

## **PBC Housing Steering Committee**

**Wednesday, June 9, 2021**

**9:00 a.m. - 10:30 a.m.**

### **Neighborhood Revitalization**

**Attending:** Skip Miller (Chair), Carlos Alleyne, Sammy Alzofon, Mary Lou Bedford, Jim Bell, Julie Botel, David Brandt, Jonathan Brown, Teesha Buddle, Layren Calvo, Genessa Casanova, Lynda Charles, Phyllis Choy, Shereena Coleman, Tiffany David, Michelle DePotter, Jonathan Dolphus, Wilneeda Emmanuel (for Mac Bernard), Mary Evans, Terri Ferguson, George Gentile, Lesley George, Felicia Goldstein (for Rep. Lois Frankel), Jo Gon, Dorothy Gravelin, Scott Hansel, Ryan Harding, Stephanie Heidt, Michael Howe, Daryl Houston, Woody Hughes, Annetta Jenkins, Elliott Johnson, Jason Kaye, Janet Kranich, Cindee LaCourse-Blum, Lori LaVerriere, Marcus Laws, Matthew Leger, Chuck Levine, Rocio Lopez, Denise Malone, Marsha Martino, Lindsay Mason, Andrea McCue, Dorritt Miller, Terri Murray, Michael Odum, Nate Parson, Amanda Radigan, Kevin Ratterree, Michael Rumpf, J Rutan, Patrick Rutter, Martin Schneider, Caroline Shamsi, Brian Sharkey, Joann Skaria, Katy Smith, Michael Weiner, Mayor Steve Wilson, Jack Weir, Anna Yeskey, Gabrielle Zaidman. **Guests:** Armando Fana, Hugh Morris, Ralph Stone. **Staff:** Suzanne Cabrera, Leslie Mandell

#### **Welcome & Purpose – Development of a Countywide Housing Plan**

Skip Miller: Introduced as Chair of Steering Committee, the group that will create the PB County housing plan

Purpose: To identify goals and action steps for the housing plan to increase the production of affordable and workforce housing in the county and by county municipalities

Core group: people that will put together different components of the plan: Finance, Planning Barriers & Regulatory Reform, Racial Equity and Neighborhood Revitalization

#### **Topic: Experts on Neighborhood Revitalization**

**Background:** Palm Beach County has ~600,000 residential units with a median price of \$400,000, with 300,000 units <\$400,000, which are not considered affordable.

Challenge: How to build sustainable, affordable housing that remain more affordable

General Introductions: Michael Weiner (Principal, Sachs Sax Caplan, P.L.)

All bios are located at <https://www.hlcpcb.org/initiatives/housing-plan-meetings-and-resources/>

Hugh Morris, LEED AP, Manager, Community Development and Growth, National Association of Realtors

(Refer to PowerPoint Presentation: Strategies for Density & Housing)

Introduction by Matthew Leger, Sr VP of Public Policy & External Affairs at Broward, Palm Beaches & St Lucie Realtors

- Enable density/compactness: infill development, accessory dwelling units
- Build affordable housing with high quality design with curb appeal
- Less personal space = increased need for public space
- Fewer cars = increased need for alternative transportation modes
- Affordability: Remove minimum parking requirements. Allow multi units per lot/range of unit sizes.
- Encourage land banks and land trusts so housing will be perpetually affordable. Invest in public spaces to induce private investment.
- Grandfather homeowner property tax rates to remove fear of displacement and ensure that homeowners do not get priced out even though property tax may double
- Incentivize the types of development you want by accelerating the permit process.
- Infill development: Develop vacant or under-used parcels within existing urban areas that are already largely developed to incentivize or induce private investment

- **Mixed-Use Zoning:** Utilize vacant properties/county- or city-owned land to get the type of development that you want. Repurpose regional and strip malls into a mixed-use building with apartments or condos on top and retail on the ground floor to create walkability.
- **Zoning:** Change zoning regulations from Euclidian to Form based codes (what the building needs to look like rather than what it is used for, and how it relates to the street and the surrounding buildings rather than the uses that happen inside)
- **The 15-Minute City:** a cluster of neighborhoods within a community where most daily needs are met within a 15-minute walk. Centers around pedestrians' priorities, includes all types of housing at all price points: single family, duplexes, triplexes, townhouses, condos, apartments, larger multi-family.

### **Resources:**

- Adaptive Reuse: <https://www.flhousing.org/retailguide>
- 15-Minute City - On Common Ground Magazine: <https://www.nar.realtor/on-common-ground/spring-2021-the-15-minute-city>
- Repurpose hotels and motels into multi-family housing. <https://www.nar.realtor/research-and-statistics/research-reports/case-studies-on-repurposing-vacant-hotels-motels-into-multifamily-housing>
- Value of Walkable Land: Developer Chris Leinberger researched how walkable neighborhoods and communities increases land value. <https://chrisleinberger.com/research>
- Better Block Foundation (BBF): a 501(c)3 nonprofit that educates, equips, and empowers communities and their leaders to reshape and reactivate built environments to promote the growth of healthy and vibrant neighborhoods.
  - Develops a revitalization strategy that encourages zoning changes to create different vision for neighborhoods and commercial districts. Ex: Obtained a permit for a city block party with pop-up businesses such as bakeries hair salons, an art gallery to help residents envision what a revitalized neighborhood might look like, but what might be illegal under current zoning codes (such as putting cafe tables out on a street under current old zoning codes) <https://www.betterblock.org/>
- Urban Infill: <https://railyards.com/blog/5-incredible-examples-of-urban-infill>
- Repurposing Vacant Retail Malls: <https://www.nar.realtor/research-and-statistics/research-reports/case-studies-on-repurposing-vacant-retail-malls>
- Joe Minicozzi (architect and urban planner at Urban-3 in Asheville, NC): Analysis of what the land uses are and how much those land uses provide to the local governments.
  - How land uses are managed determines the long run fiscal stability of a community. <https://www.urbanthree.com/about/staff/joe-minicozzi-aicp/>
- Urban neighborhoods: **Edgewood Station** (Atlanta) <https://whatnowatlanta.com/new-mixed-use-office-space-opens-at-edgewood-marta-station/>
- **National Landing** Business Improvement District (BID): a non-profit organization that thrives on its strong private-public partnership with **Arlington** County VA and induces more development and revitalization by putting people before cars. <https://nationallanding.org/>
- Racial and Ethnic Equality Action Summit <https://wpbequalitytaskforce.org>
- Palm Beach County Housing Needs Assessment as of January 2021: <https://www.hlcpbc.org/housing-resources/research-and-reports/palm-beach-county-affordable-housing-needs-assessment/>

## Ralph Stone, Director, Broward County Housing Finance & Community Development Division

### Neighborhood Revitalization in Broward County and Clearwater, FL

**Background:** As of 2019, only 12% of 2M Broward County residents can afford the \$386,000 median priced home, (now\$464,000), as 54% of the workforce are service employees making less than 60%AMI.

- Broward Municipal Service District County located in Broward County repossessed all 100 lots and initiated a program to stabilize and balance ownership using infill development. Core product: 1,400SF under air 3BR 2B 2 car garage. As of today, almost 100 new homes have been built in the neighborhood.
  - Phase 1: used four small private developers
  - Phase 2: used two larger private developers to develop 20 lots each of infill
  - Phase 3: County served as developer and built 21 new homes
  - Phase 4: Ten nonprofits were given four lots each for free, as well as \$20,000 of pre-development funding, with guaranteed ≤\$60,000 in purchase assistance with directive to get their own construction financing and sell the homes. (Urban League, Homes, Inc., Habitat for Humanity, SF Land Trust.)
    - Residents embraced homeownership and created peer pressure along these streets. Used SHIP money at 120% to give moderate families home ownership
    - Results:
      - Decreased policing issues, increased homeownership
      - Private developers now picking up individual lots and doing infill development at a lot price of up to \$50,000 for a vacant piece of property.
      - Next phase will begin in the fall with 10 more units given to other non-profits.
      - End result: 100 new single-family homes in a tight geographic area
- Recommendation: Implement yearly certificate of inspection program to ensure that landlords are compliant with minimal housing standards and to keep property values intact and lessen impact on surrounding homes.
- Newly approved proposal allowing housing construction in all commercial and industrial land use categories will attract developers who will sell it to their city commissions with basic rules: minimum 25 units/acre with a minimum 10% square feet commercial.
  - Significant multipliers that require affordable housing
    - Very low-income unit: 19 units can be market rate
    - Low-income unit: 10 can be market rate
    - Moderate income unit: 4 can be market rate
    - Allows a payment lieu if developers want to go that route (replacement price on Florida Housing Finance Corporation's average of their development cost in South Florida for high-rise, midrise and in garden style will be ~\$300,000 per unit)
  - Utilize old strip commercial corridors (ex: Sears town, Sports Authority) to create an urban village.
  - Land now at a premium: downtown Fort Lauderdale now \$10M/acre; general unit price of land/unit: \$50,000.

### Benefits of CRA Activities

- Hollywood Beach CRA approached the county to cap their tax increment collections at 70%. General revenues fell back to the city and county for their shares. The city proposed using their share for services and asked the county to use their shares for affordable housing. The city used their \$1.5M share on a combination of low mod plus the poverty rate and picked out 12 census tracts. The city gave purchase assistance in those neighborhoods (now in 2<sup>nd</sup> year), resulting in attaining 37 new homeowners in six months.

- Pompano: To solve a tax increment collection problem, the county agreed to put \$10M immediately in an escrow account and created a City County Advisory Board to determine how to apply the \$10M to the Northwest Pompano Residential Neighborhoods.
- Oakland Park: Used a project-based tax increment to build a new City Hall, doing a leaseback of space for old City Hall, residential development, and public parking to the private developer, integrating mixed use into the project.
- Downtown Ft. Lauderdale: Developing affordable housing utilizing a project-based TIF – wraps the city's portion of the tax base back into the project. It is just an agreement on the part of the city and the county to wrap general fund dollars back into a project with a public purpose.
- County collaborated with Ft Lauderdale CRA to use gap financing for Flagler Village. City CRA continues to do gap financing with their tax increment for affordable housing, resulting in more mixed income deals. Future developable property in Broward will be in urban areas, along commercial strips and in old big box stores.

### St. Petersburg/Clearwater

- Created neighborhood teams (assistant city manager; economic development; planning code enforcement; fire, parks, and recreation; police)
  - Selected and ranked the 25 worst properties in a given neighborhood
  - Created policy initiatives and budget to help solve the problem
  - Contacted homeowners and tracked progress yearly using a baseline to monitor crime, service calls, code enforcement, and property values

### Armando Fana, City of West Palm Beach Assistant City Administrator

**Background:** West Palm Beach is the largest municipality in Palm Beach County.

Factors impacting neighborhood revitalization for all citizens and income levels: market forces, zoning practices and rules, political will, NIMBYism (huge issue).

- Challenges: land use changes are time consuming. WPB is working on a few that would encourage more form-based and mixed-use development. Code enforcement is not easy. Need tougher stance on home inspection rules.
- Revitalized downtown waterfront development resulted in private sector financing, and CRA investment
- Implemented housing preservation and housing affordability (Evernia Place, senior residence by Eastwind Development – Jack Weir)
- Higher density zoning brought more residential units while preserving green space
- Workforce housing incentive for downtown will be presented to City Commission soon.
- Future projects
  - Waterfront playground to complement the docking space in downtown WPB
  - Related Group: workforce housing in old Macy's building in Rosemary Square
  - The Grand, a 300-unit project outside of downtown, mixed income, market rate and workforce/affordable housing
  - Flagler Station, low-income housing tax credit project at entrance to downtown
  - Jefferson Terminal (Warehouse district just outside of downtown) rezoning is 70% complete
  - Related Group building Icon Marina Village, two 24-story towers with 399 apartments near Rybovich Marina north of downtown West Palm Beach, with four more towers scheduled to be built
  - Working with Neighborhood Renaissance to develop five homes within Lincoln Road
  - Redevelopment of former Dunbar Village public housing project
  - Historic Northwest (historic African American district): restoring Sunset Lounge, an early 1930's jazz club; adding area restaurants, creating greenspace (Heart and Soul Park, neighborhood amenities, streetscape

improvements, spurring new residential housing and economic development activity; creating an income-mixed neighborhood)

- Challenges: danger of gentrification and resident relocation; high crime rates, poverty, and historic designation (can hinder some development)
- Working with CRA to donate or provide 150 city owned lots for resale and redevelopment. Used those funds for WPB's Housing Trust Fund to loan monies for other affordable housing projects; donated dozens of properties to organizations like Habitat for Humanity and Neighborhood Renaissance for these homeownership opportunities, thus increasing single family home ownership.
- Voters approved the \$30M park bond in 2020 to upgrade parks. Currie Park rezoning will allow for more mixed use, higher density.
- Coleman Park: donated and provided some federal funds for city owned lots. Challenges: crime, schools and then access to grocery stores
- Broadway (narrow corridor north of downtown)
  - Challenges: drugs and prostitution; need zoning changes to increase density; located on a FL Dept of Transportation road
  - Arts on Broadway: \$9M project for 52 apartments, 27 workforce, with rent \$900-\$1,400.
  - Northend Rise: a purpose-built communities initiative (a national initiative) bringing private and public sectors together for redevelopment.
  - Future developments: apartments made of shipping containers to provide 55 multi-family housing with some commercial ground space.

<https://www.palmbeachpost.com/news/20191115/new-real-estate-west-palm--apartments-made-of-shipping-containers-making-broadway-appearance>

➤ Transportation:

- Brightline: brings people into downtown West Palm Beach
- Tri Rail: used by commuters and visitors

Q & A

**Question** from Jack Weir: What effective strategy can be used when dealing with absentee landlords after neighborhood is beginning to revitalize, as displacement becomes an acute issue for renters with absentee landlords?

**Answer by Ralph Stone:** Utilize stronger code enforcement with minimum standards

**Answer by Armando Fana:** Implement and enforce strong code enforcement liens. If gain property possession, then turn properties over to nonprofits for rehabilitation.

**Answer by Hugh Morris:** Work with a national group called the Center for Community Progress and doing a series of webinars called Transforming Neighborhoods.

**Suggested speakers:** Wendy Penn, Manager, Housing Opportunity Program, National Association of Realtors  
Someone from the Center for Community Progress (has webinars on how to redevelop vacant/derelict properties)

Rescheduling: Houston Tate, Director, Palm Beach County Office of Community Revitalization

**Housing Consultant Update** - none yet

Send questions to speakers via email to Suzanne Cabrera: [scabrera@hlcpcb.org](mailto:scabrera@hlcpcb.org)

Presentation, videos, links, and meeting summaries will be sent to everyone and will also be available on HLC's new website under the Initiatives Tab: [www.hlcpbc.org](http://www.hlcpbc.org)

**Next Steering Committee Meeting: July 14, 2021 (committee meets monthly on 2<sup>nd</sup> Wednesday)**

Speaker: Barbara Chieves will give presentation on the concept of racial equity

**Next Core Group meeting: June 23, 2021**

Planning meeting for core group responsible for August meeting agenda: July 25<sup>th</sup>

Topic: either Finance or Regulatory Reform

**Other Business**

Michael Weiner: Need to lobby elected officials to increase building density so that housing can be built at the right price.