

HOUSING ELEMENT

Goals, Objectives and Policies

GOAL 3.1.: THE PROVISION OF SUSTAINABLE, SAFE AND SANITARY HOUSING WHICH MEETS THE NEEDS OF ALL EXISTING AND FUTURE PALM BEACH GARDENS RESIDENTS.

Objective 3.1.1.: Strive to fulfill the City housing needs while promoting sustainable and energy efficient standards.

Policy 3.1.1.1.: The City shall continue to promote conservation programs and energy efficient practices that reduce housing operation costs for energy, sewer and water usage, within the structure and for landscaping, in new residential developments and redevelopment housing areas.

Policy 3.1.1.2.: The City shall encourage developers to use green building standards and energy efficient technologies.

Policy 3.1.1.3.: The City shall ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle interconnectivity and transit friendly communities in order to minimize traffic impacts and promote healthy lifestyles in new residential developments and redevelopment areas.

Policy 3.1.1.4.: The City shall ensure that native habitat, wildlife and sensitive areas are maintained and protected from the impacts of new residential development.

Policy 3.1.1.5.: The City shall promote transit supportive mixed-use residential development in close proximity to services to reduce dependence on automobile use in new residential developments and redevelopment areas.

Objective 3.1.2.: Assist the private sector to provide housing of the various types, sizes, and costs to meet the housing needs of all existing and anticipated populations of the City. Toward this objective, the City shall maintain land development regulations, consistent with Section 163.3202 F.S., to facilitate public and private sector cooperation in the housing delivery system.

Policy 3.1.2.1.: The City shall continue to provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the projected demand.

Policy 3.1.2.2.: When necessary, the City shall develop public-private sector partnerships to improve the efficiency and expand the capacity of the housing delivery system.

Policy 3.1.2.3.: The City shall ensure proposed ordinances, codes, regulations, and changes to the development review and permitting process do not create excessive requirements, and the City shall continue to amend or add other requirements in order to maintain or increase private sector participation in meeting the housing needs, while continuing to ensure the health, safety, and welfare of the residents.

Policy 3.1.2.4.: The City shall maintain housing development regulations, including site selection criteria, which shall consider sustainability, accessibility, convenience, and infrastructure availability.

Objective 3.1.3.: Continue to identify and assess any substandard units located within the City limits.

Policy 3.1.3.1.: The City shall continue code enforcement activities through inspections of the housing stock and institute special concentrated code enforcement activities where warranted.

Policy 3.1.3.2.: The City shall assist neighborhood improvement projects by providing code enforcement assistance, encouraging neighborhood self-help, removing blighting influences, and concentrating capital and/or operating budget improvements in such neighborhoods.

Objective 3.1.4.: Encourage housing and supportive services for the elderly and special needs residents.

Policy 3.1.4.1.: The City shall support the development of accessible affordable senior rental housing in close proximity to support services.

Policy 3.1.4.2.: The City shall integrate special needs housing in residential and commercial environments, with access to public transit, shopping, public amenities and supportive series.

Policy 3.1.4.3.: The City shall enable the elderly to remain in their own neighborhoods as their needs change by considering the use of accessory dwellings, smaller homes, shared housing and co-housing for the elderly.

Policy 3.1.4.4.: As part of the City's Community Development Block Program (CDBG), the City may explore utilizing grant funding to support senior social programs and housing.

Objective 3.1.5.: Provide for adequate sites for group homes, manufactured homes and mobile homes to ensure that the needs of persons requiring such housing are met.

Policy 3.1.5.1.: The City shall maintain non-discriminatory standards and criteria in the Land Development Regulations addressing the location of group homes and foster care facilities consistent with Chapter 419, Florida Statutes.

Policy 3.1.5.2.: The City shall maintain land development regulations so that different classes of group homes are permitted in residential neighborhoods of different types, and that no residential neighborhood is closed to such facilities.

Policy 3.1.5.3.: The City shall provide for community residential homes needed to serve those residents which meet the criteria established by state statute, which shall be located at convenient, adequate, and non-isolated sites within residential or public/institutional areas of the City.

Policy 3.1.5.4.: The City shall allow mobile home development as an acceptable use in the "Mixed Use" categories as shown on the Future Land Use Map of the City's Comprehensive Plan.

Policy 3.1.5.5.: The City shall continue to evaluate nursing homes, assisted living facilities, other group homes, manufactured and mobile homes, and review the Land Development Regulations to add criteria which facilitates the development of such uses in the City.

Policy 3.1.5.6.: Assisted Living Facilities within a Planned Unit Development or parcel within a Planned Community District may be eligible for a density bonus subject to City Council approval. Council consideration of Assisted Living Facilities density bonus shall be based upon criteria which include: compatibility with surrounding uses; impact on service delivery; provision of buffering and setbacks to mitigate building bulk or intensity; and/or design considerations of buildings and site. With demonstration of meeting said criteria, Council may approve an Assisted Living Facilities density bonus to allow a total of up to 18 dwelling units per acre in Residential Medium areas, and up to 24 dwelling units per acre in Residential High and Mixed Use areas. This density bonus shall not be applicable within the Coastal High Hazard Area.

Skilled Care Nursing Facility may be permitted within Residential High land use areas at a maximum of 38 beds per acre when designed with an Assisted Living Facility in a Continuing Care Retirement Community. Individual Skilled Care Nursing Facilities shall be allowed within Commercial land use areas subject to the intensity thresholds of the category. The density for dwelling units and beds of Continuing Care Retirement Communities shall be measured from separate acreages delineated for each component.

Objective 3.1.6.: Through continued monitoring and enforcement of building and housing codes, the City shall strive to conserve and extend the useful life of the existing housing stock and stabilization of older neighborhoods.

Policy 3.1.6.1.: The City shall continue to enforce the City's housing and health codes and standards relating to the care and maintenance of residential structures and facilities so as to conserve the existing housing stock and improve the quality of housing and neighborhood environment.

Policy 3.1.6.2.: [RESERVED]

Policy 3.1.6.3.: The City shall continue to review and prioritize public infrastructures and supporting facilities and services to upgrade the quality of existing neighborhoods.

Policy 3.1.6.4.: The City shall continue to encourage property owners to increase private reinvestment in housing by providing information, technical assistance programs, and incentives.

GOAL 3.2.: THE PROVISION OF AFFORDABLE AND WORKFORCE HOUSING BY PRESERVING EXISTING STABLE NEIGHBORHOODS, REHABILITATING NEIGHBORHOODS THAT HAVE DECLINED, AND DEVELOPING NEW RESIDENTIAL DEVELOPMENTS.

Objective 3.2.1.: Promote programs and other means to ensure that affordable and workforce housing are provided to residents of all income ranges to sustain a balanced community and economic growth.

Policy 3.2.1.1.: The following definitions for affordable and workforce housing shall be used by the City:

“Affordable Housing” means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for Extremely Low Income, Very Low Income, Low Income, and Moderate Income households.

“Workforce Housing” is defined as housing affordable to natural persons or families whose total annual household income does not exceed 140% of the annual median income, adjusted for household size.

“Extremely Low Income” means one or more natural persons or a family whose total annual household income does not exceed 30% of median annual adjusted gross income.

“Very Low Income” means one or more natural persons or a family whose total annual household income does not exceed 50% of median annual adjusted gross income.

“Low Income” means one or more natural persons or a family whose total annual household income does not exceed 80% of median annual adjusted gross income.

“Moderate Income” means one or more natural persons or a family whose total annual household income does not exceed 120% of median annual adjusted gross income.

“Essential Services Personnel” means personnel whose household incomes do not exceed 140% of the annual median income as determined annually by the Florida Housing Finance Corporation and adjusted for family size, who are employed in areas in which they are considered essential service personnel, including but not limited to teachers and educators, police and fire personnel, skilled construction trades personnel and health care personnel, and other job categories defined as essential by each county.

Policy 3.2.1.2.: The City shall continue to review existing conditions and trends, quantify the need, and formulate policies and programs to provide affordable and workforce housing.

Policy 3.2.1.3.: The City shall coordinate with public-private partnerships, private non-profit housing agencies, for-profit developers, lenders, Community Land Trusts (CLTs) and other housing agencies to provide affordable and workforce housing.

Policy 3.2.1.4.: The City shall continue to encourage the private sector to provide housing in a range of prices, including those affordable to the extremely low, very low, low, and moderate income groups, and essential service personnel through further streamlining of the review process promoting the density bonus program, and providing flexible land development regulation provisions.

Policy 3.2.1.5.: The City shall seek to provide housing affordable to extremely low, low, very low, and moderate income groups, and essential service personnel such as entering into an interlocal agreement with a neighboring jurisdiction.

Policy 3.2.1.6.: The City shall maintain its support and reliance on the County Commission on Affordable Housing as the entity for promoting affordable housing and recommending incentives for the development of new affordable units.

Policy 3.2.1.7.: The City shall continue to be party to interlocal agreements with Palm Beach County for the purposes of implementing the HOME Investment Partnerships Program, State Housing Initiative Partnership (SHIP), and Community Workforce Housing Program (CWHP) to assist Essential Service Personnel and other entitlement funds or programs to secure funding for affordable and workforce housing.

Policy 3.2.1.8.: The City shall encourage the development of auxiliary dwelling units (ADUs) associated with a principal dwelling unit in order to increase the supply of affordable and workforce housing in new residential developments and redevelopment areas.

Policy 3.2.1.9.: The City shall continue to evaluate the provision of incentives to the private sector interested in the provision of sustainable affordable and workforce housing including but not limited to the following incentives:

- A. Targeted Expedited Permitting Program (TEPP) to expedite the permitting process.
- B. Density Bonus for Low, Medium and High Density Residential land use categories. A technical study should be conducted to recommend percentages of density bonus according to the residential designation.
- C. Traffic Performance Standards mitigation consistent with the Palm Beach County Workforce Program.

Policy 3.2.1.10.: The City shall continue to assess the Land Development Regulations to determine whether there are further opportunities to streamline the development review and permitting process for affordable and workforce housing.

Policy 3.2.1.11.: The City shall continue to administer and implement its Community Development Block Grant (CDBG) Program.

Policy 3.2.1.12.: The City shall update the HUD Five-Year Consolidated Plan and HUD One-Year Action Plan, as required by the U.S. Department of Housing and Urban Development (HUD).

Objective 3.2.2.: Continue to designate adequate sites with appropriate land use and density on the Future Land Use Map, the City shall ensure that adequate supply of land exists in the City for the private sector to provide for the housing needs of the extremely low, very low, low and moderate income families, essential service personnel, the elderly, and special need residents.

Policy 3.2.2.1.: The City shall continue to identify infill and redevelopment sites to provide opportunities for affordable and workforce housing in conjunction with transit oriented development.

Policy 3.2.2.2.: The City shall maintain an appropriate amount of land designated for high density residential use to provide for 12 to 15 units per acre to facilitate the construction of housing for low and moderate income families.

Policy 3.2.2.3.: The City shall consider adopting inclusionary regulations requiring new residential developments and redevelopment projects to include on-site or off-site affordable and workforce housing, or other supportive provisions such as payment in-lieu.

Policy 3.2.2.4.: Designation of high density residential areas intended for the construction of affordable housing in the City shall take into consideration the proximity of such areas to major employment centers.

Policy 3.2.2.5.: The City shall maintain and continue to evaluate additional incentives to encourage the production of housing for persons with special housing needs, including the elderly, the handicapped, and those in need of affordable and workforce housing.

Policy 3.2.2.6.: The City shall maintain land development regulations in accordance with Section 163.3202 (1), F.S., to include site selection criteria for the location of housing for the elderly, which shall consider accessibility, convenience and infrastructure availability.

Policy 3.2.2.7.: The City shall encourage use of the density bonus program for Planned Community Districts (PCDs), Planned Unit Developments (PUDs) and other large developments that set aside a certain percentage of units for extremely low, very low, low, and moderate income families, essential service personnel, and employer assisted housing.

Alternatively, residential development participating in the program may build affordable housing off-site. Off-site development shall be at the direction of the City Council.

Development that is eligible for density bonus must:

- (1) demonstrate its ability to meet all concurrency requirements at the level of impact calculated at the "bonus" density or intensity;
- (2) demonstrate proximity to public transportation and employment opportunities;
- (3) legally ensure that the units remain affordable, in perpetuity, to households, which, by definition, meet the income guidelines for extremely low, very low, low income, and essential service personnel; and
- (4) be found consistent by the City Manager or his designee, for consistency with this policy.

The City Council shall be responsible for recommending the maximum density/intensity allowed under this program.

Policy 3.2.2.8.: The Land Development Regulations shall continue to allow manufactured and modular structures and buildings in all residential zoning districts.

Policy 3.2.2.9.: Prior to, or with the next Evaluation and Appraisal review cycle, the City shall analyze and evaluate the creation of a new policy that will allow a waiver or partial waiver of impact fees, with City Council approval, as an incentive for affordable and workforce housing.

Policy 3.2.2.10.: The City shall maintain its Land Development Regulations to permit the placement of manufactured homes and conventionally built residences within single-family and multiple-family residential districts provided that the homes: (1) comply with all City building, construction, design and housing codes, hurricane velocity regulations and U.S. Department of Housing and Urban Development body and frame construction requirements as applied to Hurricane Resistive Design Standards; and (2) be subject to any Council or staff reviews as provided in the City of Palm Beach Gardens Code of Ordinances. The structural capabilities of homes located within the City shall be verified by a Florida Registered Professional Engineer. The engineer shall certify that said home has the structural capacity to withstand hurricane force winds as prescribed for the geographical area as designated in the Standard Building Code.

Policy 3.2.2.11.: The City shall provide education awareness programs for the residents to promote a better understanding of the need for workforce housing.

Policy 3.2.2.12.: The City shall provide incentives to encourage existing affordable and workforce housing areas are redeveloped with affordable and workforce housing units.

Policy 3.2.2.13.: The City shall coordinate its strategies and policies with the Treasure Coast Regional Planning Council (TCRPC) to provide affordable and workforce housing.