

City of Delray Beach

*100 N.W. 1st Avenue
Delray Beach, FL 33444*



Minutes - Final

Thursday, June 9, 2022

6:00 PM

City Hall First Floor Conference Room

Affordable Housing Advisory Committee

FINAL APPROVED MINUTES
AFFORDABLE HOUSING ADVISORY COMMITTEE
CITY OF DELRAY BEACH
MEETING DATE: June 9, 2022

MEETING PLACE: 1st FLOOR CONFERENCE ROOM

1. CALL TO ORDER

The meeting was called to order by Andrea Stewart-Bruton, Board Co-Chair at 6:01 PM.

2. ROLL CALL

A quorum was present.

Members present Richard Kasser, Kristyn Cox, Allen Zeller, Deborah Davis Walker, Andrea Stewart -Bruton, Edmee Morin-Kougoucheff, Angela Burns (Arrived at 6:13pm),Serena Spates
Absent Joanne McGinnis, Commissioner Ryan Boylston, Jennifer Jones

Staff Present Lawonda Warren, Ferline F. Mesidort, Ellen DeLima

3. APPROVAL OF AGENDA

Motion to approve the June 9, 2022, AHAC Agenda was made by Kristyn Cox and seconded by Debra Davis-Walker, all voted in favor.

Motion Carried 8-0

4. APPROVAL OF MINUTES

Motion to approve the May 12, 2022, AHAC Committee minutes made by Kristyn Cox and seconded by Mr. Kasser, all voted in favor.

Motion Carried 8-0.

- 5. PUBLIC COMMENTS:** Joshua Streckert spoke about the Workforce Housing Program at The Caspian rental community and the administration of the Workforce Housing Covenant. The development regulations stipulate the 35% affordability rate of the gross income of the tenant. Specifically, the definitions are listed in the Land Regulations 4.7 Family Workforce Housing Ordinance. He asked if the Board could enforce the 35% affordability rate.

6. OLD BUSINESS –Development Services Update:

Ordinance No. 10-22 Summary: Removed ‘the step’ for maximum rent for rental properties; modified the permissible convenance of properties with restrictive covenants; and revised the maximum sales price requirements to align with state standards. Approved by Commission on 5/17/22.

Ordinance No. 20-22 Summary: Updates the regulations in Mixed Residential, Office and Commercial (MROC) zoning district regulations to establish a clear standard and incentive density for properties over 2,500 feet from the Tri Rail station.

7. NEW BUSINESS

a. Presentation of Delray Beach Habitat for Humanity by Holly Carson-Pardue, Director of Homeowner Services. The mission statement: Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope. Habitat for Humanity is the lender and they partner with banks for 30 year no interest mortgages and attorneys that work pro bono. They offer a Neighborhood Revitalization Program that can replace roofs, impact doors and windows etc... Habitat for Humanity owns the land; however, the homeowner owns the structure. The homeowner's mortgage payment remains affordable. The homeowners help build the homes through sweat equity.

b. Presentation of Delray Beach Housing Authority by Shirley Erazo, President & CEO, Jakeleen Fernandez, Vice President of Operations Delray Housing Group, Inc. and Bridgette Huff – Section 8 and FSS Coordinator. The Housing Authority received 9,000 applications during the open application process but could only accept 500. The Housing Authority has a Self-Sufficiency Prom to assist people with paying down debt, car payments etc... The Delray Housing Group is a non-profit agency that develops and manages affordable housing. Started with purchasing one unit in 2004 to managing 835 units today. There are 18 staff members that manage the programs for the Delray Housing Group. Carver Estates, Village Square Family and coming online is the Island Cove Project (60 affordable rentals to name a few).

c. Presentation of Delray Beach Community Development Corporation (CDC) by Mrs. Yvonne Odom, President and Ali Levin, Executive Director. The mission of the Delray Beach CDC is to provide sustainable housing opportunities, stimulate economic development and investments in our community, and improve the quality of life for our community while striving for equity. The Delray Beach CDC intends to be a premier community development organization recognized for revitalizing and building healthy and sustainable communities where people of different incomes, ethnicities, races and background live with dignity and fulfillment.

8. **DISCUSSION CONCERNING NEXT MEETING AGENDA** – Mr. Kasser asked for the next meeting to touch on the public comment. He would like to see listing of all projects granted workforce housing. A spreadsheet by project and how many units being rented. Ms. Cox asked for Development Services update presentation at the next meeting. Also, an explanation of amending the LDR's. Staff informed AHAC they were granted two additional meetings for June 9th 2022 and August 11, 2022. Staff would need to make another request to the CM for additional meetings after August 11th. Ms. Cox asked if there is a reappointment of board members on a City Commission Meeting Agenda before the August 11th 2022 meeting? The next meeting agenda will be a discussion for a timeline of future meetings. Another item for the next meeting agenda is to discuss the Housing Comprehensive Plan and the role of the Affordable Housing Advisory Committee (AHAC).

9. **MEMBER COMMENTS:** Ms. Cox commented on how amazing the presentations were this evening. There was not a lot of dialogue so a request for additional workshops to meet with the agencies that presented in order to ask more questions and learn how the AHAC can work better together with the agencies. The Federal government determines the income limit grid for the workforce housing program. There are covenants in place for the current WFH communities.

10. ADJOURNMENT Ms. Cox made a Motion to adjourn the meeting at 7:52PM and Ms. Stewart-Bruton seconded the motion. All voted in favor. Motion Carried 8-0

Affordable Housing Advisory Committee
June 9, 2022, Meeting Minutes

The undersigned is the Secretary of the Affordable Housing Advisory Committee and the information provided herein is the minutes of the meeting of said Affordable Housing Advisory Committee on June 9, 2022, which minutes were formally approved and adopted by the Board on August 11, 2022.

ATTEST:



CHAIR



ADVISORY BOARD LIAISON

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 Affordable Housing Advisory Committee. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.