




Florida's Dynamic
Waterfront Community

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: Jonathan Evans, MPA, MBA, ICMA-CM 
Executive Director, CRA

COPY: J. Michael Haygood
General Counsel, CRA

DATE: October 30, 2020

SUBJECT: Request for Board Approval of Modifications to the Riviera Beach
Community Redevelopment Agency Neighborhood Incentives Program.

REQUEST FOR BOARD ACTION

Staff requests Board approval of 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. These procedures were subsequently modified by Resolution No. 2017-01 on February 8, 2017.

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."

Staff is proposing several modifications to the program, more specifically, listed in Exhibit "A".

The Neighborhood Incentives Program embraces this toolkit approach and provides procedures and documentation processes for implementation of various programs.

NEIGHBORHOOD INCENTIVES TOOLKIT

Riviera Beach CRA currently has eight (8) Neighborhood Incentives Programs within its Toolkit. We have added or modified several programs. Others may be added from time to time:

- ~~1. Single Family Housing Beautification Program (f/k/a House of Distinction Program)~~ Neighborhood RECLAIM Program
2. Properties of Distinction Program
- ~~3. Beautification Program~~ (Incorporated in the Single-Family Housing Beautification Program)
4. Neighborhood Safety Initiatives
5. Demolition/Replacement Housing Program
6. Major Rehabilitation/Restoration Program
- ~~7. Acquisition (Re)Construction Program~~ Riviera Beach Renaissance Program
8. Special Initiatives
9. Emergency Repair Program

FISCAL IMPACT

This Board approved an allocation of \$1,625,000 the FY 2020-2021 Budget for Neighborhood Services Housing Programs.

RECOMMENDATIONS

Staff requests Board approval of Modification to the Riviera Beach Community Redevelopment Agency Neighborhood Incentives Program, with a FY2020 budget allocation of \$1,625.00 for the programs listed above.

JE:aj