



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: September 9, 2025

NEW BUSINESS

AGENDA ITEM 15.B

SUBJECT:

Discussion and Consideration of Redevelopment Options for Infill Lots for Affordable Homeownership

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.

The CRA has an inventory of infill residential lots that are vacant of structures and ready for redevelopment. These lots present 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. CRA staff is seeking direction from the Board on preferred redevelopment strategies and allocating the redeveloped parcels upon completion.

CRA staff recommends the redevelopment of the following parcels (see Attachment I-II):

- 507 NW 12th Avenue*
- Lot 348 NW 11th Avenue
- 524 NW 3rd Street
- 135 NE 3rd Avenue*
- 407 NE 1st Street
- 106 NE 3rd Avenue
- 419 N. Seacrest Boulevard*

* Denotes parcels that could be subdivided into two 50 ft lots bringing the total lots available for redevelopment to ten.

Options for redevelopment strategies include:

- **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 (see Attachment III)
- **Option 2: Request for Proposals (RFP)**
 - Issue a formal RFP to solicit detailed proposals from qualified developers
- **Option 3: Transfer to the City of Redevelopment**
 - Partner with the City to fund the design and construction of the houses

Terms for consideration:

- **Term of Affordability:** 15 years
- **Construction timeline/phasing:** 18 months from signed contract with proposer
- **Type of home:** Single family detached homes
- **Affordability:** 69%-140% of PBC AMI (see Attachment IV)
- **Type of Developer:** not-for-profit vs for-profit
- **Land:** based on each proposal or provide land for free to City
- **Lots:** can be divided among proposers or all one package
- **Sale of Homes:** handled 100% by developer or City program
- **Home Minimum features:** 1300 sf, 2 bed/2 bath/1 garage; hurricane impact windows; appliances

Proposal for allocating the redeveloped parcels:

To ensure long-term affordability and equitable access, the staff proposes partnering with the City's SHIP program to income qualify prospective homeowners.

Attachment V is a presentation to guide the Board's discussion and consideration.

CRA BOARD OPTIONS:

To be determined based on Board discussion.

ATTACHMENTS:

- | | Description |
|---|--|
| • | Attachment I - Property Map |
| • | Attachment II - Property Info with Map |
| • | Attachment III - Letter Of Intent Policy |
| • | Attachment IV - Palm Beach County Workforce Housing 2025 AMI |
| • | Attachment V - Infill Housing Presentation |