

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: IN ORDER TO ACHIEVE A BALANCED HOUSING SUPPLY (AND A BALANCED POPULATION AND ECONOMIC BASE), EVERY EFFORT SHOULD BE MADE TO PROVIDE A BROAD RANGE OF HOUSING TYPES AND AN ADEQUATE HOUSING SUPPLY FOR ALL AGE, FAMILY SIZE AND INCOME LEVEL CATEGORIES IN THE CITY.

Objective 1.1: The City shall strive to provide on an annual basis 75 affordable rental units and 25 affordable ownership units for households whose income is no more than 150% of the Area Median Income (AMI).

Policy 1.1.1: The City shall continue to support the West Palm Beach Housing Authority and assist in the development of affordable housing.

Policy 1.1.2: The City shall continue to administer and implement its existing housing programs which include: Comprehensive Housing Assistance Program (C-HAP), Owner Occupied Housing Rehabilitation and Infill Housing Programs funded by the Community Development Block Grant (CDBG); First Time Homebuyers Program and Community Housing Development Organization (CHDO) administered Housing Program funded with HOME Investment Partnership (HOME) grant; Housing Opportunities for Persons with AIDS (HOPWA); and First Time Homebuyers Down payment Assistance and renters rehabilitation funded by the State Housing Initiatives Partnership (SHIP) grant.

Policy 1.1.3: Recognizing the need for a continuing funding source for the construction of required affordable housing units, the City shall continue to pursue and assist the private sector in pursuing federal and state grants and local sources, including:

- * The State Apartment Incentive Loan Program (SAIL)
- * Tax Exempt Bond Financing for Multifamily Housing
- * CDBG, SHIP, HOME, HOPWA

Policy 1.1.4: The City shall build infill housing onto the existing infrastructure in the older coastal areas where possible in order to economically utilize the public works investments in streets, etc. that have already been put in place.

Policy 1.1.5: The City shall seek opportunities to utilize job training, job creation, and economic solutions to address a portion of its affordable housing concerns.

Policy 1.1.6: The City shall confirm any arrangements with other local governments concerning affordable housing as provided by F.S. 163.3177(6)(f)1.g. If necessary, an interlocal agreement can be entered into with a nearby local government to meet demands or in order to direct population away from the coastal high hazard area.

Policy 1.1.7: The City shall provide incentives for the provision of affordable housing units. Such incentives may include: utility fee waivers, the expedited processing of development applications and building permits, the waiver of permit and concurrency fees for contractors participating in the Infill Housing Program, increased densities and reduced parking and setback requirements for affordable housing projects.

Policy 1.1.8: The City shall encourage the provision of more affordable housing units and shall concentrate this effort on utilizing the existing housing stock over the construction of new units when possible.

Policy 1.1.9: The City shall continue to work closely with the West Palm Beach Housing Authority to identify new very low, low and moderate income housing sites. The City shall continue to provide low cost rehabilitation loans, and encourage the expanded use of Housing Vouchers for scattered site housing.

Policy 1.1.10: The City shall designate sites at appropriate densities to accommodate the need for affordable housing.

Policy 1.1.11: The City shall join with all groups who are lobbying the State legislature to raise the income limit for SHIP funds above 120% of the Median Family Income (MFI), as defined and adjusted annually by HUD, to not more than 150% of MFI, in the West Palm Beach—Boca Raton HMFA, to enable the funds to be used for Attainable and Workforce Housing, which is defined at that level.

Policy 1.1.12: The City's Department of Housing and Community Development (HCD) shall support the acquisition or construction of at least 75 rental units per year. The HCD shall give a priority to financial support of private sector rental unit development of Attainable Workforce Housing. This financial support will be considered by the City Commission on a case-by-case basis, and will include funds from the General Fund as well as Utility Fee Waivers for affordable housing, density bonuses where appropriate and the donation of City-owned land.

Policy 1.1.13: The HCD shall provide 25 households yearly with down payment assistance as a second mortgage on their home.

Policy 1.1.14: The HCD shall provide 75 or more Utility Fee Waivers, each year, for Water and Waste Water Capacity Charges for Affordable Housing units, including rental and homeownership units.

Policy 1.1.15: The HCD shall assist in the processing of Enterprise Zone applications for a refund of Sales Tax on building materials for new construction and rehabilitation, of Affordable and Attainable Housing units.

Policy 1.1.16: The HCD shall expedite the processing of Building Permits for Affordable and Attainable Workforce Housing Units, in conjunction with the

Construction Services Department. HCD will also designate a “lead person” to assist developers and builders of Affordable and Attainable Workforce Housing to expedite the planning, zoning and permitting processes and procedures. HCD shall adhere to a Memorandum of Administrative Practices and Procedures for the expedited processes, in conjunction with the Planning and Zoning Department and the Construction Services Department.

Policy 1.1.17: HCD shall maintain a brochure that describes incentives available to the builders and developers of Affordable and Attainable Workforce Housing including, but not limited to, cash incentives and expediting assistance.

Policy 1.1.18: The HCD shall negotiate with Palm Beach County to significantly reduce County controlled impact fees for Affordable and Attainable Workforce Housing.

Policy 1.1.19: Where appropriate, the City will provide City-owned land to developers and builders of Affordable and Attainable Workforce Housing, either at no cost or at a significantly reduced price.

Policy 1.1.20: The HCD shall continue to administer and operate the Foreclosure Assistance Center as long as necessary to provide foreclosure relief for households with an income of no more than 120% AMI with participating lenders, foreclosure assistance of up to \$10,000 for payments in arrears, and comprehensive housing and credit counseling.

Policy 1.1.21: The City shall continue to update and/or amend the following plans administered by HCD. These plans shall be internally consistent with one another and with the Comprehensive Plan regarding policy directives and targets.

- The HUD *Five Year Consolidated Plan* (to be revised in 2010).
- The HUD *One Year Action Plan* (the Annual Consolidated Plan)
- The State *Local Housing Assistance Plan* (to be revised in 2011, every 3 years)
- The HCD *Comprehensive Housing Assistance Plan* (C-HAP- updated as needed)
- The *Housing Trust Fund* (funded by Transfer Development Rights, as needed)

Objective 1.2: Recognizing the impact of schools on housing, the City will continue to coordinate with the School Board to increase the quality of public schools and encourage safe, family-oriented communities.

Policy 1.2.1: The City will meet on an ad hoc basis with the School Board to retain and increase the quality of City public schools.

Policy 1.2.2: The City shall coordinate with Palm Beach County and the School Board to build new affordable housing for all income groups throughout the City in order to maintain a good balance of income levels for school integration and to work toward closing the housing affordability gap for renter households.

Policy 1.2.3: The City shall work with the Palm Beach County School Board as to the location of new schools within the City in an effort to show the City's desire to improve and encourage the provision of coastal educational facilities. Creative possibilities for new locations, such as in office buildings, should be considered and encouraged for urban campuses.

GOAL 2: ACCOMMODATE A PROJECTED POPULATION OF 141,820 FULL-TIME RESIDENTS BY 2018 IN THE CITY OF WEST PALM BEACH.

Objective 2.1: The City shall ensure that there is adequate acreage and distribution of land zoned for residential uses to meet all income levels.

Policy 2.1.1: The City shall continue to coordinate with the private and non-profit sectors to improve the efficiency of the housing production and delivery process.

Policy 2.1.2: The City shall guide the private sector and lead the development process when necessary in order to provide available land for the development of housing to meet the needs of the City for affordable downtown housing.

Policy 2.1.3: The City shall continue to enforce, through the building permit process, thermal efficiency and energy standards of the Florida Building Code including the Florida Energy Efficiency Code provisions in the design and construction of new housing and during redevelopment activities.

Policy 2.1.4: By 2010, the City shall adopt zoning regulations that furthers renewable energy resources such as solar panels for energy and water heating, water cisterns for water conservation, etc.

Objective 2.2: The City shall protect the existing residential properties adjacent to the traditional U.S. 1 Commercial Corridor.

Policy 2.2.1: All requests to expand the Commercial Future Land Use designation adjacent to Dixie Highway shall require approval through the twice per year Comprehensive Plan Amendment process, regardless of the acreage involved.

Policy 2.2.2: In order to buffer residential areas adjacent to the U.S. 1 Commercial Corridor (a.k.a. Dixie Highway) from the adverse impacts of commercial uses, the Commercial Future Land Use may not expand past an existing adjacent alley or street.

Policy 2.2.3: In locations adjacent to the U.S. 1 Commercial Corridor (a.k.a. Dixie Highway) where the Commercial Future Land Use abuts Single Family or Multifamily Future Land Use without an intervening alley or street, the Commercial Future Land Use may expand under the following conditions:

- a) The Commercial Future Land Use does not expand into a historically designated neighborhood, or onto property with a historically designated residential structure.
- b) The area for which the future land use amendment is requested contains only land that has been vacant for more than two (2) years, a legal non-conforming commercial structure, a vacant residential structure that the Building Official has determined is structurally unsound, or a non-conforming multifamily residential structure.

GOAL 3: PROVIDE SOUND AND WELL MAINTAINED HOUSING AND UNDERTAKE NEIGHBORHOOD REVITALIZATION AT COSTS THAT ARE AFFORDABLE TO MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS OF THE CITY.

Objective 3.1: The City shall reduce the number of substandard dwelling units by 75 each year, through rehabilitation and demolition activities.

Policy 3.1.1: The City shall continue city-wide inspection of deteriorated and dilapidated housing and provide for uniform standards to maintain quality housing through the City Code Enforcement Program.

Policy 3.1.2: The City shall continue to respond to neighborhood initiatives and petitions which are based on a well-grounded community consensus in favor of neighborhood revitalization projects by providing technical engineering and planning assistance to neighborhood associations and districts within neighborhoods and assisting the neighborhoods to achieve a positive neighborhood identity and sense of place as well as a more secure environment.

Policy 3.1.3: The City shall provide stronger planning and project implementation action in the older intracoastal areas which contain the highest incidence of deterioration and crime, with the purpose of providing an environment conducive to successful housing development. Maintain a parity of effort in upgrading the intracoastal areas with the level of effort allocated to the expansion areas west of Interstate 95.

Policy 3.1.4: The City shall continue to utilize federal, state and local funding for the rehabilitation, or demolition of substandard housing.

Policy 3.1.5: The City shall continue the Infill Housing Program and guide neighborhood revitalization with neighborhood plans.

Objective 3.2: The City, working with other public and private entities, shall ensure that the special needs of persons who require group homes are met. The City shall establish principles and criteria guiding the location of housing for very low, low and moderate income families, foster care facilities and other households with special needs, (e. g. the elderly), including supporting infrastructure and facilities as follows:

Policy 3.2.1: The City has opted to build permanent low and moderate income housing rather than mobile homes, given the limited City subsidies to write down land costs.

Policy 3.2.2: Sites for Group Homes and Foster Care Facilities will continue to be supplied through case-by-case application, as permitted in the City's Zoning Code, and will be consistent with the criteria established by the Department of Health and Rehabilitation Services State Statute Chapter 419, Community Residential Homes Legislation and other related legislation.

Policy 3.2.3: The City shall ensure that housing for the elderly is provided through the City's Community Development Block Grant Programs.

Objective 3.3: The City shall preserve historically significant housing through the actions of the City Historic Preservation Planner and the administration of the Historic Preservation Ordinance, as amended.

Policy 3.3.1: The City shall preserve and protect historically significant housing through the City Historic Preservation Program and shall encourage the nomination of those structures eligible to the National Register of Historic Places.

Policy 3.3.2: The City shall continue to administer and enforce the Historic Preservation Ordinance, which was adopted on November 20, 1990, and significantly amended on February 13, 1995.

Policy 3.3.3: The City shall continue to offer technical assistance to residents and neighborhood associations to establish historic districts in the City.

Policy 3.3.4: The City's Historic Preservation Planners and Historic Preservation Board shall review new construction, alterations, and designation of historic structures in accordance with the Historic Preservation Ordinance, as amended.

Objective 3.4: The City shall ensure that people who are displaced from housing by local City programs and actions will be given relocation payments in accordance with Federal regulations.

Policy 3.4.1: The City shall provide housing assistance at affordable costs to persons displaced through public action, including demolitions through the Code Enforcement Program, and encourage the construction of affordable housing units to replace units demolished.

GOAL 4: THE CITY, WITH THE ASSISTANCE OF NEIGHBORHOOD ORGANIZATIONS, FINANCIAL INSTITUTIONS, DEVELOPMENT AND REAL ESTATE INTERESTS, SHALL PRESERVE AND ENHANCE EXISTING RESIDENTIAL AREAS TO PROVIDE A VARIETY OF HOUSING OPPORTUNITIES THROUGHOUT THE CITY CENTER FOR RESIDENTS OF ALL INCOME LEVELS. THE CITY ALSO WILL ENCOURAGE NEW RESIDENTIAL DEVELOPMENT IN THE CBD TO FURTHER THE CONCEPT OF THE “24 HOUR DOWNTOWN”. *(Please also refer to the Downtown Master Plan Element).*

Objective 4.1: The City will assist the development of new residential units in the City Center area and will ensure that residential developments provide adequate amenities, parking, open space and recreation space to serve residents.