



UDAG / Housing Initiative

City of Delray Beach | Neighborhood and Community Services

**City Commission /Essential Housing
November 13, 2018**





OVERVIEW

- Make recommendation on how to expend Urban Development Action Grant (UDAG) funds- \$3.8 million
- Required/continued partnerships
- Identify present/future goals met
- Develop Essential Housing



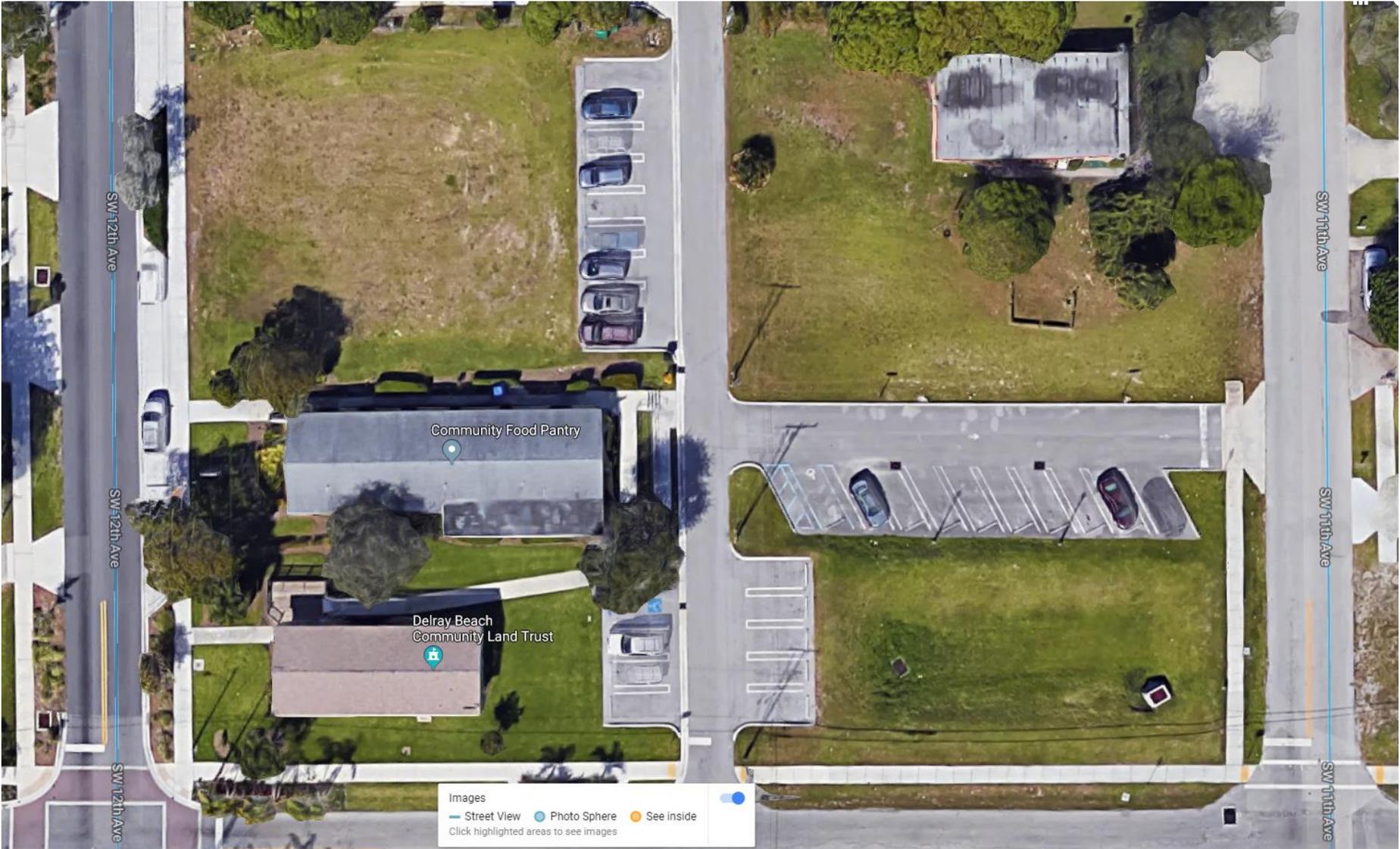
BACKGROUND

- The proceeds of any UDAG income (**\$3,840,000**) to the City, are basically required to be reinvested in eligible economic development activities as listed in Title 42, Chapter 69 Section 5305
- The City has substantial flexibility in its use of the funds within the broad categories of economic development/low-moderate income-related community development.
- The Housing Task Force was asked to evaluate the current needs of the community and develop strategies that will provide opportunities to citizens that reside in Delray Beach.
- The intent to create wealth and essential housing opportunities for all citizens.

PROPOSAL 1 - SW 12TH AVE / SW 2ND ST.



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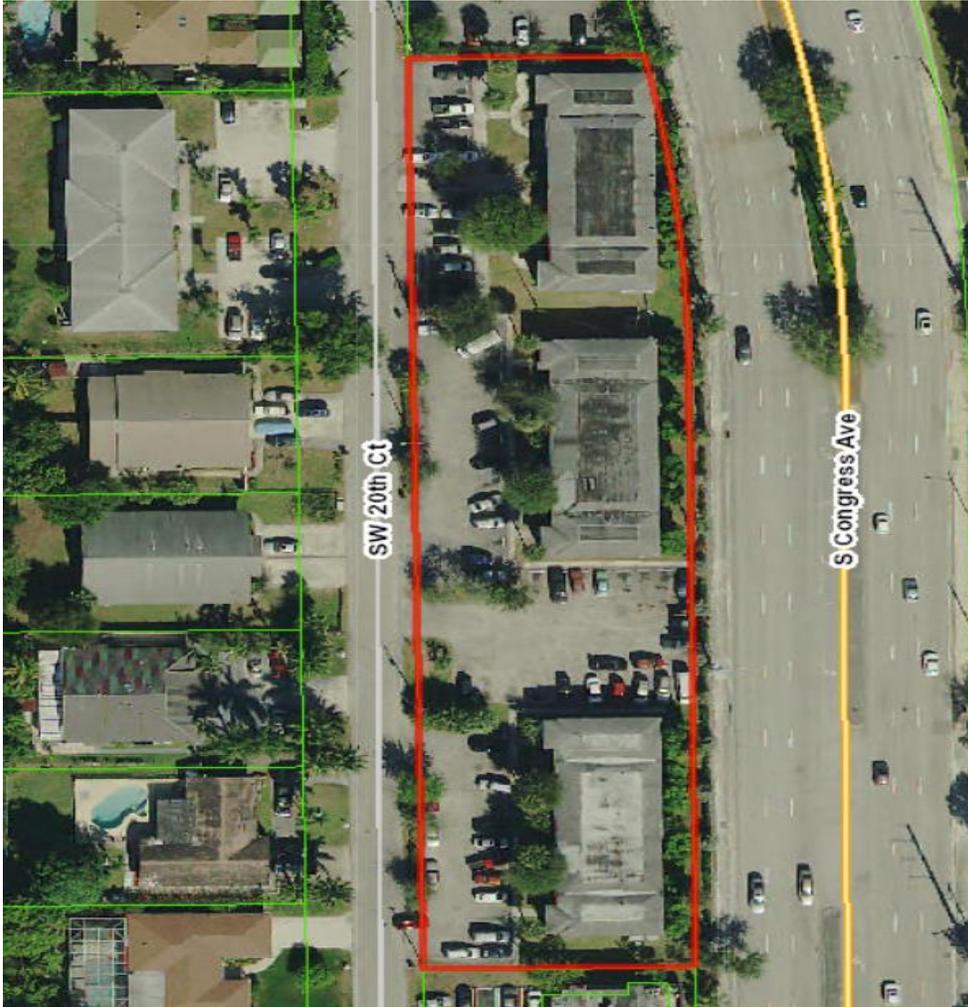




PROPOSAL 1- RECOMMENDATIONS

- Rezone parcel(s) from Community Facilities (CF) to the appropriate zoning district in order to accommodate offices and the consideration of essential housing units within a 2-story building.
- Units 3/2 and 2/1. Ample parking in the rear and on-street. Retention area could be relocated to enable modifications.
- Approximately 14-18 living units and multiple office spaces can occupy this project.
- Community Redeployment Agency (CRA)- Funding source for the project which is in the CRA district.

PROPOSAL 2 - SW 20th Court



- Sq. Ft – 4641
- 6.58 acres
- 49 properties
- Current Zoning

South Congress Corridor

PROPOSAL 2-RECOMMENDATIONS

- Recommended to create an acquisition/rehabilitation strategy for up to 36 units
- Strategy not supported for the following reasons:
 - Long-term goal
 - Increased negotiation costs to acquire
 - Unknown cost factors to rehabilitate due to units age



HEALTH, EQUITY & SUSTAINABILITY ANALYSIS



- Delray Beach has a shortage of essential housing as property values rise.
- Allocate some needed units and non-profit office space continuing for public service outreach.
- Aligns with the City's Comprehensive Plan Housing, it ensures the sustainability of essential housing.
- Targets very-low to moderate income individuals within the community.

Community Partnerships

- Community Redevelopment Agency (CRA)
- Delray Beach Housing Authority (DBHA)
- Delray Beach Community Land Trust (DBCLT)
- Habitat for Humanity of South Palm Beach
- Delray Beach Community Development Corporation (DBCDC) as proposed project will require funding and continued eligibility and management requirements.

RECOMMENDATIONS (City Commission version)

- Staff recommends to utilize the UDAG funds- \$3.8 million in the “The Set”, for essential housing.
- Staff recommends a mixed-use project at SW 12th Avenue and 2nd Street.
- Staff recommends Community Land Trust manage the essential housing portion of the project.
- Staff recommends Community Land Trust occupy an office space.



TASK FORCE MEMBERS

- **Michael Coleman**, Delray Beach, Director of Neighborhood & Community Services
 - **Jamael Stewart**, Delray Beach Asst. Director of Neighborhood & Community Services
 - **Ferline Mesidort**, Delray Beach, Neighborhood Services Administrator
- **Timothy Stillings**, Delray Beach, Development Services Director
 - **Jasmin Allen**, Senior Planner
 - **Anthea Gianniotis**, Delray Beach, Principal Planner
- **India Adams**, Delray Beach, Assistant to the City Manager
- **Jeff Costello**, Executive Director, Delray Beach CRA
 - **Renee Jadusingh**, Esq., Assistant Director, Delray Beach CRA
 - **Joan Goodrich**, Economic Development Director, Delray Beach CRA
 - **Kristyn Cox**, West Atlantic Redevelopment Director, Delray Beach CRA
- **Dorothy Ellington**, President/CEO, Delray Beach Housing Authority
- **Evelyn Dobson**, Executive Director, Delray Beach Community Land Trust
- **Mohamed Abdalla**, Sr. Director of Government & Community Affairs, Habitat for Humanity SPB
- **William Sanders**, Executive Director, Delray Beach Community Development Corporation
- **Yvonne Odom**, Board Chair, Delray Beach Community Development Corporation
- **Ezra Krieg**, Director of Housing Initiatives, Gulfstream Goodwill
- **Laurie Harari**, Delray Beach Resident



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