




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, Riviera Beach CRA

DATE: December 11, 2019

SUBJECT: Townhouse Project Presentation

Request for Board Action

Townhouse Prototype - Front

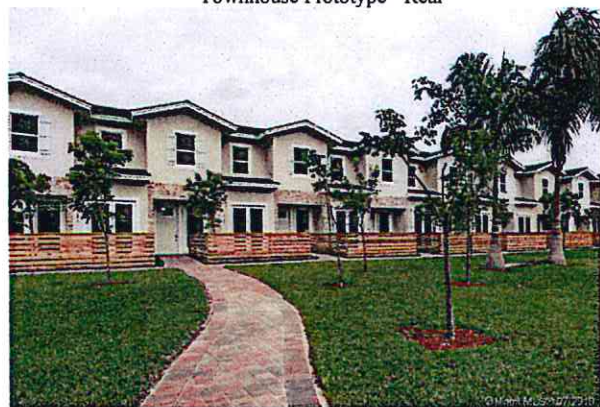


The Agency is requesting the Board of Commissioners to provide feedback and support for the proposed townhouse project, located on 11th Street between Wright Street and Avenue "E."

Overview

For the past several years, this agency has been focusing enormous staff and financial resources on addressing neighborhood issues of vacant and derelict lots, homes with delayed maintenance, infill development, neighborhood beautification, capacity building, entrepreneurship, and community building activities. We believe this emphasis on our neighborhoods and our residents is a move in the right direction and allows us to establish a firm foundation for economic development, resident prosperity, and

Townhouse Prototype - Rear



improved quality of life. We are endeavoring to develop a Sense of Place. We truly believe that in this time, Riviera Beach is “The Place to Be.”

The Opportunity

The Riviera Beach Community Redevelopment Agency (“CRA”) continues to be at a critical crossroads in advancing its economic objectives. One of the main thrusts is providing home ownership opportunities for residents in the CRA area. Workforce housing is in critical short supply in Palm Beach County and no more so than in Riviera Beach where upwards of 65% of parcels are vacant, derelict, or underutilized. We plan to continue our popular Housing Beautification Program where owners/residents can receive up to \$20,000 for exterior repairs.

We are poised to move forward more aggressively with residential development for rehabilitation and new construction for homeownership. The Agency has partnered with Riviera Beach CDC to create and expand homeownership for our residents.



Proposed Site Located on the NW Corner of Ave E & 11th St

Riviera Beach CDC

The Riviera Beach Community Development Corporation (CDC) has been serving as one of the nonprofit partners of the CRA. Created to qualify as a Community Housing Development Organization (CHDO), the CDC can attract federal, state, and philanthropic dollars. The CDC was recently re-certified by Palm Beach County Department of Housing and Economic Sustainability. Many of these grants can be used to enhance or support neighborhood priorities within the CRA.

To date, this fiscal year, CDC had 31 people who completed the Riviera Beach Homebuyers Club class, has assisted 6 homeowners with painting and landscaping, and welcomed more than 300 volunteers to assist throughout the neighborhoods with litter cleanups. The CDC currently has

several infill homes in pre-development, one home under construction, a 28-home project in the pre-development/financing process, and several other projects under contract, awaiting closing. Some of this development is in the CRA area. The CDC and the Agency have collaborated with several private lenders, other nonprofits, developers, and realtors in implementing its various programs. Additionally, all participants will be members of our Homebuyers Club, which meets monthly at our Clean and Safe Ambassador Center for two hours, obtaining more in-depth counseling. Our next session began in August 2019. Graduation was on December 5, 2019.

We have also partnered with the Riviera Beach Re-entry Program, Urban Farmers, and RBCDC in Neighborhood RECLAIM. RBCDC currently has a home under construction under this program.

A Shovel in the Ground

The Agency currently has site control over several parcels that are suited for multi-unit housing development. The RBCDC also has site control in the same area. We propose the following for Phase I:

- Construction of 6-8 Townhomes, For Sale
- Price Target: \$195,000
- Ideal Workforce Project near to jobs centers
- Down Payment Assistance available for qualified buyers
- Available to affirmative market, with preference for Riviera Beach Homebuyers Club members
- Pipeline of interested buyers – 45+ pre-qualified buyers*
- Type: 3/2 ½ - 2/2 ½
- Attractive design that fits into desired downtown mixed-use zoning and that is compatible with the neighborhood
- Energy efficient materials and appliances
- Security features
- Construction financing in underwriting
- Commitment to HOA development
- Approx. 1,100-1,300 SF

*some require subsidies

Recommendation

The Agency is requesting the Board of Commissioners to provide feedback and support for the proposed townhouse project.

SE:aj