

City of Delray Beach

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Minutes - Final

Tuesday, February 9, 2021

2:30 PM

Workshop Meeting at 2:30 PM

Virtual Meeting

https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/videos?view=2&live_view=501

City Commission

Mayor Shelly Petrolia

Vice Mayor Ryan Boylston

Deputy Vice Mayor Shirley Ervin Johnson

Commissioner Adam Frankel

Commissioner Juli Casale

Pursuant to the Home Rule powers of the City (s. 2(b), Art. VIII of the Florida Constitution and Chapter 166, Florida Statutes), Chapter 252, Florida Statutes (Emergency Management), any and all other applicable statutes, the City Charter and Chapter 95 of the City's Code of Ordinances, the City Commission of the City of Delray Beach shall conduct business at and through virtual meetings utilizing Communications Media Technology (CMT) in accordance with the rules of procedures promulgated by the City, during the COVID-19 public health emergency declared pursuant to Resolution 70-20, as extended. Members of the public wishing to view City Commission meetings should log into the City's website, <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where the meeting will be live-streamed for the public.

Pursuant to Section 3.12 of the Charter of the City of Delray Beach the Mayor has instructed me to announce a Workshop Meeting of the City Commission to be held for the following purposes:

WS.1. WORKFORCE HOUSING

The Workshop City Commission Meeting was called to order at 2:30 p.m.

The roll call was taken by Katerri Johnson, City Clerk, and the following were present:

***Present:** 4 - Deputy Vice Mayor Shirley Ervin Johnson, Commissioner Adam Frankel, Vice-Mayor Ryan Boylston, and Commissioner Juli Casale*

Mayor Shelly Petrolia entered the meeting at 3:07 p.m.

Others present were:

Jennifer Alvarez, Interim City Manager

Lynn Gelin, City Attorney

Katerri Johnson, City Clerk

Anthea Gianniotis, Development Services Director, gave a presentation on workforce housing. She explained the workforce housing levels are based on the area medium income (AMI) and detailed the following:

- Area Median Income (AMI) is \$79,100
- Very low up to 60% AMI
- Low 61-80% AMI
- Moderate 81-120% AMI

Ms. Gianniotis informed the Commission that staff is considering updating the land development regulations (LDRs) by adopting a 140% rental rate to the City's AMI scale. Adopting this policy would coincide with State Grants and Palm Beach County's workforce housing standards. She highlighted the following ways the City of Delray Beach encourages workforce housing:

Density Bonus Incentives

- Bonus units per income level
- Percent of total units (Linton Commons & Aura)
- Percent density increase (West Atlantic)
- In lieu payment \$160,000/Unit

Additional Height in Defined Locations

- Additional height up to 60ft
- 20% of residential units
- Defined areas
- Additional standards
- Opening space
- Setbacks

Small Lot Redevelopment

- No residential structures on a lot with less than 50ft of frontage
- Within R-1-A RL and RM zoning districts, lots of record having at least 40ft of frontage may be used for workforce housing
- Eastern Neighborhoods
- Plant Pattern
- Accessory Dwelling Units

Ferline Mesidort, Neighborhood Services Administrator, provided an overview of the City's workforce housing programs detailing the following:

State Housing Initiatives (SHIP) - \$716,000 - waiting to receive funding from the state

- Governed by Local Housing Assistance Plan
- Purchase Assistance
- Owner Occupied Rehabilitation
- Disaster Assistance
- Community Land Trust Homeownership
- Foreclosure Assistance
- Rental Assistance

Workforce Housing - \$759,399

- Governed by Workforce Housing Plan
- Monitoring the eligibility of purchase/rental recipients
- Purchase assistance - \$299,393
- Owner occupied rehabilitation - \$37,113
- Land acquisition development costs - \$66,698
- Applications are accepted year-round - \$338,475

Partnerships

- Community Redeveloping Authority - 234 Units
- Delray Beach Housing Authority - 253 Units

- Habitat for Humanity of South Palm Beach County - 58 Units
- Delray Beach Community Land Trust - 70 Units
- Delray Beach Community Development Corporation

Ms. Gianniotis asked for guidance for the following, removing article 4.6.7, adding 140% AMI, new incentive areas, small lot redevelopment procedures, and Florida House Bill 7103.

There was consensus to remove article 4.6.7. from the Code.

The Commissioners asked Ms. Mesidort and Ms. Gianniotis questions pertaining to family/workforce housing percentages and brackets.

Vice Mayor Boylston supported adding 140% Area Median Income (AMI) for state grant purposes.

The Commissioners and Ms. Gianniotis engaged in a discussion regarding the new incentive areas and possibilities.

Deputy Vice Mayor Johnson, Commissioners Frankel, and Commissioner Casale were in favor of having incentives.

Vice Mayor Boylston was in favor of the density incentive but wanted to learn more about the height incentive.

Anthea Gianniotis, Development Services Director, provided clarification on how the current standards differ from the size of the small lot properties which have less than 50ft of frontage.

Deputy Vice Mayor Johnson and Commissioner Casale supported using small lots for affordable housing purposes especially in the northwest and southwest areas.

Mayor Petrolia expressed her concerns and asked for clarification on workforce housing restrictions.

Ms. Gianniotis provided clarification on the City's requirements and income qualifications.

The Commissioners discussed how to evaluate small lot proposals.

Vice Mayor Boylston suggested creating affordable housing brackets similar to the City's workforce housing brackets.

Deputy Vice Mayor Johnson requested more information on the accessory dwelling unit program.

Mayor Petrolia informed her colleagues about the Sadowski Fund.

Jennifer Alvarez, Interim City Manager, confirmed that the Sadowski Fund would be part of the City's legislative packet.

Deputy Vice Mayor Johnson asked staff to provide further clarification in defining workforce housing and affordable housing in the future.

With no further business to discuss, the meeting was adjourned at 3:36 p.m.


City Clerk

ATTEST:


MAYOR

The undersigned is the City Clerk of the City of Delray Beach, Florida, and the information provided herein is the Minutes of the February 9, 2021 City Commission Workshop Meeting held on February 9, 2021 which minutes were formally approved and adopted by the City Commission on March 2, 2021.


City Clerk

NOTE TO READER:

If the Minutes you have received are not completed as indicated above, this means they are not the official Minutes of the City Commission. They will become the official Minutes only after review and approval which may involve some amendments, additions or deletions as set forth above.