

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 our community 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

Mike Brown
VICE-CHAIR

Angie King
DEPUTY VICE-CHAIR

Tim Brown
CRA COMMISSIONER

Kelly Smith
CRA COMMISSIONER

Jeff Smith
CRA COMMISSIONER

Beth Smith
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 1st Avenue

SUBAREA 1 69 ACRES

SUBAREA 2 34 ACRES

SUBAREA 3 37 ACRES

SUBAREA 4 28 ACRES

SUBAREA 5 208 ACRES

SUBAREA 6 200 ACRES

SUBAREA 7 170 ACRES

SUBAREA 8 534 ACRES

TOTAL 1,061 ACRES

Arts WAREHOUSE artswarehouse.org

VIRTUAL OFFERINGS DURING COVID

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

GREENMARKET

The GreenMarket switched to virtual upon initial COVID-19 closures, so 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.

HOW WE HELP

A-SUBJECT
The CRA's A-SUBJECT (Addressing Subarea Improvement by Targeted Assistance) Grant Program provides funding assistance to select nonprofit partners to develop and implement projects that address the CRA's mission. From promoting arts, culture, and preserving Delray's rich history, to addressing public housing issues, the CRA provides options to assist our community. In 2019, the CRA awarded grants to 12 projects, totaling \$19,143,816.

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 for neighborhood improvement, including the Curb Appeal Residential Improvement Program. The program was designed to assist in the elevation of curb appeal within the CRA's Redevelopment Area by enhancing the aesthetics of a residential dwelling, which in turn increases property values. Eligible residents with neglected suburban may receive assistance to make exterior repairs from paint touch-ups and pressure cleaning to landscaping and more. The program is designed to beautify neighborhoods within the CRA District one house at a time.

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 taxes, 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 leveraging redevelopment and leveraging public funds to attract private investment into the area.

CRA FY 2019 - 2020 Budgeted Subarea Expenses

Project	Amount
Arts Garage	\$27,701,333
Arts Warehouse	\$640,177
City of Delray Beach-City Hall	\$2,805,167
Delray Beach Community Land Trust	\$2,854,050
Delray Beach Historical Society	\$631,380
Delray Beach Housing Authority	\$527,873
Delray Beach Public Library	\$527,873
Downtown Development Authority	\$527,873
Greater Delray Beach Chamber of Commerce	\$527,873
Greenmarket	\$527,873
Old School Square	\$527,873
Spady Museum	\$527,873

Revenue	Amount
City TIF	\$13,641,703
County TIF	\$9,108,771
All Other Sources	\$558,448
Total Revenues and Other Financing Sources	\$24,322,922

Expenditures	Amount
Administration	\$1,964,813
Arts & Neighborhood Plans	\$11,199,791
Downtown Master Plan	\$1,488,877
Redevelopment Projects	\$1,263,535
Community Improvements & Economic Development	\$6,571,741
Debt Services	\$1,086,222
Total Expenditures	\$23,844,449
Net Change in Fund Balance	\$488,473

Program	Amount
Arts Warehouse Program	\$185,145
Green Market Program	\$188,838
International Tennis Tournament	\$95,000

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

- SW Neighborhood improvements - \$6,236,201
- Osceola Park Neighborhood improvements - \$4,352,280
- NE 3rd St./Ave. Watermain improvement - \$206,432

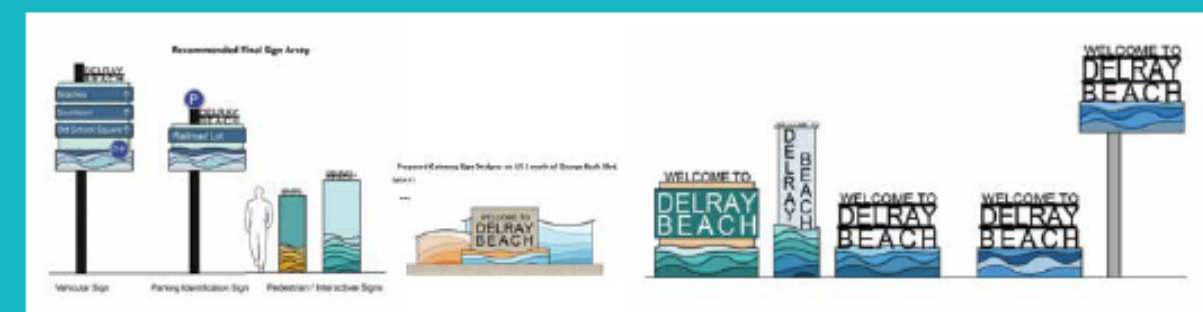
TOTAL - \$10,794,913



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.

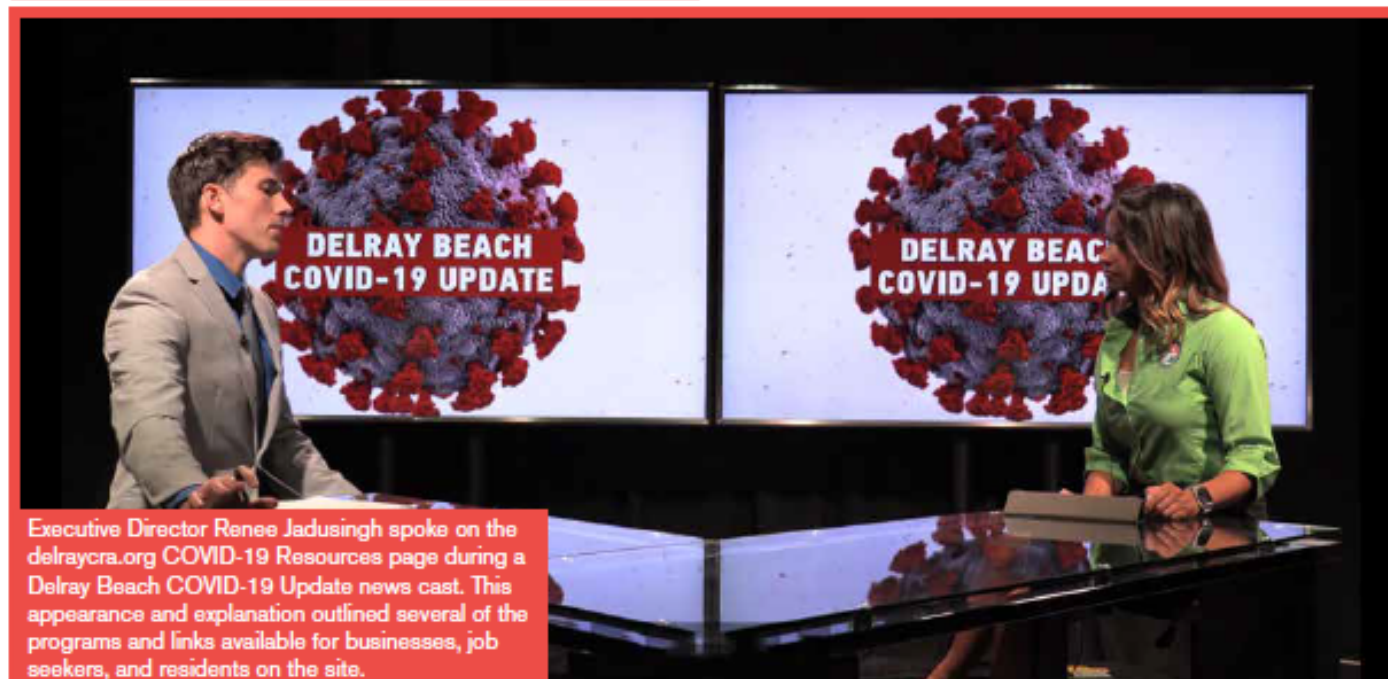


WHERE YOU MAY HAVE SEEN US THIS YEAR...VIRTUALLY

Redevelopment never stops

COVID-19 RESOURCES

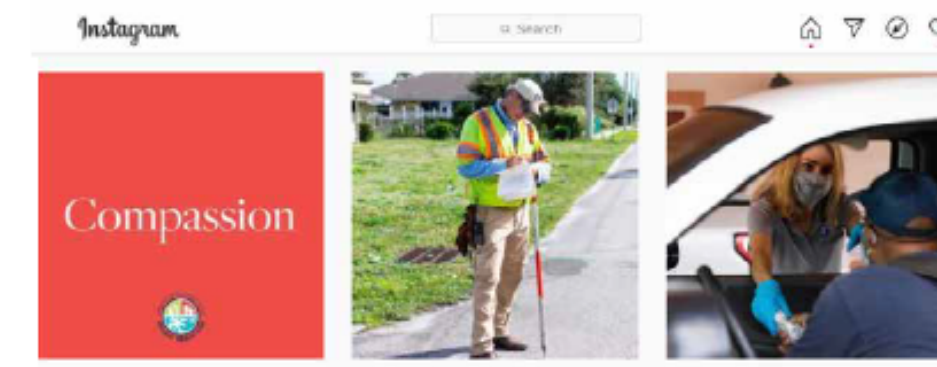
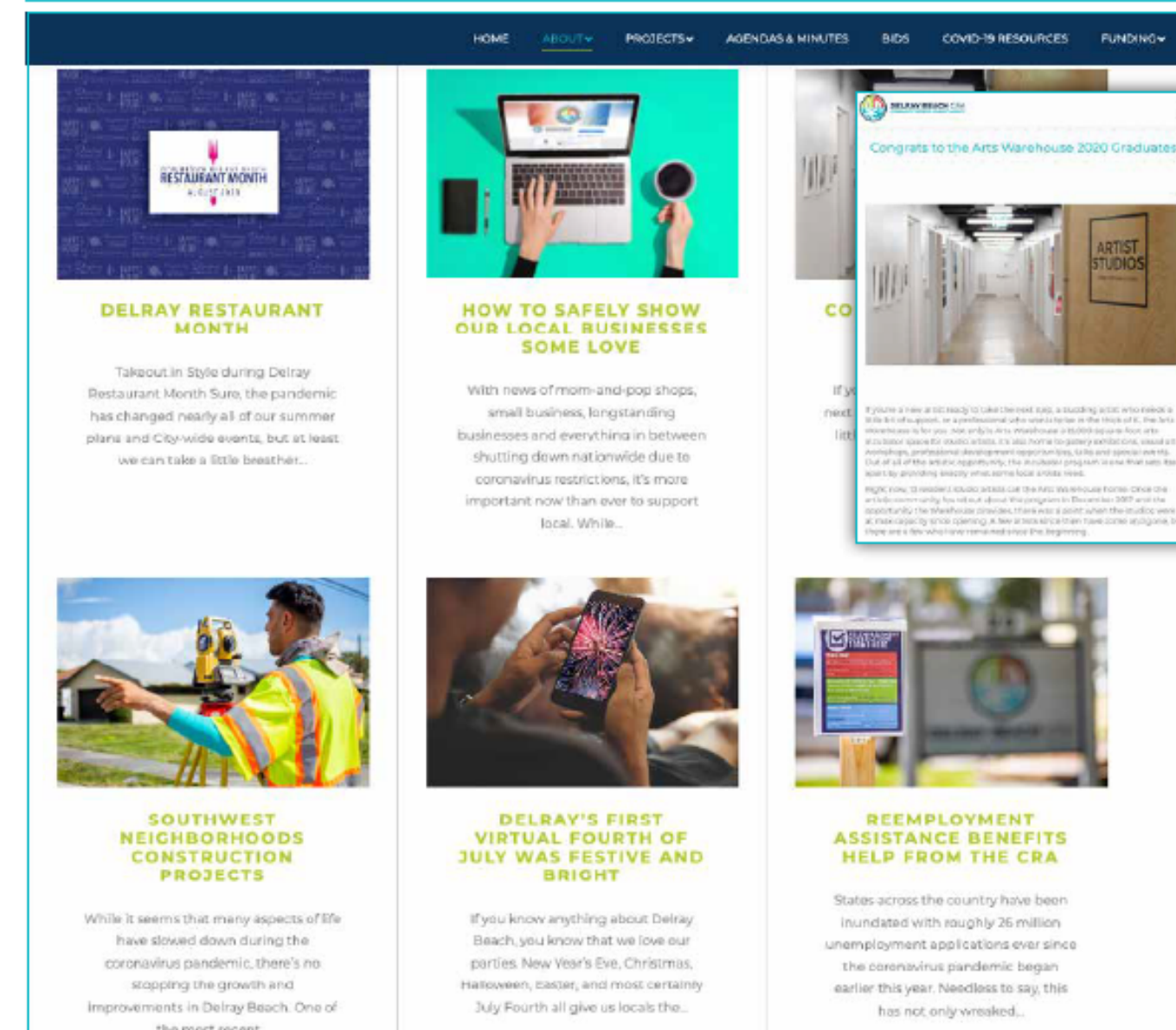
The Delray Beach CRA remains steadfastly committed to our redevelopment mission and purpose to revitalize the physical environment and the economy of the Community Redevelopment Area. With this in mind, the CRA was quick to create a virtual resource to support small businesses and Delray Beach residents 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 Jadusingsh 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.

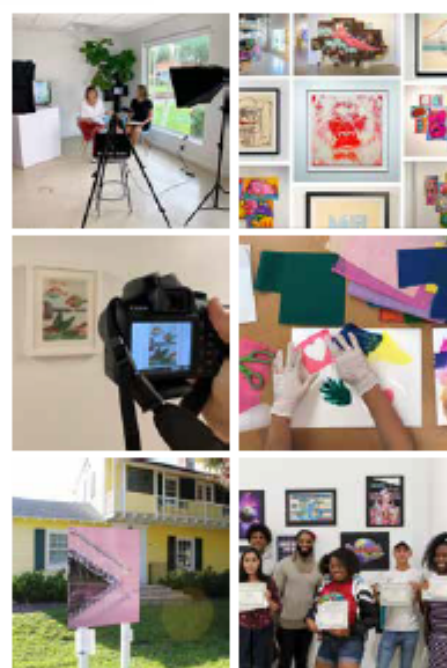
STORIES

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.



VIRTUAL OFFERINGS DURING COVID

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



GREENMARKET

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



APEX INSURANCE



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

