



SPECTRA

Smart People Engaged in Community Transformation, Revitalization and Advancement



NEW CONCEPT IN
**REDEFINING AFFORDABLE
HOUSING**

AGENDA

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INTRODUCTION
OF THE SPECTRA
ORGANIZATION

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AFFORDABLE HOUSING CRISIS
AND ADDRESSABLE MARKET

3

NEW INNOVATIVE
DEVELOPMENT
APPROACH



The SPECTRA Organization, Inc, is a not-for-profit instrumentality of the Palm Beach County Housing Authority (PBCCHA). SPECTRA, an acronym for **S**mart **P**eople **E**ngaged in **C**ommunity **T**ransformation **R**evitalization and **A**dvancement, provides real estate development and property management services for the Authority and third parties.

As owner of the previous site for PBCCHA administrative offices, SPECTRA made a strategic decision to redevelop the site as affordable housing for families and individuals in the 80% and below AMI. Its mission is to further the availability of safe, decent, and quality affordable housing and supportive services to low- and moderate-income individuals.



RENTAL INVENTORY

PBC IS IN A CRISIS FOR AFFORDABLE HOUSING

- A 2023 report from the **Palm Beach County Planning Division** estimated a need for about 60,000 additional affordable housing units to meet the current demand from low- and moderate-income households.

- The National Low Income Housing Coalition (NLIHC)** highlighted the severe shortage, noting that the county struggles with a significant gap between the number of affordable units available and the number of households in need.

This shortfall trend is true for many of Florida's regions, where the demand for affordable housing outpaces the available supply.

- The county's population has surged from 863,503 in 1990 to 1.55 million in 2024, an increase of almost 80%. The increase since 2011 is 18%.
- The current Palm Beach market fails to meet the affordable housing needs by 60,000 units. This shortfall continues to grow annually; 2500/year for rentals. County Commissioner Mack Bernard has said this is woefully inadequate.
- Additionally, the surrounding counties are at deficits as well.

TRI-COUNTY SHORTFALL STATISTICS:

MIAMI DADE
-131,000

BROWARD
-62,000

ST. LUCIE
-10,000

- In the month of June 2022 rents increased 31%** compared to the prior year with an increase of 18% in 2023. The increase as of July 2024 over the same period last year is 8%.
- West Palm beach average rents for July 2024:
 - One-Bedroom Apartment - \$2,300 per month.
 - Two-Bedroom Apartment - \$2,800 per month.
- During the last two years, wages only increased 3-5%
While wages have seen some growth, they have not kept pace with the substantial rise in rental costs.

SOUTH FLORIDA **BUSINESS JOURNAL**

“These rates are well beyond the affordability for many of our residents.” ***



Rents have
stabilized,
based on
recent market
survey, but
are still
increasing!

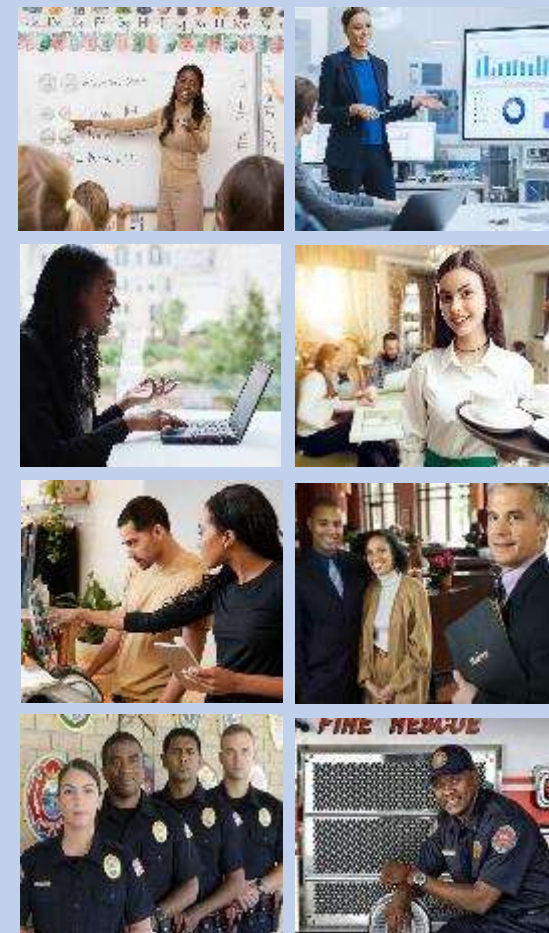
*** South Florida Business Journal July 15, 2022 article

** Palm Beach Post 6/8/22 article

- Our project will address the rental market for residents at 50% to 80% of AMI. This group represents (over 57%) the majority of the PBC residents.
- As a point of reference, these residents **don't typically qualify for Market Rate Housing or H.U.D. Section 8 rental assistance.**

Income Category	Extremely Low	Very Low	Low
Income (\$000)	\$0 - \$45K	\$45k - \$72K	\$72K - \$120K
HUD Voucher Eligible	YES	YES, various levels	NO
Employee Type	School Bus Driver City worker School Cafeteria Worker Janitorial Housekeeping Construction laborer Hotel Laborer Lawn service	Teachers City Worker-Management County Worker-Management Restaurant-Servers Retail Sales Restaurant-Management Law Enforcement Rescue Workers	Engineer Professional Accountant School Principal 1st level corporate manager

OUR MOST CRITICAL WORKFORCE



THE MISSING MIDDLE

- SPECTRA's goal is to build and operate CLASS A UNITS, AT AFFORDABLE RENTS in Palm Beach County.

The traditional site-built CBS and FRAME construction methods take too long and are NOT improving the crisis.

- As an instrumentality of the PBCHA, affordability will remain tact "in perpetuity" for all SPECTRA Multi-Family units.
- The goal of **Legacy @ 45th Street** showcases new construction techniques to combat current construction cost and speed to market. This Proof of Concept shall provide a basis for transformational scaling to positively impact the current housing market crisis.

**SPECTRA WILL BECOME THE AFFORDABLE
HOUSING DEVELOPER/OPERATOR OF CHOICE IN
PALM BEACH COUNTY!**

PROPOSED
SOLUTION



PROJECT INFORMATION

- **3430 45th Street:**
 - 1.52 acres
 - 27,395 gross SF Built 1972

Strengths:

- Location - Good visibility along 45th St. Located between I-95 and Military Trail
- Easy access to public transportation and shopping
- Shovel Ready

HISTORICAL
INFORMATION



- Steel manufactured modular homes
- Approximately 95% completed in controlled manufacturing facility
- Accelerated Delivery
- Sustainable/Green
- Energy Efficient
- Cost Efficient
- Impact Resistant
- State of Florida Building Code certified
- City of West Palm Beach code compliant

A LOOK INSIDE

BR/Bath

2/2

960 sq ft

1/1

640 sq ft



<u>Number of Units</u>	<u>Type of Unit</u>	<u>Net Rent</u>	<u>Income Limits for AMI</u>
City Assisted - Units			
2	1BR 1BA	\$1,021	60% and below
2	2BR 2BA	\$1,231	60% and below
1	1BR 1BA	\$1,699	80% HOPWA
9	2BR 2BA	\$2,031	80% HOPWA
County Assisted - Units			
21	1BR 1BA	\$1,286	80% of 80% FHFC MF Program
13	2BR 2BA	\$1,542	80% of 80% FHFC MF Program
<u>48</u>	Total Units		

These residents receive rental assistance

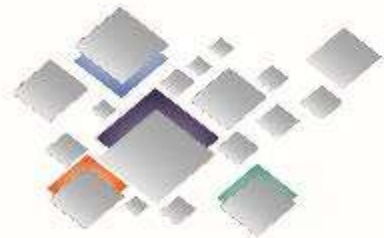
The 45th Street Project is 48 total units with all units being offered to qualified residents at 80% of AMI and below

EXPECTED TIMELINE

<u>Status</u>	<u>Milestone</u>	
Completed	Loan Closing Florida Community Loan Fund (FCLF) \$6.8M and Palm Beach County \$5.5M	Jun-23
Completed	Conditional Site Plan Approved - City of West Palm Beach	Jan-24
Completed	Site Demolition and asbestos removal - completed	Jan-24
Completed	Spectra \$1.6M - Board Approved	May-24
submitted	Engineering Permit Approval	Jul-24
submitted	Foundation Permit Approval	Oct-24
submitted	Building Permit Approval	Oct-24
	Ground/site work begins (stormwater drainage, electrical power installation and hardening of transformer lines, water and sewer lines, concrete foundations)	Oct-24
	Ground/site work completed to acceptance of living units	Jan-25
	Buildings delivered to site and installed Expect 4-6 week installation period for all three buildings	Feb-24
	Advertising and Lease- up	Apr-25
	Completion of final site work (sidewalks, landscaping, installation of bike racks)	May-25
	Certificate of Occupancy	May-25
	Tenant Occupancy	Jun-25

LEGACY @ 45TH

NEW INNOVATIVE DEVELOPMENT



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