



**AGENDA**  
**CITY OF LAKE WORTH BEACH**  
**CITY COMMISSION WORK SESSION**  
**CITY HALL COMMISSION CHAMBER**  
**MONDAY, NOVEMBER 07, 2022 - 5:00 PM**

**ROLL CALL:**

**PLEDGE OF ALLEGIANCE:** led by Vice Mayor Christopher McVoy

**UPDATES / FUTURE ACTION / DIRECTION**

A. [Discussion of Request for Proposal \(RFP\) regarding the Housing Crisis](#)

**ADJOURNMENT:**

The City Commission has adopted Rules of Decorum for Citizen Participation (See Resolution No. 81-2022). The Rules of Decorum are posted within the City Hall Chambers, City Hall Conference Room, posted online at: <https://lakeworthbeachfl.gov/government/virtual-meetings/>, and available through the City Clerk's office. Compliance with the Rules of Decorum is expected and appreciated.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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. (F.S. 286.0105)

# STAFF REPORT WORK SESSION

**AGENDA DATE:** November 7, 2022

**DEPARTMENT:** City Manager

**TITLE:**

Discussion of Request for Proposal (RFP) regarding the Housing Crisis

**SUMMARY:**

The City of Lake Worth Beach will discuss seeking request for proposals from qualified consultants to provide a housing emergency study. A complete scope of work has been drafted for the discussion at this work session. The attached Exhibit "A" would be incorporated into the Request for Proposals ("RFP").

**BACKGROUND AND JUSTIFICATION:**

The City Commission recognizes the existing housing crisis and declared a Housing Crisis State of Emergency at its August 16, 2022 meeting. A housing study is needed in order to decide on potential next steps to address the issue.

**DIRECTION:**

TBD

**ATTACHMENT(S):**

Fiscal Impact Analysis  
Exhibit A - Scope of Services from Vice Mayor McVoy

## **Exhibit A: Scope of Services**

A housing crisis consisting of greatly increased house purchase prices and sharply increased monthly rents has been observed and formally recognized in the City of Lake Worth Beach. The City Commission (“the Commission”) of Lake Worth Beach (“the City”) recognizes that both sale prices and rental rates are set by the market and as such are generally beyond legislative control. Nevertheless, the Commission is alarmed at the steepness of the increases, and further alarmed that the rental and sales price increases are much steeper than local wage or income increases. These disproportionate increases in housing costs relative to income increases can be expected to lead to both increased housing insecurity and a substantial shift in the income distribution of city residents.

Lake Worth Beach has been known within the South Florida metropolis as an unusual community: a relaxed, creative, diverse beach town that has been welcoming to a diversity of cultures and incomes: artists, musicians, diverse ethnicities, and the LGBTQ+ community, including LGBTQ+ youth. That diversity, the city’s history, and the income range present over the last several decades have likely all contributed Lake Worth Beach’s reputation for authenticity, for “realness.” Many also believe that this city character or “flavor” is a key economic engine for the city, drawing in exceptionally creative businesses and residents, as well as attracting visitors from other parts of Palm Beach County and beyond.

It is therefore the Commission’s desire to use all available means to protect the ability of people and families of income ranges historically present within Lake Worth Beach to find reasonable, healthy and positive housing here. While the need for a range of incomes is certainly acknowledged, it is explicitly not the desire of the Commission to create a bedroom community only available to those with substantial incomes.

The above focusses on a longterm vision for Lake Worth Beach. On a more immediate time scale, verbal testimony as well as interactions with Legal Aid of Palm Beach County suggest that there is an ongoing crisis among many renters in our city, with renters of a wide range of incomes being suddenly presented with increases of \$200 and \$300 per month, even \$600 and \$700 or more.

The legislative steps that the City has recently taken (for example Ordinances 2022-12, -13, and -14) will help with the construction of new and alternate forms of housing, and are likely to increase the availability of housing affordable at various levels. That said, the Commission wishes to additionally pursue any other avenues that might provide more immediate relief from these types of rent increases.

This RFP is intended to gather the necessary data to form a defensible, quantitative picture of our community and its housing needs. We see an accurately and quantitatively constructed picture as the necessary foundation for the Commission to take informed action. Ideally, the data, analysis, and resulting picture additionally would be strong enough to provide a legal basis for asserting the presence of a “housing emergency so grave as to constitute a serious menace to the general

public.” While the Commission recognizes that the relevant state statute from which this is drawn raises a very high and possibly unattainable legal bar, the Commission nevertheless feels that framing the study in this context is an approach that is likely to yield a strong and complete picture of our current situation.

Goals. Overall, the Commission’s goals for this study are to:

- 1) Characterize the extent, scope and nature of housing crisis specifically in our city;
- 2) Characterize the secondary problems caused by housing crisis;
- 3) Characterize the possible factors contributing to the crisis;
- 4) Suggest a range of possible solutions, along with timelines for providing relief;
- 5) Gather and analyze sufficient data for the City to apply for external resources.

Collectively, It is hoped that a study meeting these goals will provide a strong, accurate and complete picture of the housing crisis present in Lake Worth Beach, and its effects. The Commission envisions a study that produces a complementary mix of qualitative and quantitative data. We envision qualitative descriptions or accounts that capture a representative variety of the housing problems encountered in our community, accompanied by quantitative measures that estimate how widespread these problems are, as well as the parts of the community affected.

Some example quantitative measures might include:

- Income distribution
- Income distribution in comparison to Palm Beach County
- Family size distribution
- Age distribution
- Distribution of Lake Worth Beach housing options
- Quantification of short term rentals, time trends in same
- Housing sales, including types of buyers, price increases
- Rental stress
- Jump in price during sale (with resultant effects on rent)
- Owner-occupied purchases vs. small investor purchases vs. corporate investor purchases

The Commission welcomes additional or alternative suggestions for how best to successfully understand and characterize the crisis.

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End of Exhibit A

## **A Note**

A study of the above type could be carried out either by a consulting firm or by university group (for example, a professor and graduate and/or undergraduate students). A university group is likely to be less costly and possibly more inclined to an interdisciplinary approach.

The RFP should be structured to identify the researchers most likely to provide the data and analysis needed by the Commission. This means that the RFP requirements and RFP evaluation criteria should not be biased either for or against either consulting firms or university applicants.

The current RFP requirements and evaluation criteria are strongly oriented toward consulting firms. This should be corrected prior to putting out the RFP.