ITEM 4A.
DELRAY BEACH GREEN MARKET LOCATION
Old School Square Park/
Front lawn of Cornell Art Museum
Pavilion / socially distanced dining pods
ITEM 4B.

PRESENTATION - NEIGHBORHOOD & COMMUNITY SERVICES - CURB APPEAL PROGRAM UPDATE AND OTHER CITY HOUSING REHABILITATION PROGRAMS
CURB APPEAL......
Neighborhood Services Division
APRIL 27, 2021
# City of Delray Beach Neighborhood Services

2020 HUD Income Limits Adjusted to Family Size
West Palm Beach-Boca Raton MSA (Palm Beach County)

Effective April 1, 2020

<table>
<thead>
<tr>
<th>Income Limit Area</th>
<th>Median Income</th>
<th>Income Limit Category</th>
<th>1 Person</th>
<th>2 Person</th>
<th>3 Person</th>
<th>4 Person</th>
<th>5 Person</th>
<th>6 Person</th>
<th>7 Person</th>
<th>8 Person</th>
<th>9 Person</th>
<th>10 Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Palm Beach,</td>
<td>$79,100</td>
<td>Extremely Low</td>
<td>18,450</td>
<td>21,100</td>
<td>23,750</td>
<td>26,350</td>
<td>30,080</td>
<td>35,160</td>
<td>30,640</td>
<td>44,120</td>
<td>Refer to HUD</td>
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</tr>
<tr>
<td>Boca Raton, FL</td>
<td></td>
<td>Low (0 - 30%)</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HUD Metro FMR Area</td>
<td></td>
<td>Very Low (31 - 50%)</td>
<td>30,750</td>
<td>35,150</td>
<td>39,950</td>
<td>43,900</td>
<td>47,450</td>
<td>50,950</td>
<td>54,450</td>
<td>57,950</td>
<td>61,490</td>
<td>64,972</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Low (51 - 80%)</td>
<td>49,200</td>
<td>56,200</td>
<td>63,250</td>
<td>70,250</td>
<td>75,000</td>
<td>81,500</td>
<td>87,150</td>
<td>92,750</td>
<td>98,336</td>
<td>103,995</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Moderate (81-120%)</td>
<td>73,600</td>
<td>84,300</td>
<td>94,920</td>
<td>105,360</td>
<td>113,680</td>
<td>122,280</td>
<td>130,680</td>
<td>139,000</td>
<td>147,504</td>
<td>155,933</td>
</tr>
<tr>
<td></td>
<td></td>
<td>High (121-140%)</td>
<td>86,100</td>
<td>98,420</td>
<td>119,740</td>
<td>122,920</td>
<td>132,860</td>
<td>142,660</td>
<td>152,460</td>
<td>162,260</td>
<td>172,088</td>
<td>181,922</td>
</tr>
</tbody>
</table>

**Process**

**Income Eligibility**

**Table:**

<table>
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<td>152,460</td>
<td>162,260</td>
<td>172,088</td>
<td>181,922</td>
</tr>
</tbody>
</table>
Process

- Quote Process
- Document Signing
- Inspection/Monitoring
Driveway Repair
Rock The Block
Landscape and Irrigation Improvements
Landscape and Irrigation Improvements
Roof Repair
## Accomplishments

<table>
<thead>
<tr>
<th>Status of Projects</th>
<th># of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed</td>
<td>48</td>
</tr>
<tr>
<td>Income Eligibility</td>
<td>2</td>
</tr>
<tr>
<td>Write-up/Landscape Design</td>
<td>10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Status</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Cost Expended</td>
<td>$214,379.45</td>
</tr>
<tr>
<td>Average Cost per Project</td>
<td>$4,985.57</td>
</tr>
</tbody>
</table>
## Additional Funding Sources

<table>
<thead>
<tr>
<th>Strategies</th>
<th>Maximum Allowable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-Occupied Rehab</td>
<td>$60,000</td>
</tr>
<tr>
<td>Purchase Assistance</td>
<td>$75,000</td>
</tr>
<tr>
<td>Rental Assistance</td>
<td>$5,000</td>
</tr>
<tr>
<td>Public Service</td>
<td>Varies</td>
</tr>
<tr>
<td>CDBG-CV Business or Rental Assistance</td>
<td>Varies</td>
</tr>
</tbody>
</table>
Questions?
ITEM 4C.

UPDATE FROM THE DELRAY BEACH COMMUNITY LAND TRUST AND OTHER HOUSING OPTIONS
DELRAY BEACH COMMUNITY LAND TRUST
AFFORDABLE HOUSING PROGRAM SERVICES

DBCRA WORKSHOP
April 27th, 2021
2:00pm

“Opening doors to affordable housing”
www.delraylandtrust.org
With housing being one of the primary elements of a quality life, the availability of Affordable Housing for low to moderate income families is an essential ingredient for stabilizing and sustaining our community.

“A Thriving Community Creates A Greater Sense of Place”
PARTNERSHIPS

Joint efforts ensure that quality, affordable housing is a reality for very-low to moderate income households within the DBCRA target area and city limits

WE:
❖ **Provide** access to quality affordable housing options
❖ **Leverage** the use of public/private funding
❖ **Preserve** affordability over time
HOUSING PROGRAM ACTIVITY

Total Sales-108:
- Workforce Housing - 14
- Lease Purchase – 3
- Eagles Nest – 2
- NSP -13

Development:
- Corey Jones Isle – 10 single family units
- 215 NW 8th Avenue
- 246 NW 8th Avenue, A & B
- 129 NW 4th Avenue

Future Development:
- Vacant lots - 9

Property Management:
- Palm Manor Apartments-DBCRA owned (25 units)
- SW 12th Ave Duplexes-DBCRA owned (12 units)
- Single Family Home Rentals-DBCLT owned (4 homes)
- 36 NW 13th Avenue Duplex-DBCLT owned (2 units)
<table>
<thead>
<tr>
<th>Palm Beach County</th>
<th>Income Limit by Number of Persons in Household</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Percentage Category</td>
</tr>
<tr>
<td></td>
<td>Extremely Low-30%</td>
</tr>
<tr>
<td></td>
<td>18,000.00 20,600.00 23,150.00 26,500.00</td>
</tr>
<tr>
<td>DBCLT Homeowners-31%</td>
<td>Very Low-50%</td>
</tr>
<tr>
<td></td>
<td>30,000.00 34,250.00 38,550.00 42,800.00</td>
</tr>
<tr>
<td>DBCLT Homeowners-33%</td>
<td>Low-80%</td>
</tr>
<tr>
<td></td>
<td>47,950.00 54,800.00 61,650.00 68,500.00</td>
</tr>
<tr>
<td>DBCLT Homeowners-36%</td>
<td>Moderate-120%</td>
</tr>
<tr>
<td></td>
<td>72,000.00 82,200.00 92,520.00 102,720.00</td>
</tr>
<tr>
<td></td>
<td>High Moderate-140%</td>
</tr>
<tr>
<td></td>
<td>84,000.00 95,900.00 107,940.00 119,840.00</td>
</tr>
</tbody>
</table>

WPB-Boca Raton HMFA; Miami-Ft. Lauderdale-West Palm Bch
Median: $80,200
## COST BURDENED HOUSEHOLDS/OWNERS-REENTERS

PBC AFFORDABLE HOUSING NEEDS ASSESSMENT REPORT 2/2021

The level of affordable housing demand is largely determined by job growth and retention. The affordability component of housing demand, however, is based on local wages and salaries that are then translated into household incomes. This level of analysis takes on added importance in the post-COVID economy where massive job loss has reduced or eliminated worker household incomes. Affordable housing demand will be significantly shaped by the economic impacts of COVID. Prolonged job loss and diminished household income will certainly lead to severe housing distress conditions including evictions, foreclosures, and homelessness.

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Total Owner-Occupied Housing Units</th>
<th>Total Owner Cost Burdened % Households</th>
<th>Total Renter-Occupied Housing Units</th>
<th>Total Renter Cost Burdened Households</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boca Raton</td>
<td>29,107</td>
<td>31.60%</td>
<td>11,327</td>
<td>6,407</td>
<td>59.80%</td>
</tr>
<tr>
<td>Boynton Beach</td>
<td>17,230</td>
<td>30.40%</td>
<td>11,468</td>
<td>7,040</td>
<td>64.00%</td>
</tr>
<tr>
<td>Delray Beach</td>
<td>16,578</td>
<td><strong>31.90%</strong></td>
<td>11,031</td>
<td><strong>6,069</strong></td>
<td><strong>58.30%</strong></td>
</tr>
<tr>
<td>Greenacres</td>
<td>8,705</td>
<td>33.60%</td>
<td>5,128</td>
<td>3,208</td>
<td>64.70%</td>
</tr>
<tr>
<td>Jupiter</td>
<td>19,034</td>
<td>30.90%</td>
<td>6,876</td>
<td>3,413</td>
<td>51.80%</td>
</tr>
<tr>
<td>Lake Worth Beach</td>
<td>5,830</td>
<td>30.80%</td>
<td>7,314</td>
<td>4,639</td>
<td>65.50%</td>
</tr>
<tr>
<td>Palm Beach Gardens</td>
<td>17,243</td>
<td>25.90%</td>
<td>6,847</td>
<td>3,369</td>
<td>51.10%</td>
</tr>
<tr>
<td>Palm Springs</td>
<td>3,606</td>
<td>27.90%</td>
<td>4,630</td>
<td>2,967</td>
<td>66.00%</td>
</tr>
<tr>
<td>Riviera Beach</td>
<td>6,161</td>
<td>32.60%</td>
<td>5,291</td>
<td>3,160</td>
<td>63.20%</td>
</tr>
<tr>
<td>Royal Palm Beach</td>
<td>9,282</td>
<td>29.40%</td>
<td>2,414</td>
<td>1,342</td>
<td>59.00%</td>
</tr>
<tr>
<td>Wellington</td>
<td>15,799</td>
<td>28.40%</td>
<td>4,760</td>
<td>2,556</td>
<td>56.70%</td>
</tr>
<tr>
<td>West Palm Beach</td>
<td>20,087</td>
<td>34.50%</td>
<td>21,604</td>
<td>11,706</td>
<td>57.40%</td>
</tr>
<tr>
<td>Palm Beach County</td>
<td>376,139</td>
<td>30.50%</td>
<td>162,392</td>
<td>97,368</td>
<td>56.60%</td>
</tr>
</tbody>
</table>
Affordable Housing Supply and Demand

The “Current Market Affordable Housing Supply and Demand Analysis” considers rapid appreciation in the existing single-family home market and increasing asking rents. The November 2020 Florida Association of Realtors (FAR) Market Report showed the median single-family sales price in Palm Beach County had increased to $418,000, up 19.4 percent year-over-year. The November report also showed a $220,000 median sales price for townhomes, up 16.9 percent year-over-year. For the affordable rent calculation, the 2Q2020 monthly average rent of $1,890 for a two-bedroom apartment reported by Reinhold Wolff Economic Research was applied.

The Current Market Affordable Housing Supply and Demand Analysis found substantial affordability gaps in Palm Beach County’s owner and renter housing. Applying the current median sales price for existing single-family homes and condos/townhomes found only minimal levels of affordability. The affordability gap based on the current $418,000 median sales price of an existing single-family home is substantial and would preclude all buyers in the low- to moderate-income range (50-120 percent of MHI) ranges.

The largest affordability gaps are found in the low- to moderate-income (50-120 percent of MHI) ranges. The current monthly average rent more than doubles the affordable rent of households in the low-income (50-80 percent of MHI) range.
<table>
<thead>
<tr>
<th>Income Range</th>
<th>Median HH Income Palm Beach County</th>
<th>Income @ Range</th>
<th>Monthly HH Income by Range</th>
<th>Affordable Single Family/ Condo Home Price</th>
<th>Single Family Median Selling Price</th>
<th>Single Family Affordability Gap/ Surplus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Income:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50% &lt; 80%</td>
<td>$47,954</td>
<td>$3,996</td>
<td>$143,863</td>
<td></td>
<td>$274,137</td>
<td></td>
</tr>
<tr>
<td>Moderate Income:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&lt;120%</td>
<td>$59,943</td>
<td>$71,932</td>
<td>$5,994</td>
<td>$215,795</td>
<td>$418,000</td>
<td>$202,205</td>
</tr>
<tr>
<td>Middle Income:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&lt;140%</td>
<td>$83,920</td>
<td>$6,993</td>
<td>$251,761</td>
<td></td>
<td></td>
<td>$166,239</td>
</tr>
</tbody>
</table>
The donation of surplus properties is a key component in stabilizing neighborhoods and successfully repurpose vacant lots, blighted and abandoned properties.
WORKFORCE HOUSING
OFFSITE DEVELOPMENT

Purchase Price $161,300

Purchase Price $164,000
WORKFORCE HOUSING

OFFSITE DEVELOPMENT

Purchase Price $190,000

Purchase Price $195,000
INFILL/SCATTERED SITE
Atlantic Park Square

Project

25 SINGLE FAMILY UNITS
3-4BR / 2-3Baths
1400-1795 sq. ft.
Rear/Side Load Garages
Front Porches
Purchase Price Range:
$126,000-$170,000.00
RENTALS-OWNED/NON-OWNED

Monthly Rent $825.00-$900.00

Palm Manor Apartments

SW 12th Ave Apartments

Monthly Rent $950.00
“One of the things about the Land Trust is that they make sure you’re in a home you can afford. Having a home gives you that feeling of progress.”

“It’s the first time we’ve owned a home. You have more freedom when you own a home.”

“I love the home itself and I love the neighborhood, It’s peaceful and quiet.”
Thank you for your attention!

“Opening doors to affordable housing”
www.delraylandtrust.org
ITEM 4D.

CRA PROJECT UPDATES
Hatcher Construction & Development, Inc.
Ground Lease Agreement for
20 and 26 NW 6th Avenue

Project Status

Ground Lease Agreement was approved by CRA Board on 6-11-19
First Amendment to Ground Lease Agreement was approved by CRA Board on 11-12-20
Conditional Use Application was approved by C.C. on 1-5-21
Class V Site Plan Application approved by S.P.R.A.B. on 2-10-21
General Utility and Pedestrian Clear Zone Easements, Right-of-Way Deed, and Landscape Maintenance Agreement are scheduled for C.C. approval on 4-6-21
Building Permit Application to be submitted in April 2021
Corey Jones Isle
Workforce Housing

• Hosted Ribbon Cutting Event: March 5th
• Five (5) Homes Completed
• First Monument Sign Installed; Second Monument Sign Installation: May 2021.
• Remaining Five (5) Homes Anticipated Completion Date: May 15, 2021
Rev. JWH Thomas Jr. Park
Solid Waste Authority (SWA) Grant
2020 Blighted and Distressed Properties Clean-Up and Beautification Grant
Award: $52,800; Park Allocation: $22,800

Park Renovation/Restoration
- Dead trees removed and replaced (12)
- Landscaping and shrubs replaced
- Ornamental flowers installed
- Grass and mulch installed
- Landscaping maintenance and fertilization performed
- Irrigation repair
- Entry sign restored
After Photos
Request for Qualifications Issued: March 8th
Voluntary Pre-Proposal Meeting: March 18th at 10AM
Proposals Due: April 22nd
Wellbrock House Historic Preservation

Local Historic Designation - Approved
Certified Site Plan - Approved
Building Permit: Plans Approved: Pending Contractor/Applications
Invitation to Bid Issued: March 29th
Bid Submittal Due Date: Monday, May 10th at 2:00PM
98 NW 5th Avenue

- Site Plan and Waivers - Approved
- Certified Site Plan In Review: Pending Approval
- Building Permit Submitted: March 25th
- Invitation to Bid Issued: March 29th
- Bid Submittal Due Date: Monday, May, 10th at 3:00PM
95 SW 5th Avenue

- Waiver(s): Site Plan Review & Appearance Board – April 28th
- Waiver(s): City Commission: TBD
- Site Plan: Site Plan Review & Appearance Board – TBD
- Construction Drawings: Anticipated Completion Date: Sept 2021
- Invitation to Bid: TBD
Public Notice

**Last Call for Proposals – Friday, May 7, 2021 by 5:00PM**

Request for Proposals to Lease Commercial Space

**182 NW 5th Ave**  
**186 NW 5th Ave**
CRA Commercial Space/Storefront Signage Design

800 W Atlantic Avenue

98 NW 5th Avenue

708 W Atlantic Avenue
Art installed in 10 locations throughout the CRA District.
SW Neighborhood Improvement Project

CRA Funding $6,236,201
CEI $587,416
Construction $5,648,785

Substantial Completion: May 2021
Final Completion: Mid-July 2021
Osceola Park Neighborhood Improvement Project (Phase I)

CRA Funding $4,552,280
CEI $495,953
Construction $4,056,327

Substantial Completion: May 2021
Final Completion: Mid-July 2021
Videos

Osceola Park Project:
SE 2nd Ave  https://vimeo.com/536936098

SW 4th Project:
SW 7th Ave  https://vimeo.com/536934767
SW 6th St  https://vimeo.com/536932602