

## **HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES**

### **PURPOSE**

The purpose of the Housing Element is to: 1) identify existing and projected deficits or surpluses in the supply of housing to meet the needs of the City's population, particularly the very-low and low-income families; 2) analyze housing trends and nature of any housing problems; 3) develop appropriate plans, programs and policies to bring about the accomplishment of the necessary housing, whether through private-sector efforts, non-profit, public/private partnerships or the public sector; and 4) to guide and coordinate all housing activities to increase efficiency of the housing delivery system.

The Housing Element of the Comprehensive Plan has several characteristics that distinguishes it from other Plan elements. First, housing is primarily provided by the private sector, and market demand largely dictates the type and location of housing projects. The City's land development regulations (e.g., Zoning and Building Codes) only guide the private sector in the development and construction of housing. Second, because housing is an essential human need, the public sector has the responsibility to ensure adequate, safe housing, especially for low, and very-low income families, elderly and other disadvantaged groups. Third, the City's Housing Element will focus on the provision of "workforce housing," which is defined as housing for both the City's commuters and residents whose income is 80% or less than the Area Median Income (AMI) and who is integral to and supports the economy of the City of Riviera Beach.

**GOAL**      *To assure the availability of safe, sanitary, decent and affordable housing for all residents of Riviera Beach with special attention paid to diversifying the housing stock through increasing the supply of workforce housing, single-family and homeownership opportunities, while continuing to address the needs of the City's existing very low-, low- and moderate-income households.*

### **OBJECTIVE 1.1: New Construction**

*Assist the private sector in providing 1,100 additional units of housing by 2010, to meet the tenure, type and affordability needs identified in this element.*

*The City will continue to operate its own and encourage other new construction programs on vacant land citywide in the amounts and densities allowed until feasible and responsible buildup of the City's acreage in accordance with the Land Development Code and the Future Land Use Element (FLUE) can be achieved. The City shall concentrate its efforts in new construction to meet the housing needs of the residents between 50-120 % of the area median income.*

**Policy 1.1.1:** Through its CRA and provisions to be included in the 2009 update of the Inlet Harbor Redevelopment Plan Modification of 2001, the City will consider the provision of a total

of at least 450 units of workforce housing through 2012 to meet the tenure, type and affordability needs identified in this element and based upon the following:

- a. A revised redevelopment plan with a re-examination of the demand issues initially considered in the 2001 plan (approximately 400 units/yr) for viability through 2015;
- b. A revision in the redevelopment plan based upon the supply of land that could possibly be aggregated in the amounts and parcel sizes necessary to create the necessary supply to meet demand and affordability given updated eminent domain rules.

**Policy 1.1.2:** The City shall utilize its vacant lot acquisition program in conjunction with its single-family Infill Housing Program, to provide for the City's workforce, to improve neighborhoods, increase the City's tax base, reduce crime, and assist with the construction of 40 single-family detached homes between 2008-2015 which meet the tenure, type, and affordability needs identified in this element.

**Policy 1.1.3:** Utilize the Future Land Use Plan, the zoning map and the updated CRA Master Plan to assure a continued supply of vacant land designed for a diversity of housing types and income categories to meet the need for new housing through 2015, which will require approximately 150 acres.

**Policy 1.1.4:** The Community Redevelopment Agency (CRA) shall include housing as an integral component of its updated/revised CRA Master Plan by establishing strategies such as public/ private joint venture programs and funding for the acquisition and resale of property as a method to provide market rate affordable workforce housing for both rental and ownership purposes in the redevelopment area.

**Policy 1.1.5:** The City shall facilitate the construction of market rate single-family housing to meet the need for 660 new single-family units by 2010.

**Policy 1.1.6:** By 2010, the City shall initiate a study to determine the need for procedures to make dead end "stub street" rights-of way available primarily as single-family lots, or as stormwater management outlets, as feasible.

**Policy 1.1.7:** The City will encourage the construction of energy efficient housing by exploring innovative regulations that promote energy conserving and environmentally sensitive technologies and LEED Neighborhood Development design.

## **OBJECTIVE 1.2: Diversified Housing: Increased Home Ownership Opportunities**

*The City shall encourage and assist the private sector to increase home ownership opportunities, and increase the percentage of home ownership of single-family units citywide, particularly for those unabsorbed, vacant units in existing developments.*

**Policy 1.2.1:** The City shall work to achieve a goal of at least 65% of new units constructed by 2010 shall be owner-occupied.

**Policy 1.2.2:** The City through its Single-family Infill Vacant Lot Program and the policy set forth in Policy 1.1.2 above shall insure that home ownership opportunities are available in neighborhoods throughout the City.

**Policy 1.2.3:** The City shall continue to utilize --- either directly or via referral --- programs such as the Palm Beach County Housing Finance Authority, SHIP and HOME, which provide mortgage assistance as a means to provide workforce housing within the City.

**Policy 1.2.4:** The City shall continue to utilize the MEAHOP-funded Housing Trust Fund as a means to assist with home ownership opportunities as well as other neighborhood enhancement strategies, including County, State and/or Federal funding.

- Vacant lot acquisition
- Employee housing assistance grants
- Minor housing rehabilitation

### **OBJECTIVE 1.3: Improving Substandard Housing**

*Continually through the year 2015, in order to improve housing opportunities for very low, low, and moderate income persons, the City shall continue to reduce the number of substandard units in the City utilizing its Unsafe Building Abatement Ordinance and Community Response Team (CRT) activities, through systematic rehabilitation or demolition and replacement.*

**Policy 1.3.1:** By 2015, upon completion of the review and approval of the LDC, the City shall review the minimum housing standards portion of the City Code to assess their effectiveness in achieving correction of substandard housing through code enforcement: The City Code shall become consistent with the Florida Building Code, which symbolizes the newer, more stringent standards for housing in areas where severe weather occurs.

**Policy 1.3.2:** The City shall continue its efforts under the CRT and Unsafe Building Abatement Ordinance to review and order the demolition of 10 unsafe (or as defined in Ordinance #2971) units annually. The City shall additionally institute a formalized "systematic" code enforcement program with tracking and reporting mechanisms using City Housing Trust Fund and Community Development CDBG rehabilitation program dollars, in order to make more progress on correcting substandard housing and documenting such efforts. The program shall also address litter, illegal dumping, and adjacent commercial uses.

**Policy 1.3.3:** Under the CRT and the City's Unsafe Building Abatement Ordinance the City shall continue its demolition program, resulting in the reduction of 25 unsafe units (both single-family and multi-family) annually. To this end, the City shall demolish at a minimum 50–100 unsafe units by 2015.

### **OBJECTIVE 1.4: Conservation and Rehabilitation**

*The City shall continue to meet the goals established to achieve the subsidized rehabilitation of low-and moderate-income single-family units annually.*

**Policy 1.4.1:** The City will--under its Housing Rehabilitation Program--provide at least 15 residents annually with minor repairs to their properties including elderly residents on fixed

incomes; major rehabilitation work to be accomplished through Palm Beach County housing rehabilitation funding.

**Policy 1.4.2:** In conjunction with the monitoring of substandard units, the City shall establish a procedure to monitor the effectiveness of rehabilitation efforts.

**Policy 1.4.3:** The City shall continue to take a pro-active role in determining the location of County CDBG rehabilitation efforts. The City may direct such rehabilitation efforts towards the CDBG Planning Area, or areas targeted by the Neighborhood Improvement Areas in conjunction with the Sector Plans recently developed by the City.

**Policy 1.4.4:** The City shall work actively with Palm Beach County HCD by marketing available programs, to investors, and small developers within the City to develop a strategy to encourage multi-family rehabilitation.

**Policy 1.4.5:** The City will continue to provide Emergency Disaster Relief to residents whose homes are severely impacted by hurricanes or other extreme weather events – contingent upon County, State, and/or Federal funding.

**Policy 1.4.6:** The City will continue to work with Florida Power & Light Company to provide Home Energy Makeovers for low income residents, which install energy-efficient upgrades to existing housing to conserve energy and reduce residents' energy costs.

## **OBJECTIVE 1.5: Very Low- , Low- , Moderate-Income and Workforce Housing**

*The City shall continue to address both the single- and multi-family demand for very low, low, and moderate income housing, including rehabilitation, subsidies, etc. as set forth in the Objectives and Policies.*

**Policy 1.5.1:** The City shall utilize the Future Land Use Plan, zoning map and Infrastructure Element to assure a continued supply of vacant land designated for multifamily housing, or to offer increased housing opportunities to its residents and provide options for residents currently in substandard housing.

**Policy 1.5.2:** The City shall review Palm Beach County's surplus lands inventory and foreclosed properties lists for the purpose of promoting affordable housing provision and production, and shall consider the acquisition of properties within its corporate limits for such purposes.

**Policy 1.5.3:** The City shall use its Housing Trust Fund and County CDBG funds to provide seed money and technical assistance to developers that construct housing for low and moderate income households including HUD 202 elderly housing funds and State/County housing finance agency bond-funded rental units. Any such construction shall be consistent with the housing needs identified in this Plan.

**Policy 1.5.4:** The Employee Housing Assistance Program: The City will continue its use of MEAHOP funds to provide assistance for eligible employees to receive grants towards the purchase of housing.

**Policy 1.5.5:** In considering new development or rezoning requests, the City shall consider whether the action would result in an undue concentration of very low-, or low-income housing in a given area.

**Policy 1.5.6:** The City shall consider its CRA as the last, largest and best opportunity for new construction sites to address the City's multi-income housing needs by piloting mixed-income developments in order to achieve a healthy cross section of household income categories.

**Policy 1.5.7:** Manufactured housing meeting post-1976 HUD standards shall be permitted in all residential zoning districts, subject to design controls to be developed by 2010; the Land Development Code shall continue to offer the Mobile Home Park District as an option to accommodate affordable housing.

**Policy 1.5.8:** By 2010, the City shall continue the review of its approval and permitting process to determine whether any additional technological improvements are necessary to minimize affordable housing costs and delays.

## **OBJECTIVE 1.6: Neighborhood Revitalization/ Stabilization**

*The city shall continue to protect and stabilize residential neighborhoods as a means of increasing housing opportunities, through the following:*

**Policy 1.6.1:** The City shall continue its Neighborhood Enhancement Strategy through the multi-pronged, multi-departmental, and multi-disciplinary approach developed in 2004 and coordinated with strategic neighborhood planning processes such as the Sector Plans, Weed and Seed programming, the Community Revitalization Teams (CRTs), the Unsafe Building Ordinance, and the 2008 Citizen's Master Planning process recently conducted as the building of the update of the CRA Redevelopment Plan.

**Policy 1.6.2:** The City shall continue to implement redevelopment activities for the area at 26<sup>th</sup> Court and Avenue S Corridor, focusing on infill and rehabilitation.

**Policy 1.6.3:** The Community Development Department shall continue to coordinate redevelopment in the South Central/Martin Luther King Boulevard area and to propose neighborhood enhancement efforts that would mitigate the impact of the widening of SR 710.

**Policy 1.6.4:** Any CRA Redevelopment Plan shall include strategies for stabilization/enhancement of neighborhoods, including the single-family neighborhoods north and south of East Blue Heron Boulevard.

**Policy 1.6.5:** As a means to stabilize neighborhoods and provide a greater mix of housing opportunities, the City shall, by 2010, develop policies and procedures to initiate a program to consider acquisition and/or rehabilitation of vacant or foreclosed homes.

**Policy 1.6.6:** The City will continue to support programs and projects listed in the Neighborhood Sector Plans that allow for increased home ownership opportunities, as a means to assist in neighborhood stabilization.

**Policy 1.6.7:** The City will support and assist its non-profit partners to provide mixed-use redevelopment opportunities with the NW sector of the City in order to eliminate blighting commercial area conditions.

## **OBJECTIVE 1.7: Relocation**

*The City shall continue to assist with relocation housing (temporary or permanent) based on the availability of County funding, as a component of substandard housing reduction, insuring that at least 10 very low, low, or moderate income households are able to relocate, between 2008 - 2015 as needs dictate.*

**Policy 1.7.1:** The City shall continue work with the County to use CDBG relocation funds to assist needy households faced with substandard rehabilitation or demolition due to City code enforcement.

**Policy 1.7.2:** Any redevelopment plan developed by the CRA shall incorporate strategies to insure the replacement of any affordable housing that is removed through redevelopment activities.

## **OBJECTIVE 1.8: Housing for the Special Needs Population**

*The City will continue to accommodate, housing for the special needs population to include Community Residential Homes and Assisted Living Facilities (ALFs), and assure continued foster care feasibility through zoning policies.*

**Policy 1.8.1:** The City will continue to permit facilities such as ALFs, community residential homes, single-room occupancy building (SROs) and foster care facilities through the Land Development Code, avoiding undue concentrations, in accordance with Chapter 419, Florida Statutes. Assisted living facilities and community residential homes shall continue to be allowed in two-family and multifamily districts, and nursing homes in multifamily districts.

**Policy 1.8.2:** In order to promote the provision of Special Needs Facilities yet control the quality, safety, and sanitary requirements of such, the City will consider the following intensification of permitting requirements when the LDC is updated in 2010:

- a. a minimum distance between facilities in order to avoid any undue concentration or clustering of facilities;
- b. a strengthening of local licensing requirements such as amount of space per person, etc.; and
- c. a tightening of inspection requirements for such facilities.

## **OBJECTIVE 1.9: Historic Housing**

*By 2010, a survey of pre-1950 housing will be achieved.*

**Policy 1.9.1:** The CRA shall assess all structures in the redevelopment area to determine if any houses are of historic significance; if any significant units are found, the CRA and planning staff shall establish restoration standards and review procedures consistent with the Department of the Interior standards for renovation.

## **OBJECTIVE 1.10: Income/Housing Imbalance**

*The City shall continue to support strategies and actions that serve to reduce the income/housing cost imbalance that exists for very low, low and moderate income households.*

**Policy 1.10.1:** The City shall continue to support efforts of the Workforce Development Board to improve job-training opportunities, including welfare to work and school programs. The City shall encourage local businesses to utilize these programs to hire local residents and conduct other coordination activities.

**Policy 1.10.2:** The City shall continue to insure that adequate opportunities are provided for day-care near work or home, through continuing to allow daycare facilities in residential and commercial districts.

**Policy 1.10.3:** The City shall continue to support services to assist low- and moderate-income families and, procure and maintain employment opportunities.

## **TRANSPORTATION ELEMENT GOALS, OBJECTIVES AND POLICIES**

**GOAL 1** *Provide a safe, convenient, continuous, comfortable and aesthetically pleasing motorized and non-motorized transportation system, which is intricately related to the land use pattern and improves the level of mobility of all City residents and visitors.*

### **OBJECTIVE 1.1: Roadway Level of Service**

*To the maximum extent controllable by the City, all roadways within the City shall operate at or above the roadway level of service standards contained herein.*

**Policy 1.1.1:** The City shall adopt the level of service standards for average daily and peak hour time periods contained in the Palm Beach County Traffic Performance Ordinance for all County thoroughfare roadways within the City.

**Policy 1.1.2:** The City shall adopt the level of service standards established by the Florida Department of Transportation for Florida Intrastate Highway System (FIHS) roadways within the City.

**Policy 1.1.3:** The minimum acceptable average daily and peak period operating level of service for all City streets shall be Level of Service D.

**Policy 1.1.4:** The City adopts The Statewide Minimum Level of Service (LOS) standards for State Intermodal System (SIS) facilities. Development and redevelopment shall evaluate its impact on SIS facilities in and around the City, including portions of I-95, SR 710, SR 708, CSX