



always delray

Meeting Minutes: Steering Committee

Location: First Floor Conference Room, City Hall, 100 NW 1st Avenue, Delray Beach, Florida

Date: June 27, 2018

Time: 6:00 pm

Meeting #: 10

Steering Committee Members: Anne Gannon, David Schmidt, Andy Katz, Yvonne Odom, Jeff Meiselman, John Miller, Reggie Cox, Alene Egol

City Staff: Ferline Mesidort, Anthea Gianniotas, Amy Alvarez, Jasmin Allen and Janet Meeks

Subject Member Experts: Lauren Zuckman, Evelyn Dobson, Dorothy Ellington,

Members of the Public:

1. Welcome – David Schmidt, Chair

2. Approval of Minutes – May 16, 2018

Ailene Egol: 6th page, speaker re: non-profit counsel is Alene Egol. Motion to approve minutes was unanimous, as corrected. John Miller Motion, Yvonne Odom second, unanimous.

3. Status of the Always Delray Comprehensive Plan Update

Ms. Gianniotas: Informed the Steering Committee, elements are being formatted with comments from Steering Committee comments; staff will take two elements to the next Planning and Zoning Board meeting on July 16th (Open Space and Recreation and Strategic Partnerships). Packet copy will be emailed out to the Steering Committee, along with an invitation to attend the meeting.

Staff is bringing consultants on board for Healthy Community and Conservation Elements and Mobility to help provide expert professional input for these drafts that you'll get for upcoming meetings.

4. Discussion – Housing Element Draft

Ms. Gianniotis: Provided an overview of what the Housing Element is, and an explanation of trends and analysis of neighborhood categorization map showing changes between existing map and proposed map; changes in the map show how the city is doing with housing. Housing Value Map shows general values by census tracts with ownership and rentals.

Vacant Land Map analysis shows what's available to develop and provide housing for the next phase of development within the city which will be redevelopment. Workforce Housing Map illustrates locations where density bonuses are provided for selecting workforce housing units either on-site or by contributing money to a housing fund. Identify where the community is comfortable offering incentives such as areas where more density could be accommodated around transit locations.

Community meetings showed a desire for creative solutions to housing such as tiny houses and co-housing communities with shared common spaces, as well as rentable accessory units to assist with affordable housing problems.

Mr. Schmidt: There's a stigma attached to the phrase "affordable housing" and raised concerns about the overuse of the phrase "workforce". Trying to come up with a way to describe the need for affordable housing regardless of status may be difficult. We are doing well with land values and inevitably there will be another bubble burst, we need to be prepared for those opportunities that may come about. Like idea for density bonuses, but workforce housing should be available as incentives whether as a density bonus or assemble parcels, but let it available all over the city, not just target areas. Density bonus for single family residential not just multiple family residential. Have as many thing in the comp plan that provide incentives for single family residential either on-site or outside of it.

Mr. Cox: Agree with Mr. Schmidt's comments, especially if it extends to the average property owner, if there were incentives or slight zoning changes or creative solutions to current zoning regulations to provide additional units that would help affordable housing. Questioned if renting accessory units currently happening?

Ms. Gianniotis: Rentable accessory units is an issue in the historic districts because there's no parking unless the City wants to provide it.

Regarding workforce and affordable, they can be interchangeable. We've wrestled with these terms, which is why we defined them in the Element.

Ms. Mesidort: In the Ordinance, Workforce is identified.

Ms. Egol: The concept of high moderate income is a misnomer; and doesn't seem like something you would consider with this concept.

Mr. Schmidt: No, the AMI for Palm Beach County for a family of 4 is about \$67k, so 140% of that is not going buy a million dollar home.

Ms. Gianniotis: Our workforce housing rules, doesn't require you do something for each category, but you can pick any category and pick the highest category, which needs to be addressed. This is an issue, and we need to make adjustments with this.

Ms. Mesidort: The workforce housing ordinance allows a unit to be selected for 120% but the residents can be charged at 140%; this is an issue.

Mr. Miller: Goals are diametrically opposed to each other. Open market deciding makes it Boca. This is a tough Element.

Ms. Odom: As we move forward, we need to remember making our schools attractive, and address different price points in same neighborhoods to have a mix not a concentration.

Mr. Miller: Bexley Park was offered first to City employees and then open bid. The lower income residents were crushed by the market crash or sold as soon as they could then the prices went up.

A. Goal 1 Neighborhood Character

Mr. Miller: Policy 1.1.4-This is great for new developments, but there is no connectors in planned residential communities out west. No safe way a 12 year old can do that, so it's a challenge.

Mr. Schmidt: Policy 1.1.12, page 11-New development with adjacent neighborhoods and determining negative impact. Would come down to a zoning issue, but height and mass are things that need to be looked at.

Mr. Miller: Needs to be compatible with existing conditions, which goes to future land use, not just LDRs.

Mr. Katz: Confused by last comments; the development matrix exists, so how do we bring other factors in and what do we say to someone who is trying to live by the rules when there are other considerations?

Mr. Miller: Have to look at whether the rules now are appropriate as opposed to when they were written. There's more people coming into the area, and locations in need will try to gentrify.

Mr. Katz: I'm more concerned with living within the rules and enforcing the rules, but if we have rules, then it's tough to say you've met them but the house next door is one story so you can't go above that. The enforcement of neighborhood character with short term rentals has negative aspects and creating a party house which takes away from the character. Short term rentals will cause prices to go up; there are places that have said no to Airbnb. Code Enforcements hasn't been active in citing short term rentals not compliant with code limitations for turn-over.

Ms. Gannon: Under state law you can't stop short term rentals. We need to look at safety issues associated with these matters and get ahead of it. We can see what other Cities have done.

Mr. Katz: I'd like to see how we address complaints on this issue.

Mr. Cox: Whatever we do come up with, we need to find some common ground. There are some advantages for Airbnb especially for fixed income in desirable locations who could take advantage of a program with regulations.

Mr. Katz: If someone is living on the property, it is different than an absentee landlord situation. Investors buying at above market rates impacts the neighborhood values and the neighborhood, which is different than supplementing your income.

Mr. Cox: Speaking of neighborhood character issues, when you have corporate owners, the properties are not maintained.

Ms. Gannon: Delray Beach has a lien program that should be utilized to get the properties cleaned up.

Mr. Miller: Appreciate Objective 1.5; have some schools that are great and some that are in need of improvement.

General discussion regarding neighborhood associations and their importance or not, and what happens if they are defunct. Ms. Odom suggests that maybe the City or CRA staff can assist the HOAs with how to maintain their neighborhood association group. Mr. Cox agrees that assistance could be provided if it is needed for the neighborhood associations.

Mr. Schmidt: Approaches to address issues for assistance and provide points of contacts are helpful.

Ms. Egol: A point person in the community whether its restricted or not, it helps with community involvement in maintaining the community and if the City offers this, it helps.

B. Goal 2 Neighborhood Enhancement

Mr. Miller: There's a lot about stabilization and rehabilitation, such as 2.5.5, what are some of the actual practical steps to take? There are some challenges to draw the line with this.

Ms. Mesidort: If there's an issue, Code can refer them to the neighborhood improvements division for assistance to rehabilitate the house.

Mr. Cox: The area that needs the most attention, we need to be more aggressive in eliminating the issues through these policies. Deteriorating homes can be quickly identified by looking at them, and if owner occupied, the policies need to aggressively eliminate this since it's been going on too long. If it is a corporate ownership, and the property isn't being maintained, they need to be handled aggressively as well; it isn't fair and they're contributing to the lack of character issues. Fixed incomes need to be assisted, just like we provide incentives for developers to come in. Speaking on eliminating slum and blight where rehabilitation is shown on the neighborhood categorization map.

Ms. Mesidort: Rehab limits are \$45k, but we have found ways to provide waivers because we find that more work is needed than what the \$45k will cover. This is a deferred payment loan, not a grant, which is due when the property is sold. Main two sources of funding is federal.

Mr. Cox: We need to look at other funding sources (grants) to address the rehabilitation issues in those neighborhoods. This issue has been going on too long. When the slum and blight is eliminated it helps the character of the neighborhood and of the city and there's too much in the northwest and southwest neighborhoods. This can addressed with strategic partnerships. There needs to be a different level of enforcements with absentee owners and investors.

Ms. Odom: It has always confused me when homeowners let their properties go and they're rewarded by lower taxes, when I improve my property my taxes go up. Workshops that educate on how to purchase a home, don't educate how to maintain the home.

Ms. Gannon: Taxes are assessed by community.

Mr. Miller: Objective 2.7-Who is responsible for this effort?

Ms. Mesidort: Code Enforcement and Community Improvement would be responsible.

C. Goal 3 Increase High-quality Housing Supply

Mr. Katz: Need to have something in there regarding turnover rate.

Ms. Gannon: Tax office can assist with an effort on this topic.

Mr. Schmidt: Policy 3.2.7-There is a potential for parking issues with non-conventional housing types.

Mr. Meiselman: Does the City partner with any developers for these housing issues?

Ms. Mesidort: Workforce housing, yes.

Mr. Miller: Policy 3.2.9- Looks like a mix of the existing review Boards.

Ms. Allen: Clarified that it's a one-time effort, not on-going board.

D. Goal 4 Innovation and Diversity of Housing Types

Ms. Ellington: With tiny houses, I would hate to see them all together, and they should be scattered throughout.

Ms. Egol: Smaller, multiple dwellings, on the congress corridor, for example, this is a new concept of economic development for Delray Beach. Young people love this.

Ms. Allen: We don't currently have these new concepts available in our code. These are now being introduced through the Comp Plan and would be implemented through changes to our LDRs.

Mr. Katz: Policy 4.2-General comment, we should include the material by reference from the sustainability sections regarding flood plain elevation that goes beyond the minimum. These are based on historic flooding levels, and doesn't take future sea level rise projections into account. The minimum needs to be increased for sustainability purposes, and not penalize them by capping them at 35'; for every foot of freeboard you get another foot above. Solar energy should be specifically mentioned, and include incentives such as the tax appraisal.

E. Goal 5 Equitable Opportunity

Mr. Katz: Policy 5.1.9-Group homes is used, but not defined in beginning of document.

Mr. Miller: Policy 5.2-Do we now address homelessness?

Ms. Gianniotis: This was voiced by the community as an important topic to include during the workshops.

Ms. Mesidort: There is a rental assistance program in place through the City.

F. Goal 6 Affordability

Ms. Ellington: Where does the Housing Task Force fit into this Goal? Do they need to be identified as the responsible party for working on these issues? And would like to see the Housing Task Force specified.

Mr. Cox: Policy 6.4.7-Provide resources for these issues, particularly since these older structures are associated with the elderly, along with code enforcement to address issues, whereas gated communities assess non-compliant property owners. The resources and enforcement provided will be what makes the difference.

Mr. Katz: There's a burdensome process involving the code officers and the code enforcement board with property owners who are repeatedly there, and code officers are always occupied with these issues.

General discussion regarding code enforcement, prior Nuisance Abatement Board, and lien process.

Ms. Gannon: Policy 6.4.9-This is incorrect; the process is through an online auction.

Ms. Odom: Need to mention the Delray Beach Community Development Corporation in 6.2.2, 6.1.5, 6.3.5; partnered with the Atlantic Grove development. Serves a different purpose than the Delray Beach Land Trust and Habitat for Humanity.

Ms. Ellington: Policy 6.4.7-This is inclusive.

7. Next Meeting: August 22, 2018

8. ADJOURN @ 8:32pm.