

HOUSING ELEMENT

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HOUSING ELEMENT

OF THE COMPREHENSIVE PLAN

CITY OF DELRAY BEACH

BACKGROUND

The text of the Element is a summary of the complete inventory, analysis, and recommendations which are contained in the following source documents:

- ☐ Analysis of Current and Future Housing Needs (Reinhold P. Wolff Economic Research, Inc., 2006)
- ☐ Affordable Housing Needs Assessment (Shimberg Center for Affordable Housing, University of Florida, 2008)
- ☐ 1996 Evaluation and Appraisal Report (City of Delray Beach, 1996)
- ☐ 2006 Evaluation and Appraisal Report (City of Delray Beach, 2006)

The source documents, and other documents which are cited in the Element, are available for public review at the Planning and Zoning Department offices located at 100 N.W. 1st Avenue, Delray Beach, Florida.

HOUSING DATA

The following summaries have been prepared to facilitate review with the requirements of the Department of Community Affairs, Administrative Rule 9J-5. As a summary, only significant items are highlighted. The source documents should be referred to for more information.

HOUSING INVENTORY AND CHARACTERISTICS

This section deals with the characteristics and conditions of the City's existing housing stock in 2000. The primary sources of statistical information on the City's housing are the documents referenced above, as well as the 2000 Census of Population and Housing U.S. Census Bureau. Information was also obtained from the City's Building Department for permits that have been issued since 1996. The exact source used is listed under each table.

In 2000, as shown in Table HO-1, there were 26,757 occupied year round housing units in Delray Beach, of which 50.4% were single family, 48.5% were multi-family (including duplexes, condominiums, and rental apartments), and 1% were mobile homes. Table HO-1 also indicates that of the City's 26,757 occupied units, 18,596 or about 69.5% were owner occupied, and 8,161 or 30.5% were renter occupied. Although not shown in the table, there were an additional 4,902 housing units which were vacant. Of the vacant units about 3,535 units were held for occasional/seasonal use, 188 units were sold or leased and are awaiting occupancy, 672 were for rent, 313 were for sale, and the balance were vacant for unspecified reasons.

TABLE HO-1

HOUSING TENANCY
CHARACTER OF HOUSING BY TYPE
CITY OF DELRAY BEACH
2000

TYPE OF HOUSING	RENTAL		OWNER OCCUPIED		TOTALS	
	UNITS	%	UNITS	%	UNITS	%
Single Family (Attached & Detached)	1,782	21.8%	11,698	62.9%	13,480	50.4%
Multi-Family	6,293	77.1%	6,683	35.9%	12,976	48.5%
Mobile Homes	86	1.1%	166	1.0%	252	1.0%
Other	0	0.0%	49	0.2%	49	0.1%
TOTAL	8,161	30.5%	18,596	69.5%	26,757	100%

Source: 2000 U. S. Census

TABLE H0-2

**AGE CHARACTER OF HOUSING
CITY OF DELRAY BEACH
2000**

YEAR BUILT	AGE OF HOUSING	NUMBER OF UNITS	PERCENTAGE OF HOUSING
1999 Or Later	0 - 1 Year	816	2.6%
1995 To 1998	1 - 5 Years	2,231	7.0%
1990 To 1994	6 - 10 Years	1,923	6.1%
1980 To 1989	11 - 20 Years	9,110	28.8%
1970 To 1979	21 - 30 Years	10,460	33.0%
1960 To 1969	31 - 40 Years	3,076	9.7%
1950 To 1959	41 - 50 Years	2,460	7.8%
1940 To 1949	51 - 60 Years	876	2.8%
1939 Or Earlier	60 +	707	2.2%
TOTALS		31,659	100.0%

Source: 2000 US Census

Median Age = 22.0 Years

As Table HO-2 indicates, as of 2000, the median age of the housing units in the City of Delray Beach was 22.0 years. About 5.0% of the housing in the City was 51 or more years old and 22.5% was 31 or more years old. About 15.7% of the housing in the City was 10 or less years old.

TABLE HO-3

***ESTIMATED DISTRIBUTION OF
MONTHLY RENTS
CITY OF DELRAY BEACH
2000***

MONTHLY RENT	NUMBER OF UNITS	PERCENTAGE OF UNITS
Less Than \$200	430	5.3%
\$ 200 - 299	208	2.6%
\$ 300 - 499	549	6.7%
\$ 500 - 749	2,192	26.9%
\$ 750 - 999	2,024	24.8%
\$ 1,000 - 1,499	1,932	23.7%
\$ 1,500 +	440	5.4%
TOTALS	8,153	100.0%

Source: 2000 US Census

Median Rent = \$807

The estimated median rent in the City of Delray Beach was \$807 in 2000. This represents a 57% increase between 1990 and 2000. The figures above include those for all types of housing occupied on a rental basis, including single family homes, apartments, and condominiums.

TABLE HO-4

***ESTIMATED DISTRIBUTION OF
OWNERSHIP HOUSING BY VALUE RANGES
CITY OF DELRAY BEACH
2000***

VALUE RANGE	NUMBER OF UNITS	PERCENTAGE OF UNITS
Under \$ 50,000	674	6.0%
\$ 50,000 - 99,999	3,511	31.0%
\$100,000 - 149,999	2,765	24.4%
\$150,000 - 199,999	1,598	14.1%
\$200,000 - 299,999	1,061	9.4%
\$300,000 - 499,999	1,004	8.9%
\$500,000 - 999,999	556	4.9%
> \$1,000,000	149	1.3%
TOTALS	11,318	100.0%

Source: 2000 US Census

Median Value = \$127,700

From 1980 to 1995, the median value of ownership housing in the City increased by about 4.1% per year rising from \$61,990 in 1980 to \$92,900 in 1990 and \$113,518 in 1995. From 1995 to 2000, the median value of ownership housing increased to \$127,700, which represents an increase of only 2.5% per year. In 2000, about 37.0% of the ownership housing in the City was valued at under \$100,000 while 15.1% was valued at \$300,000 or more.

TABLE HO-5

**OWNERSHIP HOUSEHOLDS PAYING
EXCESSIVE HOUSING COSTS BY INCOME RANGE
CITY OF DELRAY BEACH
2000**

HOUSEHOLD INCOME RANGE	PERCENTAGE OF HOUSE- HOLDS PAYING 30% OR MORE INCOME FOR HOUSING COSTS	NUMBER OF HOUSEHOLDS PAYING EXCESSIVE COSTS
Less Than \$10,000	27.6%	335
\$10,000 - 19,999	65.8%	621
\$20,000 - 34,999	48.9%	851
\$35,000 - 49,999	32.8%	574
\$50,000 - 74,999	16.0%	405
> \$75,000+	6.9%	268
<i>TOTAL</i>	<i>27.0%</i>	<i>3,054</i>

Source: AHNA, Shimberg Center for DCA

TABLE HO-6

**RENTER HOUSEHOLDS PAYING
EXCESSIVE RENTS BY INCOME RANGE
CITY OF DELRAY BEACH
2000**

HOUSEHOLD INCOME RANGE	PERCENTAGE OF HOUSE- HOLDS PAYING 30% OR MORE INCOME FOR RENT	NUMBER OF HOUSEHOLDS PAYING EXCESSIVE RENTS
Less Than \$10,000	68.6%	783
\$10,000 - 19,999	77.4%	1,036
\$20,000 - 34,999	65.7%	1,299
\$35,000 - 49,999	27.4%	329
\$50,000 - 75,000	6.0%	79
> \$75,000	2.3%	27
<i>TOTAL</i>	<i>43.6%</i>	<i>3,553</i>

Source: AHNA, Shimberg Center for DCA

COMPARISON OF CITY CHARACTERISTICS WITH PALM BEACH COUNTY*

**(includes incorporated and unincorporated areas)*

TABLE HO-7

**PERCENTAGE OF HOUSING
OWNER OCCUPIED VERSUS RENTER OCCUPIED
COUNTY - CITY**

AREA	2000 % OF HOUSING		CHANGE IN %
	OWNER OCCUPIED	RENTER OCCUPIED	RENTER OCCUPIED 1990- 2000
Palm Beach County	74.7%	25.3%	- 1.7%
City of Delray Beach	69.5%	30.5%	+ 0.8%

Source: 2000 US Census

In the past two decades, Delray Beach has shown a trend toward providing a higher percentage of rental housing than Palm Beach County as a whole. From 1990 to 2000, statistics show that the percentage of renter occupied units in the Delray have increased by 0.8% to 30.5% while the County decreased by 1.7% to 25.3%, further increasing this disparity.

TABLE HO-8

**PERCENTAGE OF HOUSING BY TYPE
COUNTY - CITY
2000**

AREA	SINGLE FAMILY ATTACHED/ DETACHED	DUPLEX (2 UNITS)	MULTI-FAMILY (3+ UNITS)	MOBILE HOMES	OTHER
Palm Beach County	55.2%	3.1%	38.0%	3.6%	0.1%
City of Delray Beach	46.7%	3.0%	48.8%	1.2%	0.3%

Source: 2000 U.S. Census

Table HO-8 indicates that in 2000, Palm Beach County had a significantly higher percentage of single family units (55.2%) than Delray Beach (46.7%). Delray Beach accommodates a higher percentage of multi-family units (48.8%) than the County which has 38.0%. The County has a larger share of mobile home units with 3.6% compared

to Delray which has 1.2% of housing stock. The percentage of duplex units in both the City and the County are nearly the same at about 3%.

TABLE HO-9
PERCENTAGE OF MULTI-FAMILY RENTAL UNITS
COUNTY - CITY
2000

AREA	PERCENTAGE OF UNITS
Palm Beach County	23.5%
City of Delray Beach	18.3%

Source: 2000 U.S. Census

TABLE HO-10
VALUE OF OWNER OCCUPIED UNITS
COUNTY - CITY
2000

AREA	UNDER \$100,000	\$100,000- \$299,999	\$300,000- \$499,999	OVER \$500,000	MEDIAN VALUE
Palm Beach County	31.4%	56.1%	7.1%	5.4%	\$135,200
City Of Delray Beach	37.0%	47.9%	8.9%	6.2%	\$127,700

Source: 2000 U.S. Census

In Delray Beach 37% of owner occupied units are valued at under \$100,000 which is more than the County at 31.4%. Delray Beach has a smaller share of housing valued at between \$100,000 and 299,999 than the County with 47.9% compared to 56.1%. The County has less housing valued in the \$300,000 - 499,000 range with 7.1% compared to the city's 8.9%. Delray has slightly more housing units valued over \$500,000 with 6.2% whereas the County has 5.4%.

INVENTORY OF HOUSING CONDITIONS AND SPECIAL HOUSING TYPES

**TABLE HO-11
NUMBER OF SUBSTANDARD UNITS (2000)**

CATEGORIES	NUMBER OF UNITS	% OF UNITS
Total Housing Units	31,659	100.0%
Lack of Complete Plumbing	175	0.6%
Lack of Complete Kitchen Facilities	180	0.6%
Lack of Heating	578	1.8%
Overcrowded*	1,672	6.2%

Source: 2000 U.S. Census

*NOTE: Defined as any unit having 1.01 or more persons per room (occupied units).

**TABLE HO-12
INVENTORY OF RENTER-OCCUPIED HOUSING PROGRAMS
CURRENTLY USING FEDERAL, STATE, OR LOCAL SUBSIDIES**

HOUSING DEVELOPMENT	SUBSIDY PROGRAM	# OF UNITS
Lake Delray Apartments 700 Lindell Boulevard	Housing Credits 4%; Local Bonds; Moderate Rehabilitation Program	403
Auburn Trace Apartments 625 Auburn Circle	Housing Credits 9%; SAIL Program; Urban Devt. Action Grant	256
Groves of Delray 1301 S.W. 10th Avenue	Housing Credits 9%; SAIL Program	158
Citywide	Section 8 Vouchers	1105 Utilized
TOTAL SUBSIDIES AVAILABLE		1,922

Source: AHNA, Shimberg Center for DCA & Delray Beach Community Improvement Department

TABLE HO-13

**INVENTORY OF GROUP HOMES
LICENSED BY THE DEPARTMENT OF
HEALTH AND REHABILITATIVE SERVICES***

NAME & ADDRESS	TYPE	MAXIMUM OCCUPANCY
AVDA	Abused Spouse	25
United Cerebral Palsy 640 S.W. 20th Court	Physically Handicapped	6
Sipporta House 202 Palm Court	Mentally Handicapped	8
Reyna Group Home 515 Enfield Rd	Group Home	5
Ashley Place, Inc. 3815 NW 10 th Street	Group Home	6

** RULE 9J-5 defines "group home" as a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It does not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, emergency shelters, or large-scale ALFs.*

TABLE HO-14

**INVENTORY OF MOBILE HOME PARKS
LICENSED BY THE DEPARTMENT OF
HEALTH AND REHABILITATIVE SERVICES**

NAME AND ADDRESS	CAPACITY	
	RV's	MOBILE HOMES
Del Raton Trailer Park 3008 South Federal Highway	36	24
Floranda Mobile Home Park 1206 South Federal Highway	4	88

Source: Department of Health and Rehabilitative Services

TABLE HO-15

INVENTORY OF SIGNIFICANT HISTORIC HOUSING

TYPE OF LISTINGS	NUMBER OF PROPERTIES
Florida Master Site File	1,347
National Register of Historic Places	5
Local Register of Historic Places/Sites Individually	30
Local Register of Historic Places/Historic Districts	5

Source: Delray Beach Planning & Zoning Department

With the exception of the Seaboard Airline Railroad Station (National and Local Register status, located north of Atlantic Avenue along the CSX railroad) and the Sundry Feed Store (Local Register, relocated to Palm Beach County's Morikami Park just west of the City limits), all of the City's historic resources are concentrated in the area bounded by Interstate Highway 95 on the west; the Atlantic Ocean on the east; N.E. 20th Street to the north and S.E. 10th Street to the south.

**AMOUNT OF HOUSING CONSTRUCTION ACTIVITY AFFECTING CHANGES IN THE
NUMBER OF UNITS SINCE THE 2000 CENSUS**

Since the 2000 decennial United States Census, approximately 2,956 housing units have been permitted, 310 units have been removed, and 25 units have been converted from single family dwellings to non-residential uses. With respect to mobile home placements, two of the four mobile home parks licensed by HRS have been eliminated. In 1992, the City annexed Highland Trailer Park containing 162 lots, which is not licensed by HRS. Shortly after that annexation, the City approved three additional lots within the park.

HOUSING ANALYSIS

TABLE HO-16

PROJECTED HOUSEHOLDS BY INCOME RANGE

INCOME LEVEL	2000	2005	2010	2015	2020	2025
<= 30% AMI	3,063	3,190	3,456	3,726	4,001	4,279
30.01-50% AMI	3,135	3,248	3,505	3,783	4,066	4,372
50.01-80% AMI	4,655	4,904	5,342	5,753	6,146	6,528
80.01-120% AMI	5,327	56,88	6,248	6,717	7,137	7,502
120.01+% AMI	10,620	11,382	12,503	13,422	14,276	15,024
TOTALS	26,800	28,412	31,054	33,401	35,626	37,705

Source: AHNA, Shimberg Center for DCA

According to the above table from data provided by the AHNA Shimberg Center for the Department of Community Affairs (DCA), there will be 6,601 additional households (over 2000 figures) in the City by the year 2015 and an additional 10,905 by the year 2025.

TABLE HO-17

FORECAST NEED FOR ADDITIONAL HOUSING BY TYPE/CHARACTER

UNIT TYPE	2005 - 2010 ⁽¹⁾	2010 - 2015	2015 - 2020	2020 - 2025	TOTAL
Single Family	1,287	1,000	888	773	3,948
Multi-family	488	1,347	1,337	1,306	4,478
TOTAL	1,775	2,347	2,225	2,079	8,426

Source: Table based on data from AHNA, Shimberg Center for DCA (Projections), & RPW Economic Research, Inc., 2006 (Unit Types)

(1) 867 multi-family units under construction were excluded from 2005-2010 time period

TABLE HO-18

FORECAST NEED FOR ADDITIONAL HOUSING BY TENURE

CATEGORY	2005 - 2010⁽¹⁾	2010 - 2015	2015 - 2020	2020 - 2025	TOTAL
Owner Occupied	1,252	1,639	1,671	1,687	6,249
Renter Occupied	523	708	554	392	2,177
<i>TOTAL</i>	1,775	2,347	2,225	2,079	8,426

Source: Table based on data from AHNA, Shimberg Center for DCA

(1) 867 units (416 Owner & 451 Renter) under construction were excluded from the 2005-2010 time period

Some of the projected household growth will occupy existing vacant or seasonal units which will become available for year round occupancy. Additionally, there are 867 multi-family units currently under construction which were deducted from the total number of units needed in the 2005-2010 period. The tables above illustrate the remaining supply of new units which are needed to accommodate the projected growth in households through the year 2025.

The greatest need through all planning periods is for multi-family units. However, since a significant number of multi-family units are currently under construction, the greatest need identified in the years 2005 through 2010 is for single-family homes, which is forecast at an additional 1,287 units. A total of 3,948 additional single family homes are projected to be needed in the period between 2005-2025, while an additional 4,478 multi family homes will be needed during this same period. Projects under construction or which have recently been approved are well on the way to meeting that need (See Table HO-20).

At the time that the study was completed, it was estimated that an additional 3,044 rental housing units would be needed through the year 2025. Again, the majority of that need (approximately 2,677 units) is being addressed through projects that have been approved or are currently under construction. Thus, the City is ahead in terms of meeting the study's projected need for the provision of additional renter-occupied housing.

TABLE HO-19

***FORECAST NEED FOR AFFORDABLE HOUSING UNITS
DEFICIT BY INCOME CATEGORY***

INCOME	OWNER-OCCUPIED UNITS				RENTER-OCCUPIED UNITS			
	2005-2010 ⁽¹⁾	2010-2015	2015-2020	2020-2025	2005-2010	2010-2015	2015-2020	2020-2025
<= 30% AMI	165	189	207	226	98	81	68	52
30.01 - 50% AMI	162	194	213	248	95	84	70	58
50.01 - 80% AMI	277	287	295	310	161	124	98	72
80.01 - 120% AMI	354	328	315	296	115	141	105	69
120.01+ AMI	295	642	641	607	53	277	213	141
TOTALS	1,252	1,639	1,671	1,687	523	708	554	392

Source: Table based on data from AHNA, Shimberg Center for DCA (Projections)

(1) 867 units under construction were excluded from the 2005-2010 time period

The data in Table HO-19 is from the Affordable Housing Needs Analysis provided by the Florida Department of Community Affairs.

The table indicates that the greatest need is in the provision of owner-occupied housing for above moderate income households.

In terms of rental housing, again, the highest numbers are in the above moderate income category. With more than 1105 Section 8 vouchers, plus 817 other subsidized housing units already in use, additional subsidies will be needed to meet the rental needs of the very low income category. Although some of this need may be met through new construction under the City's affordable housing programs, it is anticipated that most of the units constructed under this program will be for the low to moderate income categories.

In terms of a needs analysis for rural and farmworker housing which is required by Administrative Rule 9J-5, Delray Beach is an urbanized community and there are no special needs for migrant/agricultural housing within the City limits.

AVAILABILITY OF LAND TO MEET THE HOUSING NEED

While the number of large vacant tracts of land remaining in the City is quite limited, there is sufficient land, and redevelopment opportunities available to accommodate the future population. There are approximately 16 vacant tracts which could potentially be used for residential development (see Map #3). Under their existing Future Land Use Map (FLUM) designations these parcels could accommodate a maximum of 2,052 housing units (see Table HO-20). These parcels have sufficient potential densities to

meet the projected demand of 1,775 additional units through 2010 and 277 of the 2,347 additional units through 2015.

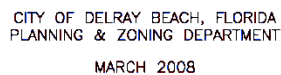
In addition to the 867 units already under construction, there are an additional 1,777 units approved in redevelopment projects. Construction of these projects would meet most of the additional projected demand through 2015. After, the remaining vacant parcels have been developed and the approved projects have been constructed, additional housing opportunities in the City will come from redevelopment in the downtown area, the Congress Avenue corridor, the Four Corners area at West Atlantic Avenue and Military Trail, and the workforce housing overlay districts. In the downtown area alone (CBD District) with base densities between 12 and 30 units per acre (higher with Conditional Use approval) there is the redevelopment potential for an additional 7,000 units. The redevelopment potential for residential development in the Congress Avenue corridor, with a potential density of 40 to 50 units per acre, is approximately 10,000 units. The redevelopment potential within the Four Corner Area, with a potential density of 30 units per acre, is an additional 1,800 units and within the workforce housing overlay districts, with potential densities from 18 to 24 units per acre, there is a potential for an additional 4,000 units. Permissible residential densities in these area, the a total potential of over 22,000 units is adequate to meet the demands well beyond the year 2025.

ADEQUACY OF THE HOUSING DELIVERY SYSTEM

There are no known problems with the present housing delivery system. Although the City experienced a boom in new development and redevelopment in the first half of the decade, the current downturn, as a result of the nationwide housing crisis, has considerably slowed growth. It is anticipated that the trend will continue, at least in the near future.

The City has worked with the development community to achieve the goals of the Housing Element, particularly with regard to the provision of a variety of housing types to meet the needs of its diverse population. For example, in the years since adoption of the 1989 plan, Phases II and III of the Sabal Lakes single family subdivision were approved (total of 245 moderately priced units); several moderate and upscale apartment projects have been completed (approximately 880 units); the Groves of Delray project provided 158 rental units for low and moderate income senior citizens; the Auburn Trace rental community was completed, providing 256 affordable housing units; the Allamanda Gardens single family home subdivision was completed, providing 36 homes for low/moderate income residents; and several high end townhouse projects have been constructed in the beach area. More recently, in 2003, the City put out and RFP for an affordable housing project on property it had acquired for a potential high school site. The subsequent development, known as Bexley Park, includes a mix of townhouse, triplex and single family homes with a total of 264 units.

TOVIN OF
GULF STREAM



POTENTIAL RESIDENTIAL UNITS
MAP #3

AGGREGATE PARCELS OF LAND, WHICH ARE VACANT OR UNDERDEVELOPED, 5 ACRES OR GREATER IN SIZE, AND HAVE A F.L.U.M. DESIGNATION OF LOW DENSITY, MEDIUM DENSITY, TRANSITIONAL, MIXED USE, OR RURAL RESIDENTIAL.

LEGEND:

ID LETTER:



PLANNING AREA — — — —
(ULTIMATE CITY BOUNDARY)

CITY LIMITS ---

TABLE HO-20

POTENTIAL RESIDENTIAL UNITS*May 2008*

MAP ID#	LAND USE DESIGNATION	CURRENT ZONING	ACRES	MAXIMUM POTENTIAL UNITS
A	MEDIUM DENSITY	RM-8	3.18	25
B	MEDIUM DENSITY	COUNTY	4.94	59
C	MEDIUM DENSITY	COUNTY	4.67	56
M	MEDIUM DENSITY	RM	7.1	127
	<i>SUBTOTALS</i>		<i>19.89</i>	<i>267</i>
D	TRANSITIONAL	A	2.43	29
F	TRANSITIONAL	A & POC	4.6	55
L	TRANSITIONAL	SAD	1.0	18
	<i>SUBTOTALS</i>		<i>8.03</i>	<i>102</i>
H	CONGRESS AVENUE MIXED-USE	MROC	6.5	260
J	CONGRESS AVENUE MIXED-USE	MROC	8.75	350
K	CONGRESS AVENUE MIXED-USE	MROC	7.0	280
	<i>SUBTOTALS</i>		<i>22.25</i>	<i>890</i>
N	COMMERCIAL CORE	CBD	3.25	97
	<i>SUBTOTALS</i>			
E	GENERAL COMMERCIAL	GG	4.3	129
O	GENERAL COMMERCIAL	GC	1.8	21
	<i>SUBTOTALS</i>		<i>6.1</i>	<i>150</i>
G	PREVIOUS APPROVAL	SAD	9.86	116
I	PREVIOUS APPROVAL	MIC	12.37	296
P	PREVIOUS APPROVAL	GC	7.8	134
	<i>SUBTOTALS</i>		<i>30.03</i>	<i>546</i>
	GRAND TOTALS:		<i>89.59</i>	<i>2,052</i>

To enhance the efficiency of the development review and permitting process, the City created a new wing in City hall that provides a “one-stop shop” for Planning, Zoning, Building, Code Enforcement, Community Development, and Occupational Licensing services. In addition to being in close physical proximity, all of the various departments involved in development review are linked to a computerized land management system, which helps to expedite and monitor the permitting process. The City also works closely with the Delray Beach Chamber of Commerce to ensure that any complaints from the development community are satisfactorily addressed, and changes implemented where appropriate.

In terms of meeting the future housing need, residential developments have recently been approved or are presently under construction, as described in Table HO-21. The list includes private sector projects that are currently under construction or which have recently received site plan approval. With the exception of 212 very low, 181 low to moderate and 239 moderate income units, in projects approved under the City’s workforce housing program, all of these units are in the above moderate income range. At present there are no private sector projects in process that would help to fulfill the future need for owner-occupied Very Low Income housing, and only a few owner-occupied units that would be affordable for Low Income residents. These needs will have to be addressed primarily through publicly subsidized programs.

TABLE HO-21

PRIVATE SECTOR HOUSING SUPPLY

NAME OF DEVELOPMENT	Number of Units	Workforce Units	Unit Type	Tenure
280/290 NE 2nd Avenue	9		Multi-family	Own
5th Avenue at Delray (under construction)	47		Multi-family	Own
912 Plat	3		Multi-family	Own
Alta Congress (under construction)	451	91 moderate	Multi-family	Rent
Antique & Country Pine	3		Multi-family	Own
Atlantic Shores	35		Multi-family	Own
Bahia Delray	46		Multi-family	Own
Bermuda Gardens Townhomes	3		Multi-family	Own
Cannery Row (under construction)	82		Multi-family	Own
Coda (under construction)	40	6 moderate	Multi-family	Own
Colony Palms (under construction)	45		Multi-family	Own
Engtec Building	4		Multi-family	Own
Gramercy Square Phase II (under construction)	38		Multi-family	Own
Grove Square	55		Multi-family	Own
Historic Depot Square	296	74 moderate	Multi-family	Rent
Latitude (under construction)	114		Multi-family	Own
Midtown Delray	116	32 low/mod	Multi-family	Own
Mira Flores	30		Multi-family	Own
Nieto Park	2		Multi-family	Own
Ocean Terrace Townhomes	6		Multi-family	Own
Palms of Delray Beach	14		Multi-family	Own
Parc Place	45		Multi-family	Own
Pineapple Grove, Ltd.	40		Multi-family	Own
SE 2nd Street Flats	23		Multi-family	Own
Seagate Beach Residences	30		Multi-family	Own
Seagate Villas/Micheal's Way	3		Multi-family	Own
South Block 77	6		Multi-family	Own
Venetian Drive Townhomes	4		Multi-family	Own
Village Parc	134	15 moderate	Multi-family	Own
Village at Delray	264	212 very low 52 low/mod	Multi-family	Rent
Village Square	326	150 low/mod	Multi-family	Own
Villas in the Grove (under construction)	90		Multi-family	Own
Waksmackl Building	1		Multi-family	Own
Worthing Place Apts	219		Multi-family	Own
Yacht Club at Delray Beach	20		Multi-family	Own

CREATION AND PRESERVATION OF AFFORDABLE HOUSING

The City's existing housing supply includes households having a wide range of economic ability. In the past, the City's efforts to create and maintain an adequate supply of housing for persons of very low, low and moderate income levels concentrated primarily on the construction of new owner-occupied homes on available vacant lots, and on the rehabilitation and preservation of existing affordable housing. Since there is very little vacant land left for development in the city, this strategy is no longer adequate to meet future demands. Additionally, most of the remaining vacant tracts are valued at a range that makes their feasibility for development as affordable housing extremely unlikely. Delray Beach is fortunate to have an existing housing supply which accommodates a wide range of income levels, as well as an extensive array of programs to enhance affordability. To ensure that there continues to be an adequate supply of housing to accommodate very low, low, and moderate income households, the City has implemented a Family/Workforce housing program. This program allows increased residential densities as an incentive for developers to provide affordable housing and includes provisions for both owner-occupied and rental housing. Units developed under the program must remain affordable for 40 years. Most of the new units provided under this program will come through the redevelopment of existing properties in the workforce housing overlay districts, the Congress Avenue corridor and the Four Corners area.

As Delray Beach experienced revitalization and growth, the value of real property began to increase dramatically. By 2006 the median price of a home in Delray Beach was \$479,000, while the median household income was just over \$50,000. It was estimated that 90% of Palm Beach County households could not afford to purchase a single family home. While some traditional subsidy programs were available to low and moderate income households, they generally provided that the homes could be resold at full market value after approximately 10 years. Also, the amount of the subsidies had to be continually increased to make up the ever-widening gap between the price of the home and the buyer's ability to pay. The community cried out for a more permanent and effective solution to address the lack of affordable housing.

The City of Delray Beach, in collaboration with the Delray Beach CRA, Florida Atlantic University, and the MacArthur Foundation produced the "Development without Displacement" handbook. The handbook recommended strategies to avoid the involuntary displacement of residents as communities faced redevelopment, and suggested ways for residents to organize to work to fight common housing issues. The concept of the community land trust, already operating in communities across the state and country, seemed to offer Delray Beach a way to build a more sustainable affordable housing supply.

In February 2005, the CRA established a committee to help create a land trust organization for Delray Beach. The committee included representatives from the CRA board of commissioners, the Delray Beach Housing Authority, city staff, and the professional consultant that helped draft the Southwest Neighborhood Redevelopment

Plan. After more than a year of planning and coordination, the Delray Beach Community Land Trust was established. The DBCLT became official after receiving its 501(c)(3) nonprofit status in March 2007. In January 2007, the DBCLT seated its first 12-member permanent board of directors at its annual meeting. The tripartite board consists of four DBCLT homeowners, four at-large community members, and four public and private stakeholders. The CRA executive director serves on the DBCLT board, as does a representative from the City, and the Delray Beach Housing Authority.

The Delray Beach Community Land Trust provides a middle ground where both individual families and the community at large can share in the long-term affordability and wealth creation that results from the wise investment of public money in privately owned housing. Its mission is to “create, preserve and protect the housing stock within the City of Delray Beach to provide for housing which is affordable for the workforce with incomes defined as moderate or less.” The DBCLT provides access to land and housing for people who are otherwise priced out of the housing market. One of the significant benefits for the homeowner is that when they decide to move, they can easily sell their home back to the Land Trust. A land lease agreement gives the CLT the right to buy each home back for an amount determined by a resale formula that gives the homeowner a fair return on investment while keeping the price affordable for other low income households.

The Delray Beach Community Land Trust is heavily supported by both the City of Delray Beach and the Delray Beach CRA. Upon its creation, the City donated a total of nine vacant lots to the Land Trust, where they could later build homes. Currently, the DBCLT staff is housed in approximately 1,300 square feet of office space at the City’s Neighborhood Resource Center and its annex building, occupying a total of eight offices. This office space is an in-kind service offered by the City, along with utility costs, computers, telephone and fax machines, and an additional \$750 for annual operating expenses.

As its major partner, the Delray Beach CRA supported the Community Land Trust by allocating a total of \$550,000 to the organization for 2006/07 operating expenses, and \$400,000 for the upcoming 2007/2008 fiscal year. The CRA has also obtained a \$7 million line of credit to provide land acquisition and construction financing to the CLT so that they could buy vacant lots and build new affordable housing. The construction loans are repaid to the CRA once the homes are sold, and the CRA writes off the cost of the land as a subsidy. The CRA also purchased and renovated two multi-family buildings that will be deeded to the DBCLT for permanent affordable rental housing. Because of such substantial support from the CRA and City, the DBCLT has quickly become one of the most active community land trusts in the nation. The DBCLT is expected to continue to add to the affordable housing stock of the city, and to provide many more residents with their first opportunity to become homeowners.

The City’s Community Improvement Department continually strives to create and implement new housing programs, working with various nonprofit groups and community development corporations, and aggressively pursuing all available sources

of funding. In addition to the federal funding available through the Community Development Block Grant (CDBG), the City has applied for and received federal funding through the HOME program, as well as dollars provided through the State Housing Initiative Partnership (SHIP). The City leverages its funds by forming and participating in partnerships with other housing providers. Until its replacement by the Community Land Trust Program in 2007, the Delray Beach Renaissance Program, created in 1995, was one such coordinated approach to housing delivery. Participants included the City, the Consortium for Affordable Housing (13 financial institutions), the Community Redevelopment Agency (CRA), the Delray Beach Housing Authority, the Delray Beach Center for Technology, Enterprise, and Development (TED Center), the Delray Beach Community Development Corporation (CDC), and several private builders. Private and public funds were pooled to finance the annual construction of 25 to 30 new homes for Very Low, Low, and Moderate income households. The City also continues to work with the Boca/Delray Habitat for Humanity, donating vacant lots through the Community Land Trust for the construction of affordable owner occupied single family housing.

Most of the infill housing that has been constructed to date is located in either the CDBG target area or the CRA area. This is due in part to the fact that most of the remaining affordable vacant lots are located in these areas.

The following table summarizes the available housing programs for owner-occupied units (see Table HO-12 for renter occupied projects).

TABLE HO-22

AFFORDABLE HOUSING PROGRAMS (OWNER OCCUPIED)

NAME OF PROGRAM	TYPE OF ASSISTANCE	AREA AVAILABILITY	UNITS PER YR	INCOME RANGE*
Bootstrap	Hsg. Rehab	Citywide	10	VL, L, M
CDBG Rehab	Hsg. Rehab	Target Area	10	VL, L
SHIP Rehab	Hsg. Rehab	Citywide	10	VL-L
CRA Curb Appeal Program	Hsg. Rehab	West Atlantic SW and NW Neighborhoods	10-15	VL, L, M
CRA Loan Subsidy	Hsg. Rehab	CRA Area	15	No limit
Community Land Trust (CLT)**	New Construction	Target Area	25-30	VL, L, M

*VL=Very Low; L=Low; M=Moderate **Includes HOME and SHIP program dollars

In addition to the programs listed above, the City conducts a number of programs and activities that are intended to improve the overall condition and livability of its neighborhoods. Many of these activities are organized through the Neighborhood Association Program, which provides assistance in the creation of neighborhood associations to enhance communication among residents and help them to address problems in their areas. Through the Neighborhood Association Program, more than 100 such associations have been organized to become involved in crime prevention, beautification, recreational programming, community gardening, and other issues that are relevant in their neighborhoods. Other aspects of the Neighborhood Association Program which are intended to stabilize and improve the appearance and condition of the City's neighborhoods include the annual Paint Up Delray program, which provides free exterior paint jobs to approximately 30 low income households each year, the Adopt-A-Tree program (provides free street trees), and the Adopt-A-Street and Anti-Litter programs (litter control).

The City's Community Police program has resulted in the establishment of four substations in various neighborhoods, allowing for regular interaction between police officers and residents, who work together to create a safer environment. The City's Planning and Zoning Department and Community Redevelopment Agency coordinate on the preparation of Strategic Task Team Neighborhood Action Plans to implement improvements in streetscape, lighting, traffic and pedestrian circulation, land use, and various other aspects of neighborhood life.

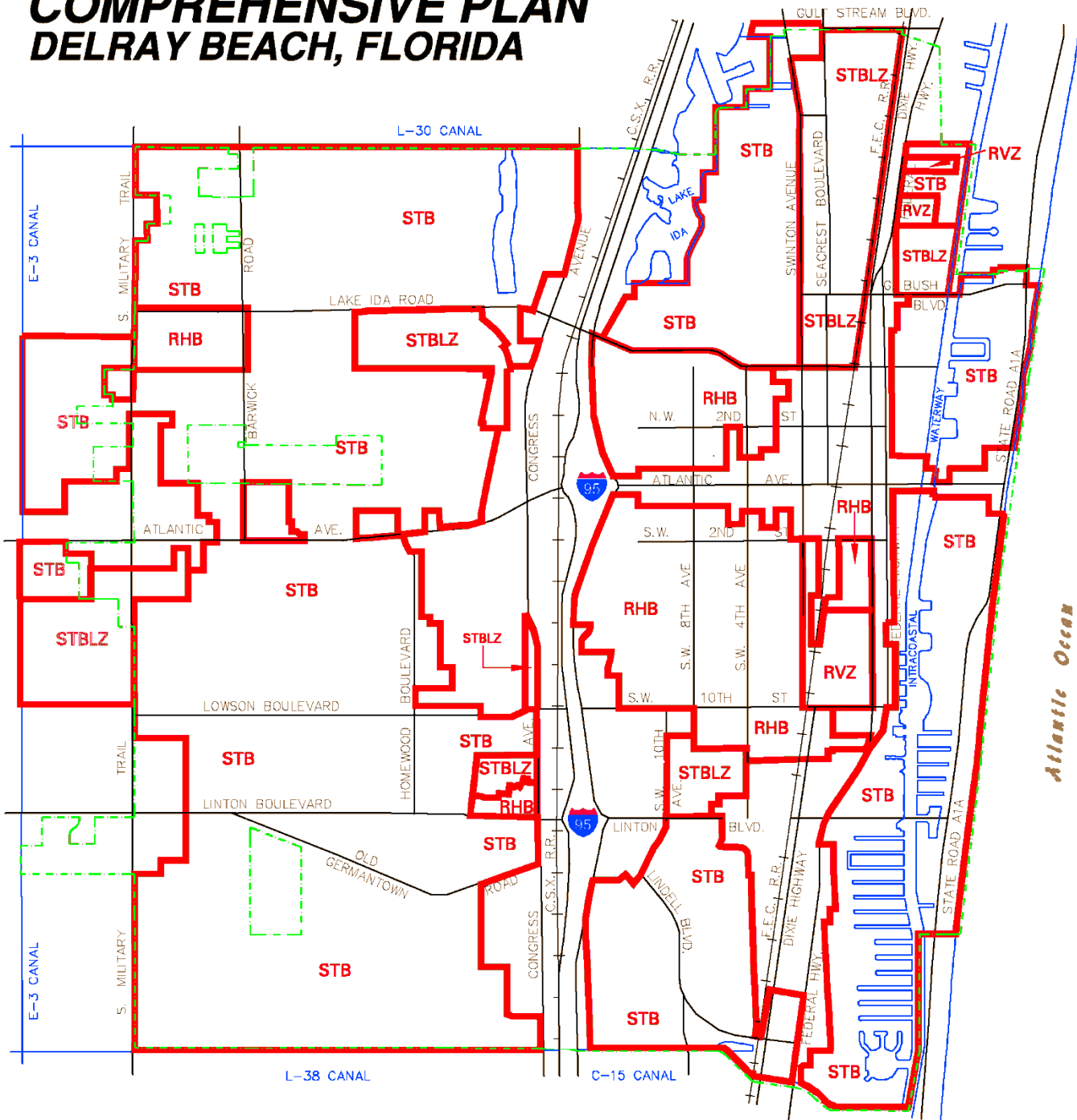
The City is committed to continuing and enhancing all of these programs in order to improve its neighborhoods, eliminate substandard housing, and enhance the overall value of the housing stock. The degree to which these programs are implemented in the various neighborhoods will depend upon the level of need, which was determined by the City's Housing Task Team in the creation and updating of this Element. Neighborhoods were classified as to their overall appearance and condition of the structures and infrastructure (see Map #22). The programs are to be implemented accordingly, as described in Goal Area "A" of the Goals, Objectives, and Policies. The neighborhood categories and their applicable descriptions are as follows:

- ☐ **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.

Special needs housing, such as foster homes, group homes, etc., is accommodated through the City's land development regulations. Community residential facilities are permitted per state statutes, and other group housing arrangements such as abused spouse residences, nursing homes, and assisted living facilities are allowed as permitted or conditional uses in the various residential zoning districts, several commercial/office districts, and the Community Facilities (CF) zoning district.

Significant historical properties and archaeological sites are protected through the City's Historic Preservation Ordinance. As noted in Table HO-15, there are within the City 1,347 buildings or sites listed in the Florida Master Site File, five (5) on the National Register, and thirty (30) on the Local Register, as well as five (5) locally registered historic districts. Most of the significant housing stock is located within the districts, however, recent surveys have indicated significant concentrations outside of the designated districts. Within these established districts, and for all individually listed properties, the Historic Preservation Board must issue a Certificate of Appropriateness for changes in use, new construction, demolitions, and exterior building modifications. The City regularly evaluates and re-evaluates its older building stock and potential archaeological sites to determine if the age and historical, architectural or archaeological character of the property warrants the creation of new districts or an individually listed property or supports modification to an existing designation. The City also promotes the preservation of historic structures through the tax abatement program, which allows for the exemption of property taxes for improvements to qualified properties for a ten year period.

COMPREHENSIVE PLAN DELRAY BEACH, FLORIDA



CITY OF DELRAY BEACH, FLORIDA
PLANNING & ZONING DEPARTMENT

MARCH 2008

RESIDENTIAL NEIGHBORHOOD CATEGORIZATION MAP MAP #22

LEGEND: STB — STABLE
STBLZ — NEEDING STABILIZATION
RVZ — NEEDING REVITALIZATION
RHB — NEEDING REHABILITATION
CITY LIMITS — — — — —

OTHER HOUSING ISSUES AND NEEDS

Acquisition of Vacant Lots

The City will continue to acquire lots for affordable housing through its Partnership with Palm Beach County with lots from the Palm Beach County Lots Available List. The City has acquired approximately 20 lots under this program in the past 5 years and 16 lots were transferred to the Community Land Trust.

Mansionization Effect

Another housing issue in the City is the “mansionization” trend that was occurring primarily east of the Intracoastal, until the Beach Overlay district was created in 2005. This trend is now occurring in other neighborhoods, where escalating land prices have made existing, older homes obsolete. Those homes are being demolished in favor of newer structures that are typically much larger in size and scale than is typical of the surrounding neighborhood. The City will provide planning and technical assistance to implement neighborhood-supported initiatives aimed at preserving the character of existing residential areas. Such assistance may involve the formulation of regulations that would limit the size and scale of new homes to be consistent with existing structures within a defined neighborhood, and analysis of the housing inventory to determine if the area qualifies for designation as a historic district, and similar measures. The second overlay district to deal with this issue was created in 2008 for the Lake Ida Neighborhood.

Housing in the Downtown Area

One of the most important objectives of the City’s overall housing policy is the establishment of housing in the downtown area. In the years since adoption of the 1989 Comprehensive Plan the downtown has changed from a somewhat sleepy, seasonally-oriented shopping district to a vibrant year-round retail, service, and entertainment area with an active night life. A critical missing element is a significant housing development. The City recognizes the importance of providing housing in close proximity to shopping, employment, and transportation, and the need to have a residential base to support the businesses in the downtown area.

GOALS, OBJECTIVES, AND POLICIES

GOAL AREA “A” MAINTAIN A SAFE AND ADEQUATE SUPPLY OF HOUSING

Objective A-1 Program of Information Exchange

- Policy A-1.1 Neighborhood Program Specialist
- Policy A-1.2 Monthly Newsletter
- Policy A-1.3 Courtesy Notices
- Policy A-1.4 Town Hall Meeting
- Policy A-1.5 Neighborhood Resource Center

Objective A-2 Residential Categorization Map

- Policy A-2.1 Categorization of Neighborhoods
- Policy A-2.2 Updating of Map

Objective A-3 Stable Neighborhoods

- Policy A-3.1 Neighborhood Association
- Policy A-3.2 Most Restrictive Zoning

Objective A-4 Stabilization Neighborhoods

- Policy A-4.1 Neighborhood Association
- Policy A-4.2 Regular Contact by City
- Policy A-4.3 Priority in Code Enforcement
- Policy A-4.4 Most Restrictive Zoning

Objective A-5 Revitalization Neighborhoods

- Policy A-5.1 Neighborhood Association
- Policy A-5.2 Regular Contact by City
- Policy A-5.3 Priority in Code Enforcement/Law Enforcement
- Policy A-5.4 Capital Improvement Programming
- Policy A-5.5 Neighborhood Plan

Objective A-6 Rehabilitation Neighborhoods

- Policy A-6.1 Housing Programs
- Policy A-6.2 Neighborhood Association
- Policy A-6.3 Regular Contact by City
- Policy A-6.4 Priority in Code Enforcement/Law Enforcement
- Policy A-6.5 Capital Improvement Programming

Objective A-7 **Elimination of Substandard Housing**

- Policy A-7.1 Rehabilitation Funds
- Policy A-7.2 State and Federal Programs
- Policy A-7.3 Rehabilitation of Occupied Units
- Policy A-7.4 Other Programs

Objective A-8 **Elimination of Unsafe Structures**

- Policy A-8.1 Unsafe Buildings and Structures Ordinance

Objective A-9 **Historically Significant Housing**

- Policy A-9.1 Historic Preservation Ordinance
- Policy A-9.2 Historic Designations

Objective A-10 **Displacement of Residents**

- Policy A-10.1 Contact and Consultation
- Policy A-10.2 Relocation Policy

Objective A-11 **Neighborhood Protection Policies**

- Policy A-11.1 Street Modification Impacts
- Policy A-11.2 Streetscape Requirements
- Policy A-11.3 Impact of Proposed Developments
- Policy A-11.4 Size and Scale of New Homes

Objective A-12 **Cultural Diversity**

- Policy A-12.1 Outreach Programs
- Policy A-12.2 Overcrowding

Objective A-13 **Condition of Schools**

- Policy A-13.1 Physical Improvements
- Policy A-13.2 Participation by City

GOAL AREA “B” SUPPLY OF NEW HOUSING TO MEET FUTURE NEEDS

Objective B-1 **Adequate Supply of Very Low/Low/Moderate Income Housing**

- Policy B-1.1 Renaissance Program
- Policy B-1.2 Habitat for Humanity
- Policy B-1.3 HOME and SHIP Funds
- Policy B-1.4 Manufactured Housing

Policy B-1.5 Rental Housing Assistance
Policy B-1.6 Waiver Restrictions

Objective B-2 **Variety of Housing Types**

Policy B-2.1 Single Family Detached
Policy B-2.2 Housing for Various Age Ranges
Policy B-2.3 Variety of Styles and Types
Policy B-2.4 Foster Care

Objective B-3 **Streamlining of Permit Process**

Policy B-3.1 Expedited Permits for Affordable Housing
Policy B-3.2 Monitor Review Practices
Policy B-3.3 Group Home Ordinance *[Deleted by Amendment 10-1]*

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.*

Objective A-1

The City shall keep updated and continue to improve its program of information exchange with its neighborhoods. The purpose of this program is to provide a stronger mechanisms of information through which these areas are kept aware of the overall condition of the City, potential threats to the stability of the neighborhoods, and the information and assistance that is available to residents. The program is to be implemented through the following policies.

Policy A-1.1 The Community Improvement Department shall maintain a staff position or positions whose main emphasis is on the organization and continuation of neighborhood associations. The main purpose of forming these associations is to organize residents to work with the City to improve their neighborhoods. The Community Improvement Department shall maintain, and regularly update, a map of the boundaries of each association and the names of the official representatives.

Policy A-1.2 The City shall continue to publish, at least monthly, a newsletter that is intended to provide information on services, events, and activities that are of interest to the City’s residents. This newsletter will be mailed to the representatives of all neighborhood and homeowner associations.

Policy A-1.3 The City shall provide “courtesy notices” to the representatives of the various homeowner and neighborhood associations, of upcoming advisory board meetings which involve land use and development activities which may potentially impact their neighborhoods. Each association should identify the area or areas of the City which are of particular concern to them.

Policy A-1.4 At least once a year, the City Commission and the Planning and Zoning Board shall conduct a Town Hall Meeting, the purpose of which is to provide a report to its citizens of progress made in achieving the goals and objectives of the Comprehensive Plan, and to allow citizens to have input regarding infrastructure needs and other problems that they wish the City to address.

Policy A-1.5 Each City resident shall have access to the Neighborhood Resource Center which provides services to enhance neighborhoods and enrich quality of life through the delivery and connection of services that educate, develop financial management skills, and promote productive lifestyles. The NRC shall provide technical assistance to residential neighborhood associations and work to promote a sense of community throughout the City.

Objective A-2

The Planning and Zoning Department shall maintain a Residential Neighborhood Categorization Map as an integral part of this Housing Element. The main objective of the categorization is to identify the level of need in each neighborhood to be updated every year, which in turn will determine the important strategies to be taken in meeting that need. The map shall be widely distributed.

Policy A-2.1 Each residential area shall be categorized in terms of the descriptions provided in this Housing Element, and shall be identified as such on the Residential Neighborhood Categorization Map.

Policy A-2.2 The Planning and Zoning Department shall update the Residential Categorization Map, with the assistance of the Community Improvement Department and a citizen task team, at least once a year.

Objective A-3

For those areas identified as “stable residential” on the Residential Neighborhood Categorization Map, the City shall implement the following policies to ensure that they remain “stable residential” and do not decline.

Policy A-3.1 Each area of the City that is identified as “stable residential” shall be included within a neighborhood association which has an official representation. The purpose and implementation of this policy is as provided in Objective A-1 and its related policies.

Policy A-3.2 The most restrictive residential zoning district that is applicable given existing development patterns and typical lot sizes shall be applied to these neighborhoods and affixed to the zoning map. Requests for rezonings to a different zoning designation, other than Community Facilities, Open Space, Open Space and Recreation, or Conservation shall be denied.

Objective A-4

For those areas identified as “needing stabilization” on the Residential Neighborhood Categorization Map”, the City shall take measures to prevent further decline (i.e environmental impact, police activity, traffic, building height and density), and to help move the neighborhood toward a classification of “stable” residential,” without displacement of existing residents.

Policy A-4.1 The City shall initiate efforts to create a neighborhood association (if one does not exist). The purpose and implementation of this policy is as provided in Objective A-1 and its related policies.

Policy A-4.2 The Community Improvement Department, through its Neighborhood Planner (or equivalent) position, shall maintain regular personal contact with the representatives of the associations through attendance (on at least a quarterly basis) at association meetings and by acting as a liaison with the City to resolve matters of concern to the neighborhood.

Policy A-4.3 These areas shall have some priority in terms of targeting of code enforcement activities. That priority could take the form of task teams directed at solving specific problems, assignment of additional staff for specified periods, or any other measure that increases the level of activity to produce results.

Policy A-4.4 The most restrictive residential zoning district that is applicable given existing development patterns and typical lot sizes shall be applied to these neighborhoods and affixed to the zoning map. Requests for rezonings to a different zoning designation, other than Community Facilities, Open Space, Open Space and Recreation, or Conservation shall be denied.

Objective A-5

For those areas identified as “needing revitalization” the City shall take measures to prevent further decline, (i.e environmental impact, police activity, traffic, building height and density), and to help move the neighborhood toward a classification of “stable” residential,” without displacement of existing residents.

Policy A-5.1 The City shall initiate efforts to create a neighborhood association (if one does not exist). The purpose and implementation of this policy is as provided in Objective A-1 and its related policies.

Policy A-5.2 The Community Improvement Department, through its Neighborhood Planner (or equivalent) position, shall maintain regular personal contact with the representatives of the associations through attendance (on at least a quarterly basis) at association meetings and by acting as a liaison with the City to resolve matters of concern to the neighborhood.

Policy A-5.3 These areas shall have some priority in terms of targeting of code enforcement and law enforcement activities. That priority could take the form of task teams directed at solving specific problems, assignment of additional staff for specified periods, or any other measure that increases the level of activity to produce results.

Policy A-5.4 These areas shall have some priority in terms of scheduling of capital improvements (infrastructure) which will assist in arresting visible signs of deterioration.

Policy A-5.5 These areas shall be provided assistance through the creation of a Strategic Task Team Neighborhood Action Plan, which is a comprehensive evaluation of the physical and social characteristics of the neighborhood which have an effect on the quality of life of its residents. The plans shall be prepared by the Community

Improvement Department with input from the Community Redevelopment Agency if located within the CRA district.

Objective A-6

For those areas identified as “needing rehabilitation” on the Residential Neighborhood Categorization Map, the City shall provide comprehensive programs of code enforcement, public investment in infrastructure, including pocket parks, public assistance to residents and in the rehabilitation of structures, public action in the provision of replacement housing, opportunities for new private development, wherein development impacts must be addressed, and special social programs, all directed toward the stabilization and revitalization of those designated areas, without displacement of existing residents. This objective shall be accomplished through the following policies.

Policy A-6.1 These areas shall have first priority for housing programs identified under Housing Element Objective A-7.

Policy A-6.2 The City shall initiate efforts to create a neighborhood association (if one does not exist). The purpose and implementation of this policy is as provided in Objective A-1 and its related policies.

Policy A-6.3 The Community Improvement Department, through its Neighborhood Planner (or equivalent) position, shall maintain regular personal contact with the representatives of the associations through attendance (on at least a quarterly basis) at association meetings and by acting as a liaison with the City to resolve matters of concern to the neighborhood.

Policy A-6.4 These areas shall have the highest priority in terms of targeting of code enforcement and law enforcement activities. That priority could take the form of task teams directed at solving specific problems, assignment of additional staff for specified periods, or any other measure that increases the level of activity to produce results.

Policy A-6.5 These areas shall have some priority in terms of scheduling of capital improvements (infrastructure) which will assist in arresting visible signs of deterioration.

Objective A-7

The City shall work to upgrade substandard housing conditions by providing programs to improve the structural and aesthetic conditions of its existing housing stock and neighborhoods and address the needs of displaced residents. Most programs will be targeted to those areas that are showing the greatest signs of deterioration (those identified as “needing Revitalization” or “needing Rehabilitation” on the Residential Neighborhood Categorization Map); others will be available citywide.

Policy A-7.1 Through its CDBG program, the City will continue to offer housing rehabilitation loans for the upgrading of substandard owner-occupied housing in designated target areas.

Policy A-7.2 The City will participate in state and federal programs such as SHIP (State Housing Initiatives Partnership) and HOME, and to provide for the purchase and rehabilitation of existing housing and the construction of new housing.

Policy A-7.3 The City will provide local funding for the rehabilitation of the exterior of existing owner-occupied units, including improvements such as new landscaping, painting, and replacement of doors and windows. This program shall be available on a citywide basis.

Policy A-7.4 The City will continue to promote and fund programs such as Paint-Up Delray, Adopt-A-Street (litter control), Adopt-A-Tree (street tree plantings), and similar programs intended to improve the appearance of its neighborhoods.

Objective A-8

Code enforcement will be restructured and focused in the City in order to eliminate unsafe structural conditions in its neighborhoods. The City will ensure that housing units that cannot be effectively rehabilitated will be demolished when absolutely necessary and that they are replaced with structures compatible with the neighborhood.

Policy A-8.1 This objective will be implemented in accordance with the standards and criteria included in Article 7.8 of the Land Development Regulations, Unsafe Buildings and Structures.

Objective A-9

The City shall support the conservation and rehabilitation of historically significant housing, especially where such housing is an identifying characteristic of a particular neighborhood.

Policy A-9.1 This objective will be implemented in accordance with the standards and criteria of Section 4.5.1 of the Land Development Regulations, Historic Preservation Sites and Districts.

Policy A-9.2 The City will promote the use of historic designations as a revitalization tool in its preparation of Strategic Task Team Neighborhood Action Plans for those areas which have a significant inventory of historic structures.

Objective A-10

Displacement of individuals from their current living situation is generally undesirable, however, at times it is necessary to displace individuals because of immediate dangers

to health and safety or to accommodate redevelopment efforts. Displacement shall be accommodated in a sensitive manner and shall be guided by the following policies.

Policy A-10.1 All situations involving displacement, except those initiated by and fully accommodated by landlords, shall be brought to the attention of the Community Improvement Department. The Department shall make personal contact with the individuals being displaced and shall document whether or not public assistance is required or desired or appropriate.

Policy A-10.2 Displacement of owner-occupants or tenants shall be handled in accordance with the City's adopted relocation policy.

Objective A-11

To assist residents of the City in maintaining and enhancing their neighborhood, the City, through public input and notification, shall take steps to ensure that modifications in and around the neighborhood do not lead to its decline, such as those described in the following policies.

Policy A-11.1 The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood, and shall allow opportunity for public input on the proposed change. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.

Policy A-11.2 There shall be strict adherence to streetscape landscaping requirements. Street plantings shall be consistent and compatible within a neighborhood, thus reinforcing a neighborhood theme and character.

Policy A-11.3 In evaluating proposals for new development or redevelopment, the City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

Policy A-11.4 The City will provide planning and technical assistance to implement neighborhood-supported initiatives aimed at preserving the character of existing residential areas. Such assistance may involve the formulation of regulations that would limit the size and scale of new homes to be consistent with existing structures within a defined neighborhood, and analysis of the housing inventory to determine if the area qualifies for designation as a historic district, and similar measures.

Objective A-12

The City shall continue to implement special outreach programs to help all residents understand applicable codes and ordinances.

Policy A-12.1 The City will continue to implement special outreach programs to help new residents understand applicable codes and ordinances regarding lawn maintenance, trash disposal, parking, etc.

Policy A-12.2 Wherever problems of illegal conversions of dwelling units and overcrowding exist, it shall be a priority of the Code Enforcement division to address and eliminate the problem.

Objective A-13

Recognizing that the condition and operation of its schools has a direct bearing on the stability of its neighborhoods, the City will continue its efforts to upgrade and improve schools located within its boundaries.

Policy A-13.1 The future of the public schools located in the City of Delray Beach is vital to the future of the associated neighborhoods. The City will continue to lobby the Palm Beach County School District to provide investment in physical improvements, staffing, and curriculum in order to have these facilities be assets to the neighborhoods.

Policy A-13.2 Where appropriate, the City will work in partnership with the School District to facilitate the improvement of local schools. If the City determines that financial investment is required, such investment shall be accomplished through interlocal agreements with the school district.

GOAL AREA “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**

Objective B-1

The City shall work to ensure that there continues to be an adequate supply of quality housing to accommodate very low, low, and moderate income households.

Policy B-1.1 The Community Improvement Department will continue to participate in partnerships, which coordinate the efforts of private and non-profit sectors to provide new single family housing throughout the City.

Policy B-1.2 The City will continue to acquire lots from the Palm Beach County Lands Available List to be used for the provision of affordable infill housing by programs such as the Delray Beach Community Land Trust or Habitat for Humanity.

Policy B-1.3 The City will utilize funds available from state and federal programs such as HOME and SHIP to create homeownership opportunities for very low, low, and moderate income households. These funds will be made available citywide in order to avoid a concentration of affordable housing in specific areas of the City.

Policy B-1.4 Manufactured housing will continue to be permitted throughout the City, provided that it complies with building code requirements and is consistent with the aesthetic standards of the community.

Policy B-1.5 The City shall, through its Housing Authority, pursue increases in its allotment of Section 8 vouchers/certificates to provide for affordable rental housing. However, the City will not participate financially in the construction of new affordable rental housing projects.

Policy B-1.6 Due to the potential negative impact on the stability of its existing residential neighborhoods, the City does not support waivers of infrastructure requirements, provision of adequate parking and activity areas, or any reduction in the overall quality of new housing as a means of achieving affordability, particularly in areas of the community which are currently experiencing deterioration.

Objective B-2

Redevelopment and the development of new land shall result in the provision of a variety of housing types and other amenities (i.e. bike trails, parks, sidewalks) to accommodate the diverse economic makeup of the City's demographic profile, and meet the housing needs of all residents. Policies which will implement this objective include:

Policy B-2.1 Vacant land areas west of I-95, shown on the Future Land Use Map as low density residential, shall be retained for single family detached housing or low density planned unit residential development.

Policy B-2.2 The development of new adult oriented communities within the City is discouraged. New housing developments shall be designed to accommodate households having a range of ages, especially families with children, and shall be required to provide 3 and 4 bedroom units and activity areas for children ranging from toddlers to teens. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

Policy B-2.3 New housing developments shall include a range of housing types that offer variety in size, color, and style.

Policy B-2.4 Foster care homes shall be permitted in all residential zoning districts. Community Residential Homes and other group home facilities that are licensed by the state shall be a permitted or conditional use in the City's residential zoning districts, based upon their size and level of intensity.

Objective B-3

The Community Improvement Department and the Planning and Zoning Department will work to streamline and expedite the review and permitting process and minimize costs and delays for housing, especially affordable housing. These departments shall operate under the philosophy of private enterprise regarding efficiency and delivery of product.

Policy B-3.1 The City will expedite the processing of building permits for homes being constructed through City-sponsored affordable housing programs.

Policy B-3.2 The City shall continually monitor its development review practices to ensure that applications are being processed in a timely manner, and shall regularly implement new programs and technological improvements to expedite the review and approval process.

Policy B-3.3 *[Deleted by Amendment 10-1]*