

# Delray Beach Housing Authority

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## Revitalization of Carver Estates Public Housing Development to Village Square Affordable Housing Community

# Delray Beach Housing Authority Delray Housing Group, Inc.

- The Delray Beach Housing Authority has been in operation since 1973 and has rental assistance programs funded by the Department of Housing and Urban Development; the Section 8 Choice Voucher Program, VASH-Veterans Assistance Housing Assistance Program, Emergency Housing Vouchers, Public Housing Program and a Family Self-Sufficiency Program. The Delray Housing Group, Inc. is the Non-Profit, an affiliate arm of the Housing Authority that was established in 2003. DHG serves as a Development and Property Management Company. The Delray Beach Housing Authority Board serves as the Delray Housing Group Board.
- DBHA is an organization dedicated to improve the quality of life for low and moderate income families, and provide opportunity for self-sufficiency by guaranteeing safe, quality housing. Areas covered by the Delray Beach Housing Authority extend 10 miles beyond the municipal boundaries of the City of Delray Beach and Palm Beach County.
- The Delray Beach Housing Authority serves a population over 2600 people of which 538 are elderly 62 and older.

## Our Development Story

- In 2004 we embarked on a long- term plan that included the revitalization of our only 200 units Public Housing community formerly known as Carver Estates and consequent to a HUD REAC Failed Inspection of the property and post Structural Engineering report identified major deficiencies in infrastructure, roof, mechanical, plumbing and electrical systems. The Housing Authority initiated a plan to demolish and redevelop the property.
- On October 2005 Carver Estate was directly hit by Hurricane Wilma, the units were condemned by the City of Delray Beach in November 2005 and Delray Beach Housing Authority was forced to relocate the existing residents.

# Carver Estates

**Post Wilma**



**DBHA assisted 600 people to relocate within 24 hours**



# HUD APPROVED DEMOLITION

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On November 3, 2005 HUD special Application Center approved the demolition and the units were finally demolished in June 2008



## Need for Affordable Housing

Affordable housing is a top priority for all CRA's. Section 163.335(6), Florida Statutes and declared that there exists "...a severe shortage of affordable housing to resident of low to moderate income, including the elderly...(and)such condition(s) affect the health, safety and welfare of the residents...and retards their growth and economic and social development..." According to the CRA Redevelopment Plan states that there is an "(I)nadequate supply of quality affordable housing in the Southwest Neighborhood and that new housing construction is needed to eliminate the large number of vacant lots within the area" (Delray Beach CRA Plan p.36).

# Village Square Affordable Housing Development Begin

In 2008, the Delray Beach Housing Authority began the redevelopment process of Village Square. The Housing Authority Board entered into a Master Development Agreement with Roundstone Development LLC. to develop Village Square Phase I- Village Square Family that consists of 144 Multifamily units. The developer in partnership with the Housing Authority was able to secure the competitive 9% Low Income Housing Tax Credits.

Phase 2- The Courts at Village Square was comprised of 84 Elderly units financed with 4% Low Income Housing Tax Credits, Tax Exempt Bonds from Palm Beach Finance Authority, Delray Beach CRA Loan and DBHA Subsidy Layered with Project Based Section 8 Vouchers.



Village Square Villas-Phase 1





Village Square- The Courts Phase 2



# Village Square Phase 3

## ISLAND COVE



**COMING SOON MULTI-FAMILY LIVING**

For leasing info : Delray Housing Group, Inc. 561.583.6947

# Island Cove Site-Location



# Village Square Phase-3 Island Cove Rental Project

The Delray Beach Housing Authority (DBHA) purchased this 3 acres site in 2004 in partnership with the City of Delray Beach and the CRA- Community Redevelopment Agency for \$762,000.00. The property is located near the intersection of SW 8<sup>th</sup> Street and SW 12<sup>th</sup> Avenue in Delray Beach.

Island Cove was originally conceived as a for-sale townhomes development, It is now planned as a multifamily rental community with 60 units being reserved for households making 30%-80% or less of the area median income with 8 units set aside for Project Based Section 8.

In 2019, The Delray Beach Housing Authority formed a partnership with Smith & Henzy Advisory Group, Inc. to develop the Island Cove site as an affordable rental housing project to address the severe shortage of affordable housing to residents of low and moderate income in Delray Beach.

The Developer secured 4% LIHTC SAIL, \$10MM of tax- exempt bonds from Palm Beach County HFA and \$1MM Grant from the Delray Beach CRA. The construction of the project is expected to commence in May 2022.

## Housing Authorities contribution to Neighborhood Revitalization

Partnership with Housing Authorities for Low Income Housing Tax Credits enhance potential awards.

Add additional Affordable housing units to the disproportionately impacted Community.

The Housing Authority has the capacity to leverage financing by layering Project Based Section 8 units. It's a desirable approach for financing/PHA's can only provide.

PHA's contribute strong partnership with Local City, CRA, FHFC and HUD for funding resources.

Provide affordable housing opportunity to residents that are not able to rent units in the private market.

Prevents further gentrification of neighborhood residents through redevelopment without displacement of families.

