



always delray

STEERING COMMITTEE –LIVE SUB-GROUP MINUTES

TIME, March 13, 2017

434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA

Attendees: Steve Mackey, John Miller, Jeff Meiselman

1. Call to Order

David Schmidt called the meeting to order at 6:04pm

2. **Approval of Minutes** Yvonne Odom made a motion to approve the minutes of the October 27, 2016 meeting. Motion was seconded by Steve Mackey. All members voted in favor.

Mark Stivers said that he hoped to keep the meetings in the same place but may have to move the meetings to the community room if it gets too crowded. On the table, steering committee members have packets of flyers. Mark asked that the members please pass out the flyers to get the word out about the community meeting. Capital Improvement Budgets have also been provided at the recommendation of David Schmidt, the one provided was approved in September.

3. Community Workshop #3: LIVE (03/15/2017)

HOUSING & HISTORIC – David Cobb: Housing Study

The Housing Stock is older

Median age: Delray is higher than the County, but we are more affluent than Overall Palm Beach County

Lack of affordable homes: the average new sing-family detached home is \$600,000

Listen to: The Housing Assessment presentation at the City Commission on October 13, 2016

Sample size is VERY small (not sure what this pertains to)

John: A lot of new units

Steve: No new land and you use the existing space and put small-scale development, small living quarters on one lot. The use of small

houses [redacted] parking and look at [redacted] areas on a small-scale, providing diversity of development

John: Delray had a [redacted] that by [redacted] housing > [redacted] with a common garage

Steve: The solution: small-scale in-fill be [redacted] and prices increase on the [redacted] than higher density, higher height, etc.

The design is [redacted]

John: Studios –

Steve: LA and real small scale

And providing a new housing stock

John: Minimum lot size of 7,500 sq. ft. The zoning needs to be [redacted] zoning that:

Jeff: Traffic impact needs to be evaluated

Steve: Parking ratio changes: need to look at new zoning shift –where there is [redacted] end that that is where the [redacted] re [redacted] to be [redacted] affordability

Jeff: The Congress corridor needs residential and new housing and affordable housing

John: Expensive places to live and question how many people do we want to attract every year

John: Mixed neighborhoods to be improved, and infrastructure to be improved

Steve: Housing situation –constrained with land lots

John: The employment based [redacted] community and people work elsewhere

Steve: Process is home [redacted] > increase historic [redacted] width

Find and rejuvenate uses, do we want to do it or not?

John: Spoke about the history of development in the historic districts

Steve: Small scale redevelopment concerned with the process to get there:

With small scale development in historic districts > design team that needs to [redacted] be used!

Owner - [redacted] process: site plan

Regulations: to be changed

Steve: Owners –occupied developed addition simplicity

Adaptive re-use > rethink the process!

*Look at rezoning the code to address adaptive reuse and award buildings

Steve: Adaptive reuse to be looked at, square-foot development

Classify definitions > not process but requirements

Steve: Small businesses > town, etc.

John: The parking

Steve: Downtown areas will see a shift how that is accommodated:

John: Basic way, pull out, etc.

Steve: Small Historic Districts: Downtown small boutique offices and attracts entrepreneurs

Boutique office spaces look at that to create life into the building

John: In areas, do the groups do density, height, etc.

Steve: New housing design and in areas that are deprecated to flex the zoning

Powerpoint: Zoning part of the presentation

Steve: Creative concepts that will find flexibility

Powerpoint Presentation on creative homes

John: Difference in housing, house stock and price based on value, etc.

Steve: 25 sober homes closed down, now they are dumping into single family homes!

John: Commercial investing, etc.

Steve: Shady developers gone

Jeff: New Concept –with homes

Steve: Comp Plan is outdated, not linear: relevant focus have excellent at a pace

Jeff: to make it more affordable, Housing Authority to make it more affordable as the municipality provide higher vouchers:

Has to rents > can't compete

business that will leave Delray

John of the Sober Industry will have a demand downtown as a product of the service industry

Steve: Sober homes > exploded in the last 10 years > Delray's will go

We need solutions with respects to housing, etc.

Underutilized areas of land (Congress, N Federal Hwy)

New affordable targets > Congress Corridor

Downtown area is good, not much appetite for more downtown

Infill small scale

Oceola Park > second strategy, NW/SW change zoning

John: 25 foot lots, incentive

Steve: Workforce houses, X below market value than has allowed to do:

Good design, small scale; look at new concepts

New housing stock

New design

Creative zoning

Infill development

CRA land projects, etc.

John: Historic presentation –is some ___ to scale, design, feel, etc. >Ocean Grove, New Jersey's commercial dining

The County has 2 growth projected

Lack of workforce housing

New home square foot detached is over \$600,000 Countywide

New is 15% more in Palm Beach County, is 30% more for new single family detached homes

33444 zip code

Palm Beach County: Average income: \$65,000

Median income: \$44,000

National: \$53,000

Pricing of land > increasing pricing of housing in desirable location > leads to housing crisis

Profound scarcity of affordable housing

- How do we create affordable housing?
- Would you recommend higher density in certain locations to create workforce housing?
- Huge increase in rental stats
 - 33444 average age is 39

- 33445 average age is 49, not as diversified
- New increases in housing is primarily in 33483
- What are the like-cities doing?
 - Dedicating workforce housing
- **Powerpoint** that was sent to Ferline
- How are we building for an older population –efficiency standard
 - 55 and up will be for older population

Rents – older, more expensive

Trends of gentrification > more need for workforce housing

Impact school system; an older population does not have the same interests as a young family

Question: Should incentives be provided for certain types of homes? And if so, what types of homes?

Convention zoning and other focuses will not deal with requirement of the provision of housing stock, limited infrastructure, transportation and need creative solutions

Need to look at impact of the aging population

2020 –average: as a result of the study Comp Plan, discussion will determine where we are ultimately go with respect to housing

Where will we put incentives?!

4. ADJOURN