



**HOUSING ELEMENT**

**Last amended June 3, 2014**

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**City of Boynton Beach**  
**Housing Element**  
**Goals, Objectives and Policies**

**Goal 6**                    *To provide decent, safe, and sanitary housing in suitable neighborhood environments at a range of costs and variety of types necessary to meet the needs of present and future residents of the City.*

**Objective 6.1**           **Assist the private sector to provide new dwelling units of various types, sizes, and costs by the year 2013, in order to meet the housing needs of the existing and anticipated populations of the City.**

*Measurability:*           *Number of dwelling units provided during the planning period consistent with the objective.*

**Policy 6.1.1**            The City shall provide information, technical assistance, and explore possible incentives with the private sector to maintain a housing production capacity sufficient to meet the community needs. Possible incentives could include assistance in land assembly, below-market rate financing, allowances to build on nonconforming lots, and density increases in certain residential land use categories.

**Policy 6.1.2**            The City shall encourage partnerships between the local government, the private sector, and the nonprofit sector to improve the efficiency and expand the capacity of the housing delivery system.

**Objective 6.2**           **By the year 2013, the number of substandard housing units shall be reduced.**

*Measurability:*           *Number of substandard housing units brought up to standard, removed or replaced during the planning period.*

**Policy 6.2.1**            The City shall update the Neighborhood Target Area Plan to determine and prioritize those areas of the City where the greatest concentrations of substandard housing units exist.

**Policy 6.2.2**            The City shall continue to increase code enforcement activities, through regular inspections of the housing stock in neighborhoods

where code violations are more prevalent, and institute special concentrated code enforcement activities where warranted.

Policy 6.2.3 The City shall continue to explore the use of Community Development Block Grant (CDBG) monies, federal and state funding, and local public funds for the demolition or rehabilitation of substandard housing.

Policy 6.2.4 The City shall continue to utilize procedures to minimize involuntary relocation by only removing units that pose an immediate danger to occupants, those that are abandoned, or those costly to rehabilitate.

Policy 6.2.5 The City shall provide assistance through the Consolidated Plan (CHAS) to neighborhood projects to upgrade their conditions through code enforcement assistance, removing blighting influences, and concentrating improvements in such neighborhoods with particular attention given to owner-occupied dwelling units.

Policy 6.2.6 The City will examine the use of innovative land use techniques to utilize vacant and substandard lots that ultimately will result in the removal of substandard housing units in the Neighborhood Target Area.

**Objective 6.3 Through the year 2013, the City shall continue to implement a series of housing programs aimed at providing adequate housing and housing sites for very low-, low- and moderate- income persons to meet their housing needs.**

*Measurability: Number of housing programs maintained or implemented during the planning period.*

Policy 6.3.1 The City will, where feasible, continue the purchase of vacant lots in the Code Enforcement Areas and Neighborhood Target-Areas as sites for affordable infill housing.

Policy 6.3.2 The City shall establish and implement procedures to pursue federal and state and other sources of funding earmarked for very low-, low-, and moderate-income housing. These include:

- Community Development Block Grant;
- Neighborhood Improvement Programs
- State Housing Initiative Partnership Program;
- Gap financing;

- Rental Rehabilitation;
- Weatherization Funds; and
- Emergency Roof Repairs.

Policy 6.3.3 The City shall continue to pursue the use of CDBG and state housing monies available for community-based corporations, by the identification or creation of community-based corporations which can work with the City on housing efforts. State monies include:

- Predevelopment Funding for Community-based Corporations;
- Purchase Assistance Loan Programs; and
- Rehabilitative Deferred Loans.

Policy 6.3.4 The City shall implement the Local Housing Assistance Plan through State’s Housing Incentive Partnership funding which will provide incentives to the private sector in the construction of affordable dwelling units.

Policy 6.3.5 The City shall continue to establish and implement procedures to require that public-assisted housing shall be located in a manner which avoids an over-concentration of such uses in one particular area.

Policy 6.3.6 The City shall, by 2010, amend the zoning ordinance to allow construction on nonconforming lots if the result will be the provision of well designed and neighborhood compatible housing.

Policy 6.3.7 The City shall establish a priority for very-low-income households the elderly, and persons with physical or mental disabilities, in providing funding sources for affordable dwelling units.

**Objective 6.4 The City shall continue to encourage the provision of workforce housing to maintain a diversified and sustainable City having character and sense of community where people can live and work in the same area.**

*Measurability: Number of workforce housing units developed.*

Policy 6.4.1 The City shall continue to utilize the Workforce Housing Program to facilitate the construction of affordable rental and for-sale housing units city-wide.

- Policy 6.4.2 In order to be granted higher densities possible in the Special High Density Residential, Mixed Use, and Mixed Use-Core future land use designations, established percentages of the residential development must be affordable to Low Income and Moderate Income households.
- Policy 6.4.3 The Workforce Housing Program shall continue to offer developers alternatives to on-site provision of affordable units, which include:
- Payment in-lieu contributions;
  - Land donation within the City;
  - Off-site construction of units; and
  - Purchase of existing market rate units to be donated to the city or sold to eligible households.
- Policy 6.4.4 All workforce housing units constructed under the program shall remain affordable for a period of thirty (30) years through the use of restrictive covenants.
- Policy 6.4.5 The City shall continue to explore innovative development regulations, the use of prefabricated housing, regulations regarding non-conforming lots and other policy tools to provide increased access to affordable housing.
- Policy 6.4.6 The City shall continue to ensure that CRALLS Mitigation Measures shall be included in all new concurrency approvals and Development Order (DO) conditions for all developments utilizing the adopted CRALLS. Said conditions shall require that all such developments proposing more than 10 dwelling units shall:
- set aside at least 10% of their development for occupancy by very low income (less than or equal to 50% of the County's median annual adjusted gross income) households and low income (more than 50% but less than or equal to 80% percent of the County's median annual adjusted gross income) households, and 10% for moderate income (more than 80% but less than or equal to 120% of the County's median annual adjusted gross income) households. Units meeting this requirement shall include no more than 40% renter occupied units for low income and very low income households and no more than 30% renter occupied units for moderate income households. The remaining units must be owner occupied.

The renter occupied units must continue to be attainable for a period of at least 20 years, and the owner occupied units must continue to be attainable for a period of at least 10 years. Attainability shall be assured through deed restrictions on these properties; or,

- may choose to contribute a fee in-lieu of units. The sum amount of this fee shall be established by the City Commission and Board of County Commissioners, and it shall be paid to the City of Boynton Beach's affordable housing program(s) to finance land acquisition, homeowner assistance, or other actions to further the City's affordable housing objectives as specified in the City of Boynton Beach Comprehensive Plan.

Policy 6.4.7

The City, through the CRA's Direct Incentive Program and its Affordable Access component, shall continue to implement a program to make affordable housing available to low-to-moderate income households (with incomes of 80% to 100% of median household income in Palm Beach County) in the TCEA. The affordable units in this program must remain affordable for a minimum period of 10 years. The City shall continue implementation of the policies under Objectives 6.1, 6.3 and 6.6 of the Housing Element of the Comprehensive Plan to provide other programs benefiting very low, low and moderate income households. The City will also insure that 5% of new or rehabilitated housing within the TCEA area is available for occupancy by these households, with pricing consistent with SHIP guidelines, and rent levels consistent with affordable effort ratios. The City will continue the annual monitoring of the affordability of housing within the TCEA.

**Objective 6.5**

**The City shall allow sites for mobile homes where single-family detached dwellings are permitted.**

*Measurability:*

*Maintenance of the land development regulations in accordance with the objective.*

Policy 6.5.1

The City shall allow mobile homes in all areas of the City where single-family detached dwellings are permitted, subject to the zoning regulations and other code requirements that apply to other types of single-family detached dwellings.

**Objective 6.6**

**The City shall allow sites for group homes and foster care facilities in residential land use categories consistent with applicable state and federal laws.**

*Measurability: Maintenance of the land development regulations in accordance with the objective.*

Policy 6.6.1 Group Homes with six or fewer residents, subject to the Americans with Disabilities Act, the Fair Housing Act, or other State or Federal Law, Statute, or Regulation precluding discrimination based upon protected class (race, color, religion, sex, national origin, familial status, and disability), shall be allowed in all residential zoning districts, without regard as to whether they are located within a radius of 1,000 feet of another such home. All group homes shall be required to obtain a license with the City in order to facilitate monitoring and ensure zoning compliance.

Policy 6.6.2 The City shall establish, consistent with state statutes, reasonable standards regarding the maximum number of persons allowed in group homes in each residential zoning district, and the minimum floor area per person, or maximum number of persons per room.

Policy 6.6.3 The City shall enforce the land development regulations to ensure safe and convenient on-site design of off-street parking for group homes with more than six persons.

Policy 6.6.4 The City shall establish and implement procedures to continue to allow foster homes for up to five children (both natural and foster) in any dwelling, provided that the foster home is supervised by an adult who is a resident in the dwelling.

Policy 6.6.5 The City shall continue to allow adult foster homes in designated zoning districts.

**Objective 6.7 The City shall avoid housing programs which displace households. However, in the event displacement occurs, benefits consistent with applicable state and federal laws will be implemented through the following policies.**

*Measurability: Incidence of household displacement and evidence of displacement housing programs utilized.*

Policy 6.7.1 The City shall assist any households displaced by City housing programs to locate alternative housing that is reasonably located, standard housing at affordable costs, prior to their displacement.

Policy 6.7.2 The City shall assist persons displaced by code enforcement activities, with temporary relocation benefits and replacement



housing, or down payment or rental assistance, depending upon eligibility.

**Objective 6.8**      **The City shall continue to identify, document, and preserve historically and culturally significant housing through the approved processes.**

*Measurability:*      *Continued maintenance of land development regulations encouraging the identification, documentation, and preservation of historic resources.*

Policy 6.8.1      The City shall continue to maintain and update “The City of Boynton Beach Historic Sites Survey” and the Florida Master Site File.

Policy 6.8.2      The City shall continue to maintain and update “The Boynton Beach Register of Historic Places” and the “National Register of Historic Places”.

Policy 6.8.3      The City shall continue processing additions to “The Boynton Beach Register of Historic Places”.

Policy 6.8.4      Historic and cultural resources identified in “The Boynton Beach Register of Historic Places” shall be incorporated into the Future Land Use Map series and shall be protected from development and redevelopment activities through the approved review process.

Policy 6.8.5      The City’s land development regulations shall continue to provide protection for historic and cultural resources.

**Objective 6.9**      **The City, through Code enforcement efforts, will continue to improve the quality of neighborhoods by conserving the existing housing stock.**

*Measurability:*      *Utilization of Code enforcement activities to target areas for technical and rehabilitation assistance and for concentration of infrastructure updates.*

Policy 6.9.1      The City shall continue its efforts in the Community Development Block Grant Target Areas and implement program activities in a timely manner. Programs shall include, but not be limited to, those discussed in Objective 6.3 and its corresponding policies.

Policy 6.9.2      The City shall coordinate technical assistance programs and financial workshops conducted by lending institutions and Community Development Corporations to increase private reinvestment in housing.

Policy 6.9.3      The City shall continue intensive and concentrated code enforcement efforts in the Code Enforcement Areas and the Neighborhood Target Area. Implementation of this Policy shall be consistent with Policy 6.2.5 above.

Policy 6.9.4      The City shall establish procedures to schedule and concentrate public infrastructure, supporting facilities, and services to upgrade the quality of existing neighborhoods.

Policy 6.9.5      The City shall explore outside funding sources to ensure the availability of social, educational, and recreational services to very low-, low- and moderate-income households.

Policy 6.9.6      The City shall give priority to the rehabilitation of housing structures to retain the existing housing stock, as funds become available.

Policy 6.9.7      The City shall encourage private financial support through the leveraging of resources to assist in the rehabilitation of housing.

**Objective 6.10**      **Adequate measures should be taken by 2013 to address the housing problems of persons with special needs.**

*Measurability:*      *Number of programs initiated within the planning period consistent with the objective.*

- Policy 6.10.1 The City shall continue to inventory sites, including publicly owned buildings, which could serve as sites for elderly/handicapped housing.
- Policy 6.10.2 The City shall, through local funding and technical assistance, continue to support the social service assistance programs provided to elderly and handicapped persons.
- Policy 6.10.3 The City shall work to establish a public/private partnership which can build units for elderly and handicapped persons,
- Policy 6.10.4 The City will continue to revise the land development regulations in order to continue public improvement programs aimed at the removal of physical barriers which restrict accessibility by handicapped persons.
- Policy 6.10.5 The City shall discourage hospitals, congregate living facilities for persons with special needs, nursing homes, and the like from locating within Coastal High-Hazard Area and shall encourage such existing facilities to relocate to safer locations within the City.
- Objective 6.11 The City shall continue to monitor the impacts of amendments to the Land Development Regulations on affordable housing.

*Measurability: Number of unintended negative impact prevented or mitigated*

- Policy 6.11.1 The City shall review all proposed amendments to Land Development Regulations for a potential negative impact on the affordable housing cost prior to adoption.