



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: December 9, 2025

OLD BUSINESS

AGENDA ITEM 14.B

SUBJECT:

Discussion and Consideration of an Invitation to Negotiate for the Development of Affordable/Workforce Infill Housing

SUMMARY:

As highlighted in the CRA's mission and also outlined in the CRA's Goals and Principals of the 2016 Community Redevelopment Plan, supporting affordable housing is a key focus of the Agency. It is the CRA's role to encourage the preservation of existing affordable housing and the development of new affordable housing by providing technical assistance, incentives and land. In an effort to increase affordable housing, the CRA actively engages in land acquisition.

In response to the ongoing affordable housing crisis, the demand for attainable housing is at an all-time high.

At the September 9, 2025 meeting, staff presented the CRA inventory of infill residential lots that are vacant of structures and ready for redevelopment. These lots provide an opportunity to create new affordable and workforce homeownership options. The CRA also confirmed with the City that there are no City-owned infill lots located within the CRA area that could be included in this redevelopment initiative.

At the meeting it was determined the following lots would be utilized for infill housing (see Attachment I):

- 135 NE 3rd Avenue
- 407 NE 1st Street
- 524 NW 3rd Street
- 507 NW 12th Avenue
- Lot 348 NW 11th Avenue

And the following redevelopment strategies were presented:

- **Option 1: Public Notice to Solicit Letters of Intent (LOI)**
 - Invite interested developers or organizations to submit non-binding proposals outlining their interest, experience and conceptual approach meeting the guidelines set forth in the Letter of Intent Policy
- **Option 2: Request for Proposals (RFP)**
 - Issue a formal RFP to solicit detailed proposals from qualified developers

- **Option 3: Transfer to the City for Redevelopment**

- Partner with the City to fund the design and construction of the houses

After the Board's discussion, it was determined Option 2 would be the preferred redevelopment strategy.

During discussions between CRA staff and legal, it was determined an Invitation to Negotiate (ITN) may be the more appropriate document to allow for increased flexibility in development of the infill housing. As a result, CRA staff and legal have drafted an ITN for the Development of Affordable/Workforce Infill Housing (see Attachment II).

Attachment III is a presentation to guide the Board through the draft ITN.

The terms for consideration:

- Term of affordability
- Construction timeline
- Type of home
- Affordability (see Attachment IV)
- Type of Developer
- Sale of Homes
- Minimum Home Features

If approved, the ITN would be issued on December 12, 2025, with a submittal deadline of February 10, 2026.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach CRA Community Redevelopment Plan

CRA BOARD OPTIONS:

To be determined based on Board discussion.

ATTACHMENTS:

Description

- [Attachment I - Property Info with Maps](#)
- [Attachment II - DRAFT Invitation to Negotiate](#)
- [Attachment III - Infill Housing Presentation](#)
- [Attachment IV - Palm Beach County Workforce Housing 2025 AMI](#)