

# WELCOME TO DELRAY BEACH!?



# Workforce Housing Task Force

## TASK FORCE MEMBERS:

- **Michael Coleman**, Delray Beach, Director of Community Improvement
- **Timothy Stillings**, Delray Beach, Director of Planning, Zoning and Building
- **Janet Meeks**, Delray Beach Asst. Dir. Community Improvement
- **Ferline Mesidort**, Delray Beach, Neighborhood Services Administrator
- **Mark Stivers**, Delray Beach, Principal Planner
- **Thuy Shut**, Assistant Director, Delray Beach CRA
- **Mike Williams**, Habitat for Humanity, Associate Executive Director
- **Evelyn Dobson**, Executive Director, Delray Beach Community Land Trust
- **Dorothy Ellington**, President/CEO, Delray Beach Housing Authority

# Housing Element

## Delray Beach Comprehensive Plan

- ❖ **GOAL AREA “A”:** To maintain a safe and adequate supply of housing for **all income levels** and to preserve existing stable neighborhoods, stabilize and enhance neighborhoods that are in transition, and restore and rehabilitate neighborhoods that have declined.
- ❖ **GOAL “B”** To ensure that an adequate supply of quality new housing is available in **a range of types and cost** levels to meet the needs of the City’s future population.

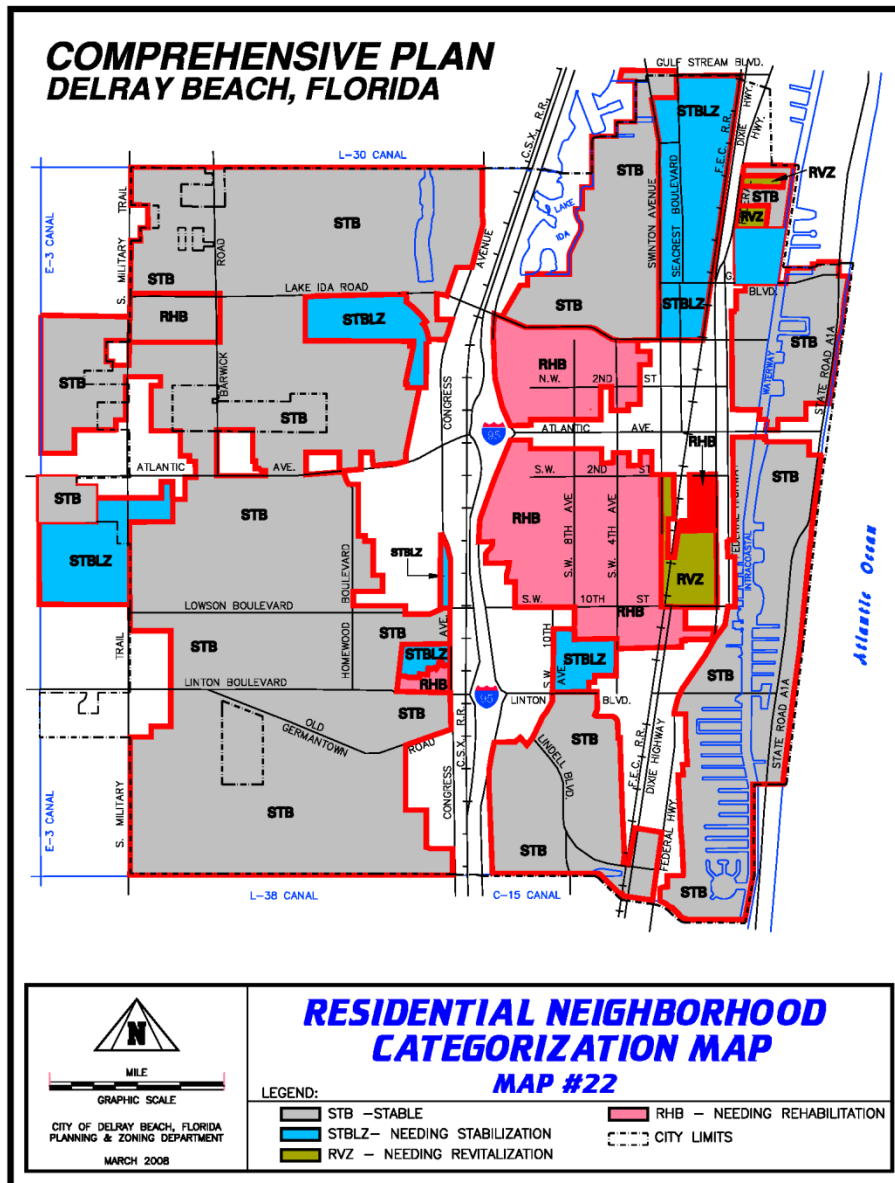
# Future Land Use Element

## Delray Beach Comprehensive Plan

- ❖ **GOAL AREA “C”** Blighted areas of the City shall be redeveloped and renewed and shall be the major contributing areas to the renaissance of Delray Beach.
- ❖ Adopted Redevelopment Plans:

Downtown Master Plan	Pineapple Grove Main Street	South Federal Highway	THE SET
Lindell-Federal	Seacrest	Southridge	Wallace Drive
North Federal	Silver Terrace	Southwest Area Neighborhood	West Atlantic Avenue
Osceola Park			

# Neighborhood Stabilization

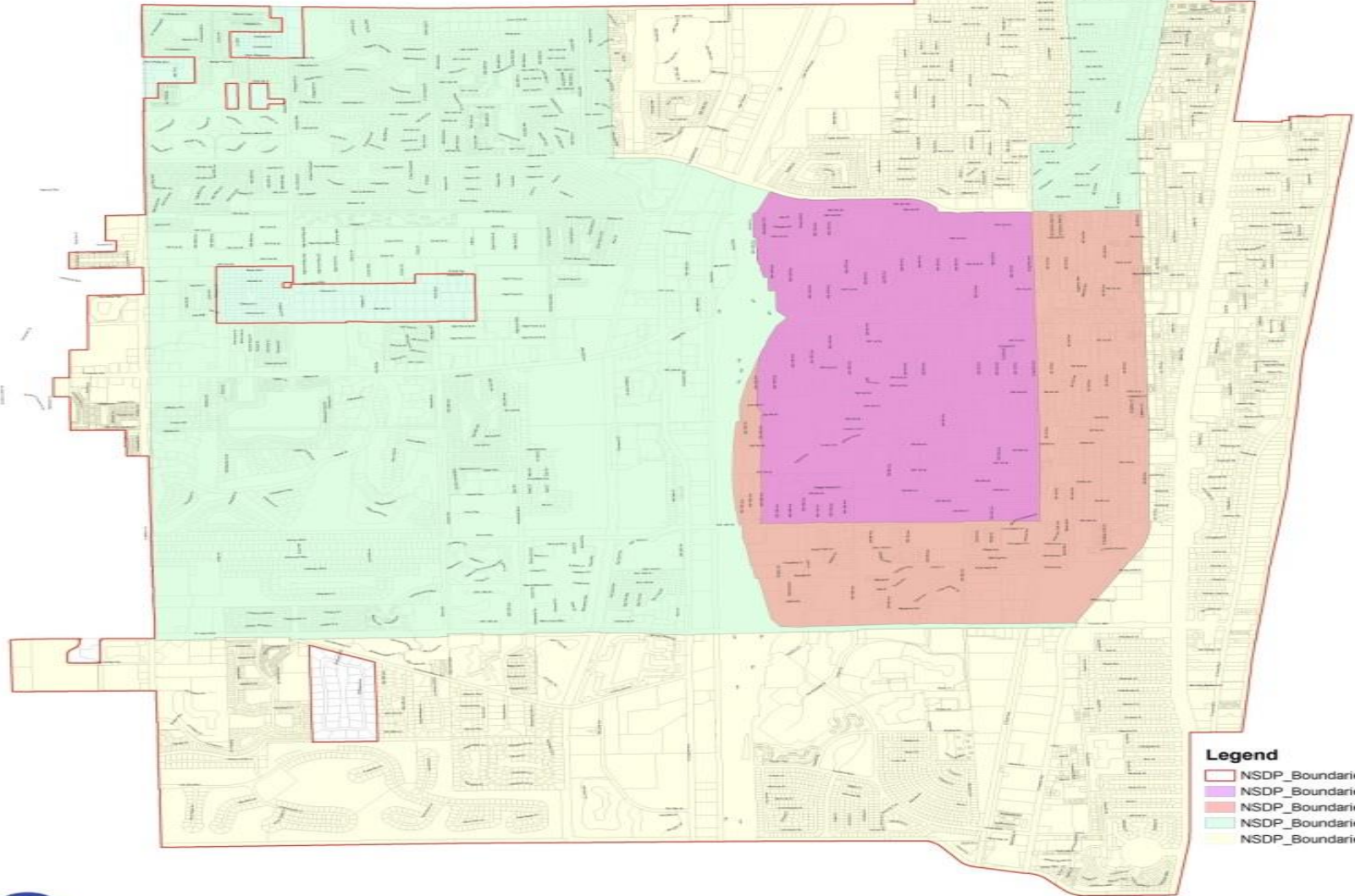


- **Stable**--No apparent signs of physical or other decline; no improvement needed.
- **Needing Stabilization**-- Appearance of minor code violations and maintenance problems; some improvement desired.
- **Needing Revitalization**-- Evidence of decline in condition of structures and yards; increase in crime; property values stagnant or declining.
- **Needing Rehabilitation**-- Numerous code violations; deteriorated and non-maintained structures; high level of absentee ownership; significant crime problems; large number of vacant lots.





# NEIGHBORHOOD SERVICES DIVISION MAP

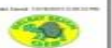


## Legend

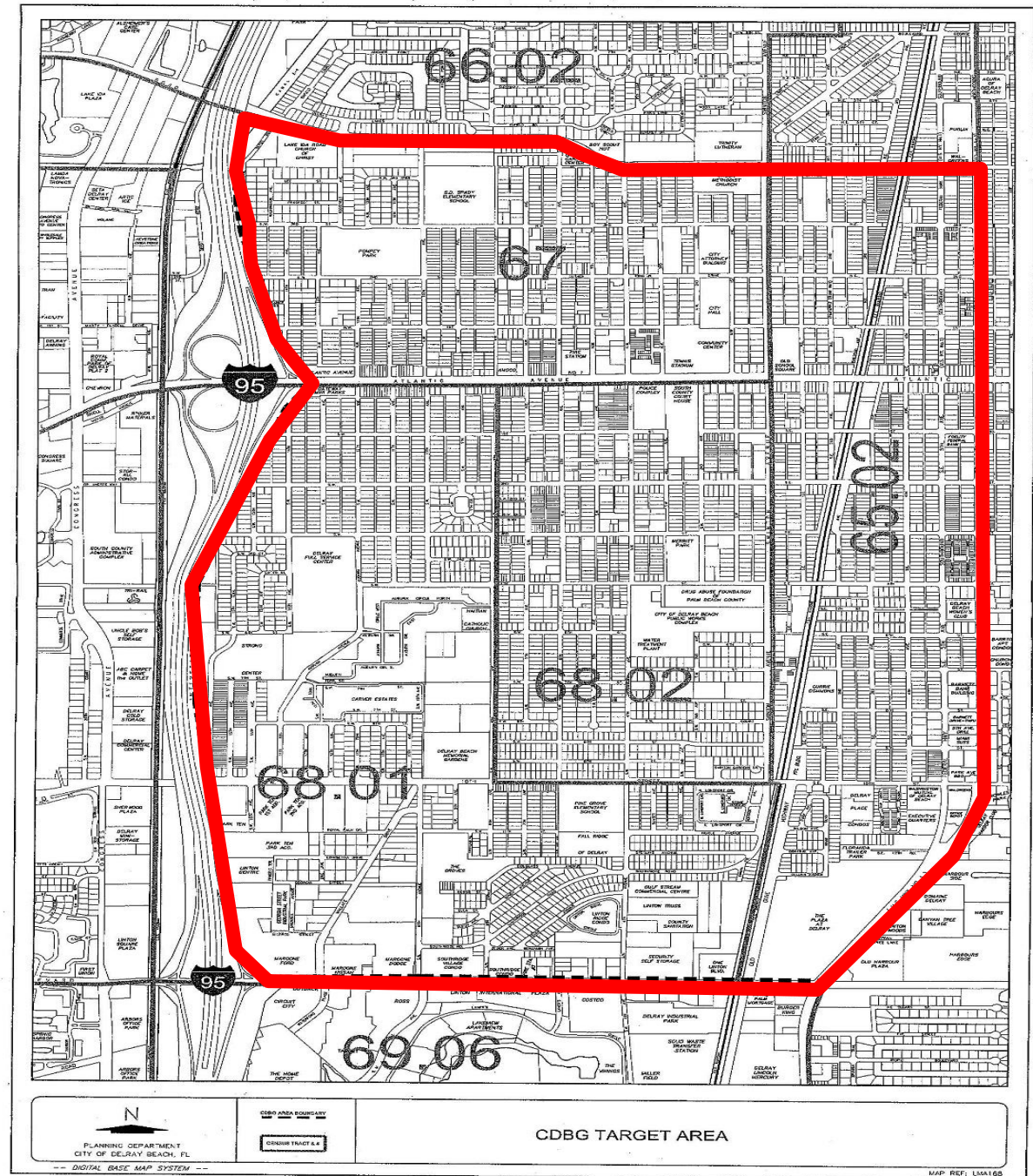
- NSDP\_Boundaries\_SHIP
- NSDP\_Boundaries\_CAB
- NSDP\_Boundaries\_CDBG
- NSDP\_Boundaries\_NSP
- NSDP\_Boundaries\_RCMP



**CITY OF DELRAY BEACH**  
**ENVIRONMENTAL SERVICES DEPARTMENT**  
434 SOUTH SWINERTON AVENUE DELRAY BEACH, FL 33444



# Community Development Block Grant Target Area Map



# Workforce Housing Units

Project / Development Name	Number of Units		Project Approval Date	Covenant Approval Date <sup>2</sup>	Workforce Option (on-site, off-site, in-lieu)
	Total	Workforce			
Alta Congress	369	74	10.18.10	02.24.11 05.31.12 03.17.14 04.14.14	On-site
<i>Atlantic Crossing</i>	343	25	12.04.12	Pending	19 on-site, 6 in-lieu totaling \$960,000 (pending)
Coda (Original phase is complete; 2014 approval not complete)	52	10	04.15.14 (Approval of 4 additional units)	TBD <sup>3</sup>	8 on-site, 2 in-lieu (paid \$60,000 each as a "bonus unit" to the Community Land Trust)
Delray Preserve	188	43 <sup>1</sup>	12.02.14	Pending	On-site
Depot Square Apartments	284	71	05.20.14	Pending	On-sSite
Franklin at Delray	180	36	08.03.10	05.17.12	On-site
Midtown Delray	116	32	12.11.07	07.02.12 06.14.12 03.17.14 04.10.14	On-site
SofA #1	117	13	12.11.12	11.25.14	On-site
SofA #2	55	6	12.11.12	11.25.14	On-site
SofA District Lofts	76	9	02.24.14	TBD <sup>3</sup>	In-Lieu Payment (\$1.440 million on 04.15.15)
The Strand	188	21	09.17.13	Pending	On-Site
<i>Uptown Delray</i>	146	17	10.15.13	10.13.14	On-Site
Village at Delray (Auburn)	192	15	10.06.09	TBD <sup>3</sup>	On-site (Tax Credit Assistance Program Agreement w/ PBC)
Village Square (Delray Beach Housing Authority)	253	253	08.02.11	TBD <sup>3</sup>	On-site
Village at Swinton Square	100	20	05.11.05	TBD <sup>3</sup>	On-site (Required per rezoning on 06.08.04)
<b>TOTAL</b>	2,659	645			



# Housing Funding Sources

INCOME LIMIT AREA	PROGRAM TYPES	INCOME LIMIT CATEGORY	PROGRAM SERVICES
<b>West Palm Beach-Boca Raton, FL</b> <b>HUD Metro FMR Area</b>  <u>Median Income</u> <b>74,300</b>	<b>CDBG</b> <b>\$461, 097 to \$511,162</b> <b>0-80%</b>	<u>Extremely Low</u> (0 - 30%)	Provision of revitalization and improvement of the condition of existing housing addressing building and code violations, interior and exterior building, electrical and plumbing problems, health and safety issues, and the retrofit of special items for those with special needs.
		<u>Very Low</u> (31 - 50%)	
		<u>Low</u> (51 – 80%)	
	<b>Curb Appeal</b> <b>\$35,000</b>  <b>0-100%</b>	<u>Moderate</u> (81 - 100%)	Minor structural and cosmetic property improvements including exterior painting, pressure cleaning, siding, driveway repair, landscaping, irrigation, house numbers and mailbox replacement.
	<b>SHIP</b> <b>\$273,251 to \$87,747</b> <b>CLT</b> <b>NSP</b>	<u>Moderate</u> (81- 120%)	Provision of revitalization and improvement of the condition of existing housing addressing building and code violations, interior and exterior building, electrical and plumbing problems, health and safety issues, and the retrofit of special items for those with special needs. Includes homeownership down payment/closing cost.
	<b>RCMP</b> <b>\$0</b> <b>0-120%</b>		Provision of mitigation improvements i.e. roof, hurricane may include strapping, roof replacement or repair, installation of shutters, protection and reinforcement of doors and garage doors.

# Workforce Housing Fund Strategy

- ❖ Current Fund balance - \$1.44 Million
  - ❖ Purchase Assistance \$ 500,000
  - ❖ Owner-Occupied Rehabilitation \$ 300,000
  - ❖ Rental Assistance \$ 150,000
  - ❖ Land Acquisition \$ 300,000
  - ❖ Development Costs \$ 46,000
  - ❖ Administration \$ 144,000

# Long Range Workforce Housing Strategy

- ❖ Model Block Program on NW 5<sup>th</sup> Avenue (Improvements)
- ❖ Congress Corridor (Acquisition/Rehabilitation)
- ❖ Rental Assistance (*First, Last, Security*)
- ❖ Purchase Assistance (Similar to SHIP program)
- ❖ Development Costs
- ❖ Infrastructure Improvements
- ❖ Revolving Loan Fund (Economic Development Fund)
- ❖ Administration (Monitoring and reporting requirements)

# Long Range Workforce Housing Strategy

**always delray**





Thank you!

QUESTIONS AND COMMENTS