



RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

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MEMORANDUM

TO: Honorable Chair and Members, CRA Board of Commissioners
City of Riviera Beach, Florida

FROM: Scott Evans
Interim Executive Director, CRA

COPY: J. Michael Haygood
General Counsel, CRA

DATE: April 1, 2019

SUBJECT: Presentation: Modifications to the Riviera Beach Community Redevelopment Agency Neighborhood Incentives Program.

PRESENTATION

Staff Hereby Presents Proposed Modifications to the Riviera Beach Community Redevelopment Agency Neighborhood Incentives Program.

BACKGROUND

Pursuant to the adopted Comprehensive Redevelopment Plan, the Agency is committed to sustainable, comprehensive neighborhood redevelopment. This strategy is a direct result of the direction forged from the 2008 Citizens' Master Plan and the new CRA Plan, Adopted in 2011. From this effort emerged a vision for the Riviera Beach CRA. Key components of the plan called for the adoption of strategies for neighborhood infill and reclamation of neighborhoods, notably revitalization of CRA neighborhoods. This Board passed Resolution No. 2015-13, adopting a Neighborhood Initiatives Procedure Manual on February 11, 2015, attached as Exhibit A. These procedures were subsequently modified by Resolution No. 2017-01 on February 8, 2017, attached as Exhibit B.

Among the strategies described in the redevelopment plan is the creation of a "toolbox" approach, which would give the Agency the greatest ability to serve the redevelopment needs of the community as they evolve over the remaining life of the Agency. Excerpted from the CRA Plan, p. 150:

"Affordable housing for the Community Redevelopment Area is defined as housing opportunities for households with an income of a certain percentage or less of the area's

median income. The threshold shall be established in the City's Comprehensive Plan and may be amended from time to time. This target group may include teachers, police officers, firefighters, health care workers, retail clerks, administrative personnel, and other moderate-income workers, all of whom are essential to the economic vitality of a community and the success of its businesses, institutions, and governmental functions.....Housing is often thought of differently, but many cities have come to realize that a safe and affordable housing stock is an important infrastructure component critical to the success of their redevelopment.....Because affordable housing is difficult for the private sector to develop without some degree of public involvement, the Agency may assist the public sector in developing affordable housing in the Community Redevelopment Area. This may take the form of acting as a developer, providing subsidy where necessary, or utilizing any of the tools available in the Plan.

This Plan provides the following programs and tools for residential reinvestment to improve housing and access to housing.

- 1. Residential Rehabilitation*
- 2. Residential Acquisition*
- 3. Ad Valorem Tax Subsidy*
- 4. In-Fill and New Housing Program*
- 5. Mortgage Subsidy Guarantee and "Silent Seconds"*
- 6. Secure Outside Funding Sources to Combine with Existing Funding*
- 7. Role Model Residential Recruitment Program*

Other economic development tools in this Plan may be applied to development within the CRA area that addresses affordable housing needs."



NEIGHBORHOOD INCENTIVES TOOLKIT

Riviera Beach CRA currently has eight (8) Neighborhood Incentives Programs within its Toolkit. Staff is proposing several modifications to the Neighborhood Incentives Toolkit, listed below:

1. Single Family Housing Beautification Program (f/k/a House of Distinction Program)
2. Properties of Distinction Program)
3. Deleted-Beautification Program (Incorporated in Single Family Housing Beautification Program)

4. Neighborhood Safety Initiatives
5. Demolition/Replacement Housing Program
6. Major Rehabilitation/Restoration Program
7. Acquisition (Re)Construction Program
8. Emergency Repair Program



The Neighborhood Incentives Program embraces this toolkit approach and provides procedures and documentation processes for implementation of various programs. The goals of the Neighborhood Incentives Program are to provide a framework for revitalization of the CRA neighborhoods.

PROGRAM IMPACT

CRA has partnered with Riviera Beach Community Development Corporation (RBCDC) in delivering housing activities and other neighborhood services. Notable among these is the award-winning Renaissance Program. The CRA anticipates continuing this partnership to produce infill housing opportunities for new construction and acquisition rehabilitation for first time home buyers. The CRA will access members of the Riviera Beach Homebuyers Club who are receiving counseling, education, and subsidies to make this housing more affordable. The RBCDC, a certified Community Housing Development Organization, (CHDO), has several infill projects in the pipeline, including single family rehab, new construction, a mixed use, workforce rental project, and a twenty-eight-unit, new townhouse development.

The Villas of Solana



Draft Site Plan

NO.	REVISION	DATE
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RIVIERA BEACH COMMUNITY DEVELOPMENT CORP. (RBCDC)
WILLAGALLA DEVELOPMENT

CONCEPTUAL
SITE PLAN
(OPTION B1)

AS-100

FISCAL IMPACT

This Board previously approved an allocation of \$3,198,000 for Neighborhood Services, including \$2,550,000 for the following strategies:

- First Time Homebuyer/Workforce
- Workforce Rent to Own
- Housing Beautification
- Renaissance
- Property Acquisition

RECOMMENDATIONS

Staff will bring back the proposed program modifications for authorization at a future meeting.

SE:aj