



**CRA Board Redevelopment Workshop #2
Community Redevelopment Agency Board Meeting
Saturday, May 21, 2022 - 9:00 AM
GoToWebinar Online Meeting and City Hall Chambers, 100 E. Ocean Avenue**

Present:

Mayor Ty Penserga
Vice Mayor Angela Cruz
Commissioner Thomas Turkin (virtual)
Commissioner Aimee Kelley

Thuy Shutt, Executive Director
Timothy Tack, Assistant Director
Theresa Utterback, Dev. Services Manager
Vicki Hill, Finance Director
Bonnie Nicklien, Grants & Projects Manager
Vicki Curfman, Admin Assistant
Tammy Stanzione, Deputy City Clerk

1. Welcome Remarks by CRA Board Chair Ty Penserga and CRA Director Thuy Shutt

Mayor Penserga called the meeting to order at 9:10 AM.

Mayor Penserga introduced the workshop topic and thanked all guests with a special recognition of former Delray Beach Mayor Jeff Perlman.

CRA Executive Director Thuy Shutt welcomed all attendees and spoke about the significance of community partnerships.

2. Invocation

The Invocation was given by Mayor Penserga.

3. Pledge of Allegiance

Mayor Penserga led the Pledge of Allegiance to the Flag.

4. Roll Call

Deputy City Clerk Tammy Stanzione called the roll. A quorum was present.

5. Agenda Approval

- A.** Additions, Deletions, Corrections
- B.** Adoption of Agenda

Motion

Commissioner Turkin moved to approve the agenda as presented. Commissioner Kelley second the motion. The motion passed unanimously.

6. Workshop #2 - Balancing Priorities and Needs and Affordable Housing

- A.** Balancing CRA Redevelopment Needs - Jeff Perlman, former Mayor of Delray Beach and Diane Colonna, former Delray Beach CRA Executive Director

Ms. Shutt introduced Mr. Perlman and Ms. Colonna and summarized their backgrounds.

Mr. Perlman and Ms. Colonna provided a historical overview of Downtown Delray Beach and the formation of the Delray Beach CRA. He noted what worked well for Delray Beach included:

- Visioning
- Citizen Involvement (and buy-in)
- Relentless focus on implementation
- Political will to stay true to the Vision

Mr. Perlman shared the Delray Beach Visioning Process, called "Visions 2000" included:

- 100+ citizens representing the City's diverse population participated
- Identified Community Character: "Village by the Sea"
- Emphasis on downtown revitalization, cultural and educational resources
- CRA was to play a role in implementing the adopted vision

Mr. Perlman and Ms. Colonna reviewed the street beautification of Atlantic Avenue, Downtown Master Plan and the US 1 Corridor Enhancement Project.

Ms. Colonna spoke on Delray Beach affordable housing strategy and initiatives, including the creation of the Delray Beach Community Land Trust.

Mr. Perlman shared the W. Atlantic Avenue beautification and Gateway feature.

In response to Mayor Penserga's question, Ms. Colonna confirmed the Gateway feature was funded by the CRA.

Ms. Colonna reviewed the CRA Property Acquisition and RFP Process.

Mr. Perlman concluded with take-aways and additional thoughts.

Commissioner Turkin said he was glad they spoke about height restrictions and feedback from the community.

Mr. Perlman said density “done right” has value.

Mayor Penserga asked Mr. Perlman to speak further on process.

Mr. Perlman described the applicant process, dialogue, and density bonuses for workforce housing.

Mayor Penserga asked about payment in lieu.

Mr. Perlman responded about their experience in Delray Beach.

Mayor Penserga asked how often a City should conduct a visioning session.

Mr. Perlman said Delray Beach opted for visioning approximately every ten years but noted it was important to look at changing environments.

Commissioner Kelley asked about Delray Beach’s experience with preserving open and green space during development.

Mr. Perlman described how Delray Beach addressed the balance and adhered to the ordinance.

In response to Commissioner Kelley’s question, Mr. Perlman and Ms. Colonna shared additional thoughts on lessons learned.

B. Statewide and Local Affordable Housing Initiatives - Suzanne Cabrera, President & CEO of the Housing Leadership Council

Ms. Shutt introduced Ms. Cabrera and summarized her background.

Ms. Cabrera reviewed state and local funding sources. She summarized the Sadowski Housing Trust Fund program, FY2022-2023 Final Budget, and the Project SHIP 2022-2023. She referenced the Palm Beach County Affordable Housing Needs Assessment and reviewed the following four focus areas:

- Funding & Financing
- Planning & Regulatory Reform
- Neighborhood Revitalization
- Racial Equity

She stated the goal is the creation of 20,000 Workforce and Affordable Housing Units in the next ten years.

Mayor Penserga asked about the \$200 million bond.

Ms. Cabrera spoke on the amount and process with the County. She noted the next meeting with the County is scheduled June 8, 2022, and the wording needs to be completed by August 2022.

A brief discussion ensued about the bond and affordable housing.

- C.** CRA's and the Public Housing Authority Model - Dorothy Ellington, former Executive Director and CEO of the Delray Beach Housing Authority and the Delray Housing Group

Dorothy Ellington introduced herself and summarized her background. She reviewed a snapshot of Delray Beach and highlighted development projects within the City. She described the Neighborhood Stabilization Program and partnerships.

Commissioner Kelley asked about managing gentrification of neighborhoods.

Ms. Ellington talked about partnerships, funding sources, and housing authorities.

- D.** CRA's and the Community Land Trust Model - Evelyn Dobson, Executive Director of the Delray Beach Community Land Trust

Ms. Shutt introduced Ms. Dobson.

Ms. Dobson reviewed the Delray Beach Community Land Trust (DBCLT) including the organization, governance and mission. She noted owned properties can be:

- Green Spaces
- Commercial Spaces
- Agriculture
- Rentals
- Lease Purchase Units
- Town Homes/Condos/Single-Family Homes

She outlined key benefits, responsibilities of homebuyers/homeowners, ground lease agreement, and partnership benefits. She also reviewed the resale formula, wealth building, and the DBCLT affordable housing portfolio.

Ms. Dobson described the Corey Jones Island and Atlantic Park Square projects.

Commissioner Kelley asked about costly HOA fees.

Ms. Dobson replied that she recommends homeowners in their portfolios make their case to their HOA Board. She noted there has been success is getting fees reduced.

Vice Mayor asked if the CLTs would play a role in limiting those fees.

Ms. Dobson noted some CLTs have developed townhomes and limited the fees.

7. CRA Board Closing Remarks

Ms. Shutt noted all documents will be available online. She confirmed this is the last workshop unless the Commission is interested in hosting another one.

There being no further business to discuss, the meeting was adjourned at 12:20 P.M.

[Minutes prepared by TBaclawski, Prototype-Inc.]