

4A



If any person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, that person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**CRA BOARD WORKSHOP MINUTES**  
Thursday, February 23, 2017 5:00 p.m.  
City Hall First Floor Conference Room  
Delray Beach, FL 33444

**STAFF PRESENT:**

Jeff Costello	Kevin Matthews	Ferline Mesidort	Jorge Alarcon
Thuy Shutt	Kristyn Cox	Susan Shaw	Tim Stillings
Joan Goodrich	Elizabeth Burrows		

**OTHERS PRESENT:**

Marcia Beam	Jesse Seginor	Dorothy Ellington	Todd L'Herrou
Patricia Wright	Evelyn Dobson	Patrick Figurella	Jackie Jones
Mike Williams	Anne Stacey-Wright	Chuck Ridley	Peter Perri

**1. Call to Order**

The Workshop was called to order at 5:05 pm by Chairman Reginald Cox.

**2. Roll Call**

**Present:** Reggie Cox, Joe Bernadel, Cathy Balestriere, Daniel Rose, Dedrick Straghn, Paul Zacks

**Absent:** Herman Stevens

**3. Approval of Agenda**

Mr. Zacks made a motion to approve the Agenda which was seconded by Mr. Bernadel and passed unanimously.

**4. Discussion**

**A. Update on Housing Study**

CRA Assistant Director Thuy Shutt introduced the item, and noted that David Cobb, Regional Director for MetroStudy will give a presentation on the Housing Study findings. Mr. Cobb highlighted the scope, methodology, and conclusion of the Housing Study which was commissioned in 2016. He noted that housing prices in the area are too high for many to afford, that one in three residents is foreign born, and that the City needs to look to higher density townhome projects for workforce housing. He said two to three-story product is one solution to the affordability gap, as he stated there is a 1-5 relationship of lot to price which means a \$50,000 yields a \$250,000. He noted also that shared driveways to reduce lot size for single family homes is another way. He gave the breakdown in demographics and the question is "Are

the residents being served by the current housing.” Mr. Cobb offered to forward more information to the CRA on other high density housing design options in the region and state, and would be available for staff to ask additional questions about the Study.

**B. Discussion: Business Retention in the CRA District**

In the interests of time, Mr. Bernadel made a motion to move Item 4B, Discussion on Business Retention in the CRA District, to the next CRA Workshop. Ms. Balestriere seconded the motion which passed unanimously.

**5. Adjournment**

There being no further business the workshop was adjourned at 5:52.

---

Jeff Costello, Executive Director

---

Reginald Cox, Board Chair