



Delray Beach Community
Redevelopment Agency

2020

Annual Report

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.

MESSAGE FROM OUR CHAIR

Shirley Ervin Johnson, CRA Board Chair

As we reflect on this year, we are filled with hope for our community. That hope stems from the positive impact that we have achieved in our beautiful Village by the Sea! From breaking ground on affordable and workforce housing, to developing Funding Assistance Programs for local businesses, to partnering with different organizations to continue to redevelop our community, we are hard at work to improve the lives of all our residents. The CRA Board and Staff have made great strides to further the CRA's mission with visible progress of projects and programs. New ways to assist local businesses and residents were a priority as we navigated the hardships that arose this year due to the COVID-19 pandemic. We will continue to keep you, the Delray Beach community, up to date on the progress of projects and the implementation of new programs that can benefit both residents and businesses. It is an honor to serve as your CRA Board Chair. I am excited and look forward to continuing the work set forth by the CRA Board for another productive year ahead!



Shirley Ervin Johnson
CHAIR



Adam Frankel
VICE-CHAIR



Angie Gray
DEPUTY VICE-CHAIR



Ryan Boylston
CRA COMMISSIONER



Kelcey Brooks
CRA COMMISSIONER



Juli Casale
CRA COMMISSIONER



Shelly Petrolia
CRA COMMISSIONER

CRA DISTRICT MAP

In partnership with the City, property owners, residents, businesses and other stakeholders, we have worked to enhance the District. While there are still many projects currently underway and much more work to do, these collective efforts uniquely position Delray Beach to compete for opportunities and new jobs as the local economy continues to grow.

1) Arts Garage

94 NE 2nd Avenue

2) Arts Warehouse

313 NE 3rd Street

3) City of Delray Beach-City Hall

100 NW 1st Avenue

4) CRA

20 N. Swinton Avenue

5) Delray Beach Community Land Trust

145 SW 12th Avenue

6) Delray Beach Historical Society

3 NE 1st Street

7) Delray Beach Housing Authority

82 NW 5th Avenue

8) Delray Beach Public Library

100 W. Atlantic Avenue

9) Downtown Development Authority

350 SE 1st St.

10) Greater Delray Beach Chamber of Commerce

140 NE 1st Street

11) Greenmarket

Old School Square Park

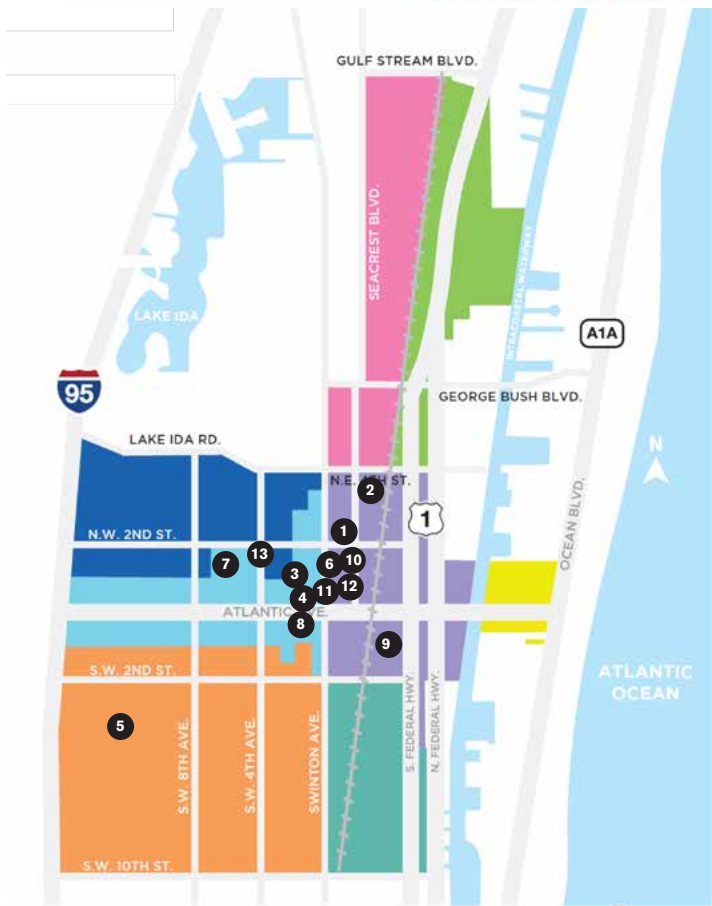
12) Old School Square

51 N. Swinton Avenue

13) Spady Museum

170 NW 5th Avenue

SUBAREA 1 69 ACRES	SUBAREA 5 205 ACRES
SUBAREA 2 264 ACRES	SUBAREA 6 260 ACRES
SUBAREA 3 187 ACRES	SUBAREA 7 170 ACRES
SUBAREA 4 250 ACRES	SUBAREA 8 556 ACRES
TOTAL 1,961 ACRES	



Arts
WAREHOUSE



OLD SCHOOL
SQUARE
DOWNTOWN DELRAY

DELRAY BEACH
HOUSING



GreenMarket
a Delray Beach Chamber of Commerce project

SPADY
MUSEUM



COREY JONES ISLE



The Corey Jones Isle housing development was designed after the CRA's mission, to provide affordable housing for families in Delray Beach who are looking for a permanent home to call their own. Workforce housing is an integral part of sustainable communities. The project consists of 10 single-family workforce housing units in the Southwest Neighborhood in Delray Beach. The homes are either three or four bedrooms with two bathrooms and rear-loaded garages and between 1,800 to 2,300 square feet. The prices of the homes range from \$235,000 for the single story units and from \$295,000 for the two story units.

Corey Jones Isle is named after Corey Jones, who was shot and killed by a police officer in 2015. Jones worked for the Delray Beach Housing Authority for several years. The housing units will sit right across

from the area where Jones used to mentor others, and will serve as a constant reminder of the good that Jones provided for his community members.

The Delray Beach Community Land Trust (CLT) was awarded the project through the request for proposal process, which helps the CLT to reach its goal of creating healthy communities through the provision and preservation of affordable housing for low to moderate income households.

It is an amazing time for 10 families who will be able to settle into a home they love, in a neighborhood with which they can grow, and in a City that truly cares about their best interest and wellbeing.

WHAT WE'VE BEEN UP TO

The CRA accomplishes its redevelopment mission by investing in Capital Improvement Projects throughout the CRA District that will enhance the quality of life of residents for years to come. Here are a few projects that the CRA and the City of Delray Beach have partnered on:

INFRASTRUCTURE		sw4thstreet.com & osceolaparkproject.com
<ul style="list-style-type: none">• SW Neighborhood improvements - \$6,236,201• Osceola Park Neighborhood improvements - \$4,352,280• NE 3rd St./Ave. Watermain improvement - \$206,432		TOTAL - \$10,794,913



WAYFINDING SIGNS - \$1,000,000

Funding for this project will involve a new wayfinding signage design and implementation throughout the CRA District. The current wayfinding signage was implemented in 2000 and needs upgrading to accommodate the continued transformation of the Delray Beach community as well as improving transportation and mobility initiatives.

For this project, there has been several meetings with the Steering Committee, which comprised of members from CRA staff, City staff, and the Delray Beach Downtown Development Authority. In addition, different rounds of sketches and updates have been presented to and discussed with the CRA Board. This final design was approved, and the next steps of the project include permitting, bidding, fabricator selection, and implementation.

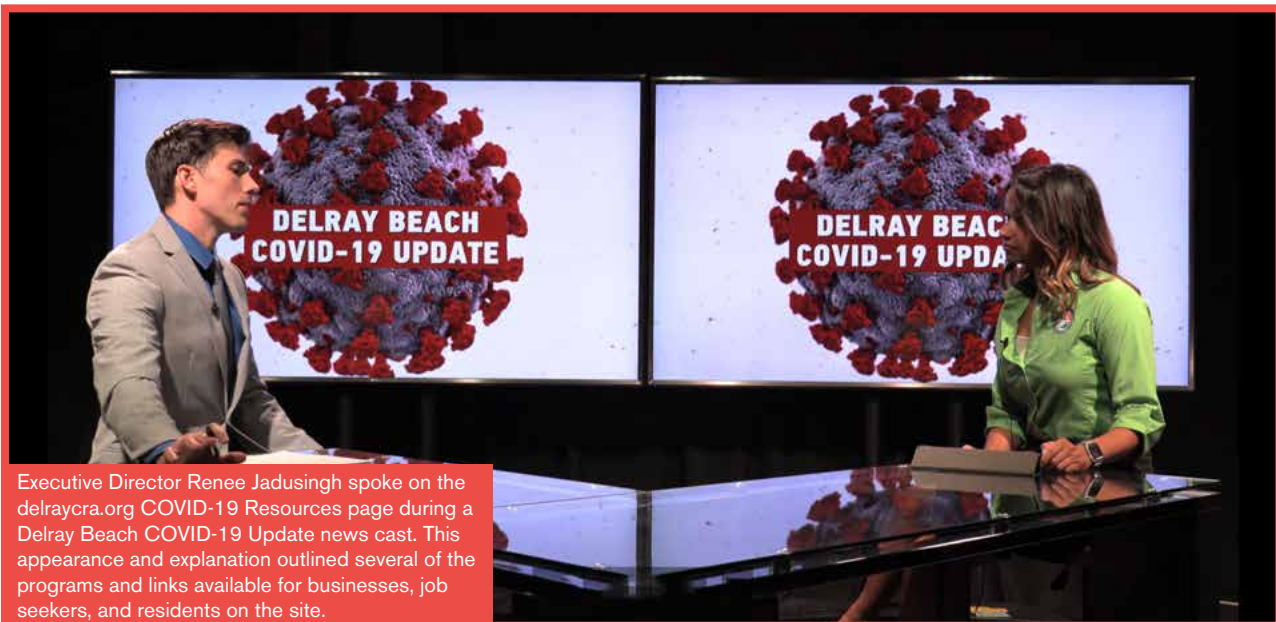


WHERE YOU MAY HAVE SEEN US THIS YEAR...VIRTUALLY

Redevelopment never stops

COVID-19 RESOURCES

The Delray Beach CRA remains steadfastly committed to our redevelopment mission and purpose to revitalize the physical environment and the economy of the Community Redevelopment Area. With this in mind, the CRA was quick to create a virtual resource to support small businesses and Delray Beach residents during initial COVID-19 closures. Throughout the year, the Delray Beach CRA developed a continually updated list of different types of assistance being offered. The list was meant to serve as a centralized resource to access additional information in several categories.




Executive Director Renee Jadusingh spoke on the delraycra.org COVID-19 Resources page during a Delray Beach COVID-19 Update news cast. This appearance and explanation outlined several of the programs and links available for businesses, job seekers, and residents on the site.

STORIES


The Stories section of delraycra.org keeps the CRA community connected with CRA projects, personnel, and other happenings in Delray Beach with different posts throughout the month.

[HOME](#)
[ABOUT](#)
[PROJECTS](#)
[AGENDAS & MINUTES](#)
[BIDS](#)
[COVID-19 RESOURCES](#)
[FUNDING](#)




DELRAY RESTAURANT MONTH

Takeout in Style during Delray Restaurant Month Sure, the pandemic has changed nearly all of our summer plans and City-wide events, but at least we can take a little breather...




HOW TO SAFELY SHOW OUR LOCAL BUSINESSES SOME LOVE

With news of mom-and-pop shops, small business, longstanding businesses and everything in between shutting down nationwide due to coronavirus restrictions, it's more important now than ever to support local. While...




SOUTHWEST NEIGHBORHOODS CONSTRUCTION PROJECTS

While it seems that many aspects of life have slowed down during the coronavirus pandemic, there's no stopping the growth and improvements in Delray Beach. One of the most recent




DELRAY'S FIRST VIRTUAL FOURTH OF JULY WAS FESTIVE AND BRIGHT

If you know anything about Delray Beach, you know that we love our parties. New Year's Eve, Christmas, Halloween, Easter, and most certainly July Fourth all give us locals the...



REEMPLOYMENT ASSISTANCE BENEFITS HELP FROM THE CRA

States across the country have been inundated with roughly 26 million unemployment applications ever since the coronavirus pandemic began earlier this year. Needless to say, this has not only wreaked...



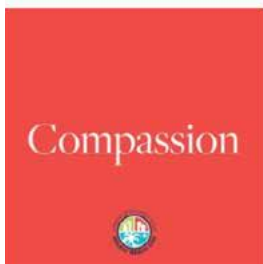
Congrats to the Arts Warehouse 2020 Graduates!

If you're a new artist ready to take the next step, a budding artist who needs a little bit of support, or a professional who wants to be in the thick of it, the Arts Warehouse is for you. Not only is Arts Warehouse a 16,000-square-foot arts incubator space for studio artists, it's also home to gallery exhibitions, visual art workshops, professional development opportunities, talks and special events. Out of all of the artistic opportunity, the incubator program is one that sets itself apart by providing exactly what some local artists need.

Right now, 13 resident studio artists call the Arts Warehouse home. Once the artistic community found out about the program in December 2017 and the opportunity the Warehouse provides, there was a point when the studios were at max capacity since opening. A few artists since then have come and gone, but there are a few who have remained since the beginning.

Instagram

Search

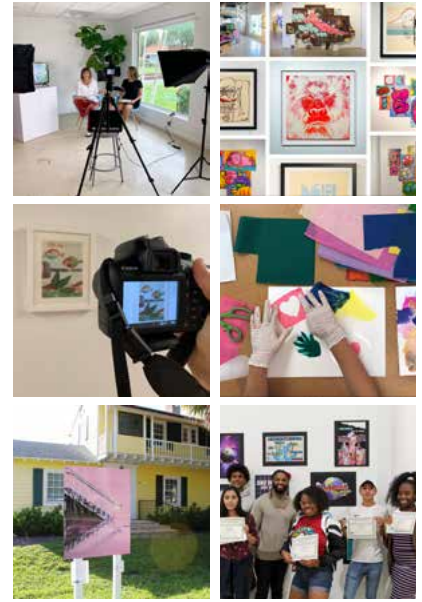


"We were with our community through social media, including Instagram and Facebook, sharing news, updates, and encouragement through a trying year."



VIRTUAL OFFERINGS DURING COVID

- Virtual galleries
- Virtual art walk videos
- Online gallery shop
- Outdoor art exhibition

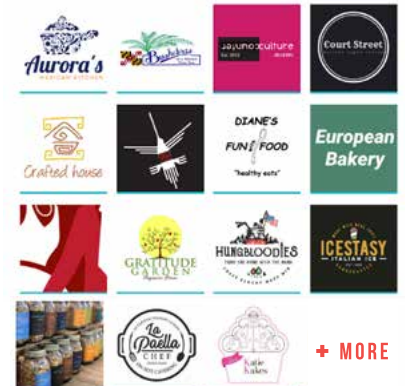


GREEN MARKET

The GreenMarket switched to virtual upon initial COVID-19 closures, where patrons were still able to access their favorite vendors online. The online directory shared contact info, including social media links, so shoppers could get their goods while the market was closed.



VIRTUAL VENDORS



STILL OPEN FOR BUSINESS



Here are a few funding recipients:

SITE ASSISTANCE

Studio 404, LLC

Ceasar's Famous Ribs

APEX Insurance & Investment Group LLC

Advanced Chiropractic of South Florida

Law Offices of Herman Stevens Jr. & Associates

AGITLAND, P.A.

Marion Associates, LLC

PAINT UP & SIGNAGE

St. Paul Missionary Baptist Church

107-109 SW 9th Avenue and 822-824 SW 1st Avenue

Christ Missionary Baptist Church of DB, INC

Funding Awarded in 2019-2020

Economic Development
\$442,124.93

Curb Appeal
\$66,352



The CRA was still able to approve grants, awarding money throughout the year to welcome new businesses in the CRA District.

HOW WE HELP

A-G.U.I.D.E.

The CRA's A-G.U.I.D.E. (Achieving Goals Using Impact Driven Evaluation) Grant Program provides funding assistance to select nonprofit partners whose programs and services further advance the CRA mission. From promoting arts, culture, and preserving Delray's history; increasing accessibility to public resources; providing affordable housing options; to assisting small businesses; our non-profit partners enhance the quality of life and boost Delray Beach as a popular destination for residents, business owners, and visitors.



In fiscal year 2019-2020, the A-G.U.I.D.E. grant recipients were:

Arts Garage of Delray Beach
\$275,000

Delray Beach Community Land Trust
\$273,695

Delray Beach Historical Society
\$125,000

Spady Cultural Heritage Museum
\$92,139

Delray Beach Public Library Association
\$468,000

Old School Square
\$750,000

Greater Delray Beach Chamber of Commerce
\$40,000

CURB APPEAL RESIDENTIAL IMPROVEMENT PROGRAM

The Delray Beach CRA is committed to the sustainability of its District and the quality of life enjoyed by all residents. To achieve this, the CRA provides a number of funding assistance programs that support neighborhood improvement, including the Curb Appeal Residential Improvement Program. This program is designed to assist in the elimination of slum and blight within the CRA's Redevelopment Area by enhancing the aesthetics of a residential dwelling, which in turn increases property values. Eligible residents within selected subareas may receive assistance to make exterior repairs from paint touch-ups and pressure cleaning to landscaping and more. The program aims to beautify neighborhoods within the CRA District one home at a time.

CLEAN AND SAFE

Having a safe, clean, and overall attractive CRA District helps to improve its regional reputation as a center for business and social activity. In the continuing efforts to eliminate and prevent slum and blight, the Clean and Safe Program advances the CRA's goals and mission. The twelve-person team is responsible for additional police patrols, electrical maintenance, landscape maintenance, litter abatement, code compliance, preventative pest control services, and pressure-cleaning services for sidewalks within the CRA District's main corridor.



In 2020, the team continued to focus on maintenance and beautification of downtown Delray Beach, especially during COVID-19 related closures. The team painted approximately 30 faded decorative light poles while coordinating the replacement of old/malfunctioning rope lighting on the poles with the Downtown Development Authority. The team also used this time of reduced foot traffic to focus on removing stickers and graffiti from benches, trashcans, and signs. The Clean & Safe team works closely with other downtown stakeholders, to ensure downtown Delray Beach continues to become and remain the place where people come to work, live, and play.

TOTAL INVESTMENT \$2,414,404

BEFORE



AFTER

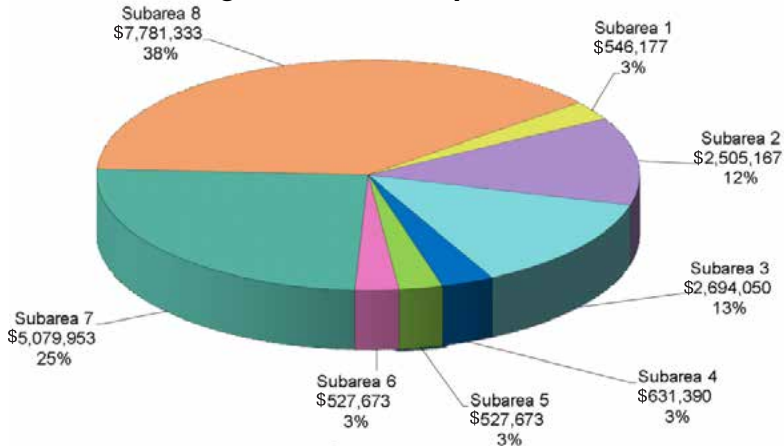


FINANCIALS

The CRA funds its programs and projects primarily through Tax Increment Financing (TIF) which allocates a specific portion of property taxes collected by the City of Delray Beach and Palm Beach County. Each fiscal year, the CRA invests its TIF dollars, along with other revenue such as grants, bond financing, and property sales, back into redevelopment activities within the CRA District. Examples of these activities are: infrastructure improvements, constructing affordable housing, historic preservation, promoting economic development, and creating job initiatives.

The CRA has maintained its commitment to improving Delray Beach by fostering redevelopment and leveraging public funds to attract private investment into the area.

CRA FY 2019 - 2020 Budgeted Subarea Expenses



22 projects totaling \$19,142,816		Revenues	
A-GUIDE Program	\$ 2,082,834	City TIF	\$ 13,841,783
Old School Square Park	\$ 161,441	County TIF	\$ 9,926,721
Downtown Mobility	\$ 1,025,338	All Other Sources	\$ 558,469
Wayfindinder Signage	\$ 47,598	Total Revenues and Other Financing Sources	\$ 24,326,973
NE 3rd St/Ave Alley Improvement	\$ 226,254		
SW 10th Ave Duplex Renovation	\$ 120,681	Expenditures	
SW 4th St, 6th St, 7th Avenue	\$ 6,236,201	Administrative	\$ 1,864,813
Osceola Neighborhood Plan	\$ 4,552,280	Area-wide & Neighborhood Plans	\$ 11,189,761
Sidewalks	\$ 94,209	Downtown Master Plan	\$ 1,468,877
98 NW 5th Avenue Construction	\$ 42,860	Redevelopment Projects	\$ 1,263,535
Carver Square Affordable Housing Design	\$ 178,760	Community Improvements & Economic Development	\$ 6,371,241
Corey Isle Workforce Housing	\$ 270,880	Debt Services	\$ 1,686,222
Covid 19 Rent Assistance Program	\$ 84,206	Total Expenditures	\$ 23,844,449
Curb Appeal	\$ 150,000		
CRA Grant Programs	\$ 128,210	Net Change in Fund Balance	\$ 482,524
Clean & Safe Program	\$ 2,343,425		
Streetscape Maintenance	\$ 37,700		
Economic Development Incentives	\$ 188,968		
Community Enhancement	\$ 11,988		
Arts Warehouse Program	\$ 135,145	Original assessed real property values in the CRA District in 1985	\$ 245,631,067
Green Market Program	\$ 118,838	Assessed real property values in the CRA District FY 19-20	\$ 2,433,002,200
International Tennis Tournament	\$ 905,000	Total amount spent on low and middle income housing	\$ 638,321

The background of the entire page is a light gray gradient. It is decorated with a repeating pattern of two types of icons: a circular logo and a light blue surgical face mask. The circular logo is divided horizontally; the top half features a green bar chart and a red house silhouette, while the bottom half shows a blue sky with white clouds and a palm tree. The face masks are simple, light blue, and oriented in various directions.

Wear Masks

Social Distance

The Arts Warehouse logo is a circular emblem. The top half contains a green bar chart and a red house silhouette. The bottom half depicts a blue sky with white clouds and a palm tree.

Arts
WAREHOUSE

The Delray Beach GreenMarket logo is a circular emblem. The top half contains a green bar chart and a red house silhouette. The bottom half depicts a blue sky with white clouds and a palm tree.

Delray Beach
GreenMarket
a Delray Beach CRA project

**DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY**
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