



20 N. Swinton Avenue  
Delray Beach, FL 33444

~ CRA BOARD SUMMARY ~

**THE SET TRANSFORMATION PLAN FINAL DRAFT - IBI GROUP (FLORIDA) INC.**

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The West Atlantic Redevelopment Plan was adopted in 1995, with the most recent Plan Amendment occurring in 2001. Also, the Downtown Delray Beach Master Plan was adopted in 2002 and the Southwest Area Neighborhood Redevelopment Plan was adopted in 2003 and have not been amended since codification.

On December 8, 2016, the CRA entered into a Work Assignment with IBI Group, one of the CRA's consultants on a continuing contract basis, to update the West Atlantic Avenue (CRA Sub-area 3) and Southwest Area Neighborhood (CRA Sub-Area 8) Redevelopment Plans, as well as inclusion of the Northwest Neighborhood (CRA Sub-Area 4,) and consolidating the Plans into one comprehensive document - The Set Transformation Plan. This initiative has been led by the community through The West Atlantic Redevelopment Coalition, Inc. (WARC) and the Northwest Southwest Neighborhood Alliance (NWSWNA) – an alliance of the Presidents and Block Captains of the blocks/subdivisions that make up the residential neighborhoods in The Set. The Plan Committee consists of representatives from the CRA, City, WARC, and NWSWNA, and the process has engaged the participation of many residents, property owners, business owners, and community partners including: Spady Museum, Healthier Delray Beach, Community Greening, EJS Project, DDA, CROS Ministries, Delray Beach Public Library, Achievement Centers for Children & Families, Delray Beach CLT, Delray Housing Group and many others.

The Scope of Work involved an assessment of the existing plans including updated socio-economic and demographic data, the community's needs, sustainability, placemaking and branding opportunities, transportation and connectivity, quality of life, redevelopment opportunities and trends to determine what collective and comprehensive strategies can be implemented to promote wealth building, social equity, civic engagement and stewardship, community capacity building, health and wellness, historical and cultural pride, and other development opportunities within the area.

The Transformation Plan focuses on concepts of community growth and redevelopment as it prioritizes the need for equitable development in The Set around the comprehensive disparities across socio-economics (i.e. incomes, housing, education, health, wealth, and social belonging), mostly due to the negative impacts of historic institutional and structural policies based on race. The Plan attempts to improve the some of the following data specific to The Set:

- 63% of individuals are in households living 200% below the poverty level
- 52% of families are housing cost-burdened – paying more than 30% of incomes toward housing costs;
- Unemployment rate at 18-20% is double that of the City (9%) in the City;
- High school graduation rate that is 24% lower than the City;
- College degree attainment that is 77% lower than the City;
- Median household incomes (MHI) at \$29,405, which is 41.2% of the City's MHI at \$50,136;
- Workers earning 67% of what other workers in the same occupational industries earn in the City;
- 92% of jobs within The Set are held by workers from outside of The Set forcing the majority of The Set's workforce (94%) to leave the area for work; and
- 38% of residents with no healthcare coverage

The Guiding Principles of the plan that are identified to effect The Set's Transformation are:

1. Community Capacity Building: Investing in the community's ability to guide its change
2. Civic Stewardship: Enlisting all residents/property owners/business owners to be advocates for and accountable to The Set
3. Community Wealth Building: Creating an environment where all have access to resources and opportunities to be successful
4. Healthy Community: Build a community that is safe, beautiful and accessible to all
5. Placemaking: Create places that instill pride, reflect The Set's unique history and culture, and encourage success while improve property values
6. Strategic Investments: Projects that are transformative and encourage diverse future investments

Over sixty (60) individual interviews and three (3) public workshops have been conducted for surveying, ideas and feedback on The Plan, which is on its third, final draft. The concepts and elements of the final draft have also been shared among various stakeholder groups and collaborative efforts including Team Delray Beach, Healthier Delray Beach, and The Set's Sustainability Committee, all with positive feedback and support. At the November 9<sup>th</sup> CRA Board Workshop IBI Group presented the concepts of The Transformation Plan and the final draft was transmitted to the CRA, WARC and City Commission on November 27<sup>th</sup>. The Plan was presented to the WARC Board at its December 7<sup>th</sup> meeting and with acknowledged corrections and revisions to be made to the document before its final future adoption by City Commission. The WARC Board unanimously approved The Set Transformation Plan via Resolution No. 2017-01 (attached). Additionally, the CRA has received a letter of support for The Plan from Community Greening (attached).

At the CRA Board's Special Meeting of November 29th, direction was received by the Board to workshop The Set Transformation Plan and representatives from IBI Group will attend the December 14<sup>th</sup> CRA Board Workshop to answer questions. It is noted that there are additional revisions necessary to this final draft prior to City Commission adoption.

**Submitted By:** Kristyn Cox, West Atlantic Redevelopment Director

Attachment(s): WARC Resolution No. 2017-01 Approval of The Set Transformation Plan; Community Greening LOS 12-05-07

**RESOLUTION #2017-01  
FOR THE ADOPTION OF THE SET TRANSFORMATION PLAN**

AT A MEETING OF THE BOARD OF DIRECTORS OF THE WEST ATLANTIC REDEVELOPMENT COALITION, INC., DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, HELD AT 6:00 PM ON DECEMBER 7, 2017, RESOLUTION NO. 2017-01 ADOPTING THE SET TRANSFORMATION PLAN AS "THE PEOPLES' PLAN" IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

WHEREAS, the Board of Directors of The West Atlantic Redevelopment Coalition, Inc. (WARC), does hereby find as follows:

WHEREAS, the Northwest Southwest Neighborhood Alliance (NWSWNA) and WARC, acting as the Community Management Team (CMT) for The Set, have organized and participated in collaboration with The Set's residents, property owners, stakeholders, the City of Delray Beach (City), the Delray Beach Community Redevelopment Agency (CRA), and various Community Partners, in the updating of the legacy neighborhood redevelopment plans of the area into an all-encompassing comprehensive plan that prioritizes the strategic investments required for the equitable development of the people, as well as the places, in The Set;

WHEREAS, the legacy documents updated include the: West Atlantic Avenue Redevelopment Plan (1995; amend 2000), Southwest Area Neighborhood Redevelopment Plan (2003), and Downtown Master Plan (2002); but also expands to include the Northwest Neighborhood section of The Set;

WHEREAS, the community-led process for this planning effort developed a new vision for The Set's Transformation: "The Set shall become a place of opportunity, resiliency, inclusion and wellness through equitable policies and development, strategic partnerships, and the power of community leadership.";

WHEREAS, the Guiding Principles of the plan that effect The Set's Transformation are: Community Capacity Building, Civic Stewardship, Community Wealth Building, Healthy Community, Placemaking, and Strategic Investments;

WHEREAS, the disparities in equity that will be improved by the collective implementation of The Set Transformation Plan include: 52% of families are housing cost-burdened – paying more than 30% of incomes toward housing costs; an unemployment rate at 18% vs. 9% in the City; a high school graduation rate that is 24% lower than the City; college degree attainment that is 77% lower than the City; median household incomes (MHI) at \$29,405 which is 41.2% of the City's MHI at \$50,136; workers earning 67% of what other workers in the same occupational industries earn in the City; 92% of jobs within The Set are held by workers from outside of The Set forcing the majority of The Set's workforce (94%) to leave the area for work; 38% of residents with no healthcare coverage;

NOW, THEREFORE, BE IT HEREBY PROCLAIMED by the Board of Directors of The West Atlantic Redevelopment Coalition, Inc. of Delray Beach, Palm Beach County, Florida, as stewards of The Set and partners, managers and conveners alongside the Northwest Southwest Neighborhood Alliance, acting as the Community Management Team, accept and adopt The Set Transformation Plan, "The Peoples' Plan", for implementation; and recommends

that the Delray Beach CRA accept and continue the process for adoption of The Plan by the City of Delray Beach City Commission.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE WEST ATLANTIC REDEVELOPMENT COALITION ON THE 7TH DAY OF DECEMBER, 2017.**

THE WEST ATLANTIC  
REDEVELOPMENT COALITION, INC.

BY:   
CHARLES RIDLEY, CHAIR

ATTEST:

  
DOROTHY ELLINGTON, SECRETARY



December 5, 2017

To Whom It May Concern:

Community Greening is an environmental non-profit organization whose mission is to improve our city's environment for people and nature. We are a member of the Arbor Day Foundation's Alliance for Community Trees, a national network of community-based organizations dedicated to planting and caring for trees. On a regional level, Community Greening is a recognized member of the State of Florida's Urban Forestry Council. Community Greening's offices are located at Catherine Strong Park across from the Community Grove in The Set.

Community Greening mobilizes residents to plant and care for trees to increase the tree canopy and make our city more resilient and sustainable. It is a collective effort to connect and engage individuals, neighborhoods, youth, and businesses to take civic action to improve our community. Because of the known economic, environmental and health benefits of trees, there are ambitious tree planting campaigns throughout the country. Community Greening promotes, plants and protects green spaces for current and future generations, and most importantly, it is building community during the process.

In 2017, we received one of 20 national TD Green Streets awards and planted a community orchard to transform a vacant lot with the help of EJS Project students and volunteers at Catherine Strong Park. The Community Grove is used as an educational space, a public greenspace, and provides free fruit to the community. The Community Grove was created to honor the historic and cultural importance of the "guava groves" that could once be found in The Set. In our first year, a minimum of \$40,000 of private grant funding was spent on community improvement and beautification projects in The Set.

Community Greening focuses its efforts on The Set because it has the lowest tree canopy coverage in the city. The Set has a 19% tree canopy coverage in comparison to 37% in Lake Ida neighborhood, 35% in Del Ida Park and 44% in Palm Trail. Community Greening strongly supports The Set's Transformation Plan and looks forward to contributing to its health and placemaking initiatives.

Sincerely,

Mark Cassini  
Co-Director