping and Dining, Beaches, City Hall
- A30: Beaches, Shopping and Dining, City Hall
- A31: Veteran's Park, Shopping and Dining, Beaches, parking
- A32: Veteran's Park, Shopping and Dining, parking
- A33: Beaches, Nature Center, Anchor Park, parking
- A34: Nature Center, Anchor Park, parking
- A35: City Marina
- A36: Downtown, Veteran's Park, parking
- A40: Tennis Center, Library, City Hall, parking
Gateway Sign US1 - Options

Option #1

Option #2

Option #3
Gateway Sign US1 – Option #1
Gateway Sign US1 – Option #2
Gateway Sign US1 – Option #3
ITEM 9B.

CHAMBER OF COMMERCE REQUEST FOR FORBEARANCE OF NOTE
Delray Beach Chamber of Commerce

- February 22, 2013 – CRA funded build out of the Chamber office space in the amount of $459,675.00
- Chamber agreed to repay $250,000.00 over a 15-year period at 4% interest
- Loss of revenue due to COVID-19

**CURRENT REQUEST:**
Forbearance for the loan from June 2020 to December 2021
ITEM 9C.
CRA LEGAL SERVICES
DELRAY BEACH SW NEIGHBORHOOD IMPROVEMENT PROJECT

http://sw4thstreet.com/

CRA INVESTMENT: $6,236,201
Please Wear A Face Mask
Help Stop The Spread

THANK YOU!