

MEMORANDUM

TO: Mayor and City Commissioners

FROM: Timothy Stillings, Development Services Director

THROUGH: Mark R. Lauzier, City Manager

DATE: November 20, 2018

SUBJECT: AGENDA ITEM # -REGULAR MEETING OF NOVEMBER 20, 2018

ALWAYS DELRAY COMPREHENSIVE PLAN UPDATE: PRESENTATION OF THE **HOUSING ELEMENT**

RECOMMENDATION:

Provide comment and direction regarding the proposed Housing Element of the Always Delray Comprehensive Plan.

BACKGROUND

The update to the Delray Beach Comprehensive Plan, which has been branded "Always Delray," began in 2016 with the creation of a Steering Committee, appointed by the City Commission. Community workshops were held to discuss and receive public input on each element. This input was utilized to formulate the draft elements, along with the input of Subject Matter Experts on each topic, which consisted of City Staff, consultants, and community members.

Florida Statutes 163.3177 requires:

1. The inclusion of a Housing Element consisting of principles, guidelines, standards, and strategies that includes:
 - a. The provision of housing for all current and anticipated future residents of the jurisdiction.
 - b. The elimination of substandard dwelling conditions.
 - c. The structural and aesthetic improvement of existing housing.
 - d. The provision of adequate sites for future housing, including affordable workforce housing as defined in ¹s. 380.0651(3)(h), housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities. The element may include provisions that specifically address affordable housing for persons 60 years of age or older.
 - e. Provision for relocation housing and identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement.
 - f. The formulation of housing implementation programs.
 - g. The creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction.

2. The principles, guidelines, standards, and strategies of the housing element must be based on data and analysis prepared on housing needs, which shall include the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio, and shall show the number of dwelling units that are substandard. The data and analysis shall also include the methodology used to estimate the condition of housing, a projection of the anticipated number of households by size, income range, and age of residents derived from the population projections, and the minimum housing need of the current and anticipated future residents of the jurisdiction.
3. The housing element must express principles, guidelines, standards, and strategies that reflect, as needed, the creation and preservation of affordable housing for all current and anticipated future residents of the jurisdiction, elimination of substandard housing conditions, adequate sites, and distribution of housing for a range of incomes and types, including mobile and manufactured homes. The element must provide for specific programs and actions to partner with private and nonprofit sectors to address housing needs in the jurisdiction, streamline the permitting process, and minimize costs and delays for affordable housing, establish standards to address the quality of housing, stabilization of neighborhoods, and identification and improvement of historically significant housing.

The purpose of the Housing Element is to analyze local housing and neighborhood conditions, local housing trends and housing issues, identify existing and projected deficits in the supply of housing to meet the needs of the City's population, and develop policies to improve the livability of neighborhoods, provide a range of housing choices, improve the equity of the housing market and increase efficiency of the housing delivery system. The City of Delray Beach Housing Element provides principles, guidelines, standards, and strategies to ensure that a sufficient supply of quality housing is provided for a growing and socio-economically diverse population.

Revisions to the Element include promoting innovative and unique and diverse housing types to increase the housing supply and enhance livability and sustainability, supporting increased density and expansion of the workforce overlay housing areas, and supporting equitable opportunity for all residents to obtain quality housing. The Element highlights initiatives and strategies to enhance neighborhoods and creating a special sense of place.

The Element is comprised of two documents, the Data, Inventory and Analysis and the Goals, Objectives and Policies (GOPs). The Housing Element sets forth six goals:

GOAL HOU 1 NEIGHBORHOOD CHARACTER

PROMOTE, SUPPORT, AND ENHANCE THE UNIQUE CHARACTERISTICS OF DELRAY BEACH'S NEIGHBORHOODS

GOAL HOU 2 NEIGHBORHOOD ENHANCEMENT

PRESERVE THE INTEGRITY OF EXISTING STABLE NEIGHBORHOODS, STABILIZE AND ENHANCE NEIGHBORHOODS THAT ARE IN TRANSITION, AND REVITALIZE AND REHABILITATE NEIGHBORHOODS THAT HAVE DECLINED

GOAL HOU 3 INCREASE HIGH-QUALITY HOUSING SUPPLY

PROMOTE THE SUPPLY OF HIGH-QUALITY HOUSING THAT ACCOMMODATES THE NEEDS, PREFERENCES, AND FINANCIAL RESOURCES OF EXISTING AND FUTURE RESIDENTS

GOAL HOU 4 INNOVATION AND DIVERSITY OF HOUSING TYPES

PROMOTE INNOVATIVE, UNIQUE AND DIVERSE HOUSING TYPES TO ENHANCE LIVABILITY AND SUSTAINABILITY

GOAL HOU 5 EQUITABLE OPPORTUNITY

SUPPORT THE PROVISION OF THE HOUSING OPPORTUNITIES AND CHOICES FOR INDIVIDUALS AND HOUSEHOLDS OF ALL AGES, RACES, ETHNICITIES, CULTURAL BACKGROUNDS AND SPECIAL NEEDS.

GOAL HOU 6 AFFORDABILITY

ADDRESS HOUSING NEEDS FOR HOUSEHOLD TYPES OF ALL INCOME LEVELS TO MEET FUTURE POPULATION GROWTH TO THE YEAR 2035

Note: This draft of the Housing Element Goals, Objectives, and Policies may be modified/augmented to coordinate with the recommendations of other Elements as they are finalized.

Review by Others

The Housing Element was reviewed by the Steering Committee on June 27, 2018.

The Planning and Zoning Board at a public hearing held on October 1, 2018 recommended to the City Commission approval of the repeal of existing Housing Element and the adoption of the proposed Housing Element on a 6 to 0 vote, with the condition that co-housing units are including as an additional housing type option.

CITY ATTORNEY'S OFFICE REVIEW:

FINANCE DEPARTMENT REVIEW: N/A

OPERATING COST: N/A

TIMING OF THE REQUEST

Once all elements have been reviewed by the City Commission, final drafts will be prepared for a Transmittal Hearing of the full Always Delray Plan.

Attachments:

- Proposed Housing Element
- Existing Housing Element
- Florida Statute Compliance Appendix