

## HOUSING ELEMENT

### I. 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 will support the development of housing that is affordable to all income ranges with an emphasis placed on incentives and programs that promote the development of housing that is affordable to households below 140% of 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 and preservation of affordable rental housing.

**Policy 1.1.2:** The City shall continue to administer and implement its existing housing programs which include: Owner Occupied Housing Rehabilitation, the Housing Incentives Assistance Program; Purchase Assistance Programs and Community Housing Development Organization (CHDO) administered Housing Program funded with HOME Investment Partnership (HOME) grant; Housing Opportunities for Persons with AIDS (HOPWA); and subsidies that support the development of affordable rental housing.

**Policy 1.1.3:** Recognizing the need for a continuing funding source for the construction and preservation of affordable and workforce housing units, the City shall continue to pursue and assist the private sector in pursuing federal and state grants and local sources, including, but not limited to:

- The State Apartment Incentive Loan Program (SAIL)
- Low Income Housing Tax Credits (LIHTC)
- Tax Exempt Bond Financing for Multifamily Housing
- CDBG, SHIP, HOME, HOPWA
- Tax Increment Financing (TIF)
- Other financing that incentivizes the development of affordable and workforce housing.

**Policy 1.1.4:** The City shall support the development of 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 maintain an inventory of City owned property available for use as affordable housing as provided by F.S. 166.0451.

**Policy 1.1.6:** The City shall provide incentives for the provision of affordable and workforce housing units. Such incentives may include: utility fee waivers, the expedited processing of development applications and building permits, increased densities and reduced parking and setback requirements for affordable housing projects.

**Policy 1.1.7:** The City shall continue to work closely with the West Palm Beach Housing Authority and Palm Beach County Housing Authority to identify property that could be developed or preserved for new very low, low and moderate income housing. The City will work with these entities and provide assistance in the form of below market rate loans, grants and other financial assistance as appropriate.

**Policy 1.1.8:** The City shall designate sites at appropriate densities to accommodate the need for affordable housing and shall provide parking space requirement reductions for special needs supportive housing projects where the need for parking is limited.

**Policy 1.1.9:** The City's Department of Housing and Community Development (HCD) shall support the development of Attainable and Workforce Housing that is affordable to households between 80-140% AMI, especially in high cost areas of the City, employment hubs and/or areas that are easily accessible by public transportation. Support may be in the form of construction loans, fee reductions, expedited permitting, density bonuses and other development incentives and would include both rental and homeownership for single family units and multi-family units as defined by mortgage lending standards (1-4 single family, 5 or more multi-family).

**Policy 1.1.10:** The City shall provide down payment assistance as an incentive to promote homeownership with an emphasis on neighborhoods with low homeownership rates.

**Policy 1.1.11:** The City shall expedite the processing of Building Permits for Affordable, Attainable and Workforce Housing Units. The City's Housing and Community Development Department will also designate an ombudsman to assist developers and builders of Affordable, Attainable and Workforce Housing to expedite the planning, zoning and permitting processes and procedures and to apply for eligible developer incentives.

**Policy 1.1.12:** HCD shall maintain and distribute information that describes incentives available to the builders and developers of Affordable, Attainable and Workforce Housing.

**Policy 1.1.13:** The City shall work with Palm Beach County on reducing regulatory barriers and providing incentives that promote Affordable, Attainable and Workforce Housing.

**Policy 1.1.14:** Where appropriate, the City will provide City-owned land to developers and builders of Affordable Housing at a cost that allows for financial feasibility.

**Policy 1.1.15:** 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 2020).
- The HUD *One Year Action Plan* (the Annual Consolidated Plan)
- The State *Local Housing Assistance Plan* (to be revised every 3 years)
- The HCD *Housing Assistance Incentive Program* (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 improve the quality of City public schools.

**Policy 1.2.2:** The City shall coordinate with Palm Beach County and the School Board to build or preserve housing units that provide for income diversity throughout the City to assist with school integration and to provide units that are affordable for teachers and public safety workers who desire to live and work within the City.

**GOAL 2: ACCOMMODATE A PROJECTED POPULATION OF 121,381 FULL-TIME RESIDENTS BY 2025 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 work with the private sector on developing mixed income and mixed use housing projects that meet sustainability principles of being energy efficient, resistant to climate change and adverse weather, and within walking distance of community amenities and public transportation.

**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:** The City shall incorporate a sustainable development rating system into the municipal code. The rating system shall incorporate standards from a sustainable building rating system and/or a national model green building code.

**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 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 by meeting both of 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:** THE CITY WILL PURSUE STRATEGIES THAT SUPPORT THE REVITALIZATION OF HOUSING AND NEIGHBORHOODS WHERE THERE IS A HIGH CONCENTRATION OF DILAPITATED HOUSING STRUCTURES, VACANT LOTS AND CONCENTRATED POVERTY.

**Objective 3.1:** The City shall target neighborhoods that have a high percentage of substandard or abandoned housing structures for blight elimination 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 continue to utilize federal, state and local funding for the rehabilitation, or demolition of substandard housing.

**Policy 3.1.4:** The City shall utilize City owned property for the purposes of neighborhood revitalization using resident feedback and neighborhood planning efforts as appropriate.

**Policy 3.1.5:** The City will partner with community partners include non-profit and other private entities on leveraging resources that will assist with holistic and comprehensive neighborhood revitalization.

**Objective 3.2:** The City, working with other public and private entities, shall ensure that housing resources are prioritized when appropriate towards low to moderate income special needs populations which include the disabled, elderly, veterans, homeless and children aging out of foster care.

**Policy 3.2.1:** The City will provide funding preferences, when appropriate, to projects that provide supportive housing for low income special needs populations.

**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 characteristics of the neighborhoods and criteria established by the State Statute 419.001, Chapter 419, Federal ADA and Fair Housing Act requirements and other related legislation.

**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 for local designation and/or listing on 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 and maintain 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 regulatory requirements.

**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.