
**HOUSING ELEMENT
GOAL, OBJECTIVES, AND POLICIES**

Goal 6

To provide safe, decent and sanitary housing and living conditions in designated residential neighborhoods consistent with: (1) density levels indicated on the Future Land Use Map; and (2) the current rural residential character of the Town. Further, ensure that the character of new housing development is consistent with that currently in evidence while accommodating the needs of projected population growth.

6.1 Objective:

Conserve existing residential neighborhoods and housing stock by adopting minimum housing standards.

6.1.1 Policy:

Within one year of the adoption of the Comprehensive Plan, adopt minimum housing regulations that shall contain the following minimum provisions:

1. A requirement that all new development or redevelopment be served by an adequate individual or central water and wastewater systems- and contain heating and cooking facilities.
2. Minimum requirements for light and ventilation, in accord with Florida building codes.
3. Minimum requirements for electrical and plumbing systems.
4. General requirements for the maintenance of the exterior and interior of residential structures.
5. Minimum dwelling space and sanitary requirements.
6. Procedures governing rehabilitation and demolition actions.

6.1.2 Policy:

Within one year of the adoption of the Comprehensive Plan, adopt administrative and enforcement procedures necessary to implement minimum housing regulations and which, at a minimum:

1. Designate a Town housing official.
2. Establish administrative procedures to require rehabilitation and/or demolition of housing, if necessary, following a natural disaster or if a dwelling unit is damaged by fire beyond repair.

6.1.3 Policy:

During the initial preparation and adoption of land development regulations supporting this Comprehensive Plan, and at the time of each successive required Evaluation and Appraisal Report, evaluate the need to designate any housing structures as locally historically significant and in need of special consideration under the provisions and criteria cited in the Standard Housing Code.

6.2 Objective:

Adequate and affordable housing, consistent with the current rural character of the Town, shall be provided for existing residents and anticipated population growth, including housing to accommodate any defined specialized needs of very-low, low and moderate income households, elderly households, EH-handicapped or displaced residents, and farmworkers;- Also, provisions shall be made for foster care housing and manufactured or mobile homes.

6.2.1 Policy:

Require housing construction that is compatible with natural resource and service capabilities as defined in the Future Land Use, Transportation, Infrastructure and Conservation elements.

6.2.2 Policy:

Require developers to coordinate with the Town from initial design through completion of construction to assure that the Town's rural character is maintained.

6.2.3 Policy:

Provide for innovative housing alternatives (e.g. single-room occupancy, accessory residential structures, caretaker quarters, groom's quarters, manufactured and mobile homes and congregate living alternatives) oriented to facilitating reduced housing costs for very low, low and moderate income households and special needs populations.

6.2.4 Policy:

Require that standard housing, at affordable cost, is available to persons displaced through any public action prior to their displacement by including such a requirement within the Town's land development regulations

6.2.5 Policy:

Allow the placement of manufactured homes and individual mobile homes within single-family residential districts provided that: (1) such homes must comply with all Town building, construction, design and housing codes that apply to all housing types and U.S. Department of Housing and Urban Development manufactured home construction and safety standards; and (2) they shall be subject to any reviews as provided in the Town code of ordinances.

- 6.2.6 Policy:
Encourage development of affordable and workforce housing in residential developments south of Collecting Canal Road, in proximity to employment opportunities and major transportation facilities.
- 6.2.7 Policy:
Encourage congregate living facilities as a permitted use south of Collecting Canal Road in proximity to Palms West Hospital.
- 6.2.8 Policy:
Encourage job creation at locations identified on the Future Land Use Map and permitted by the Town's land development regulations as a means of assisting very-low, low and moderate income residents in finding employment proximate to their homes.
- 6.2.9 Policy:
The Town shall support regional efforts to address low income and workforce housing by working with the Palm Beach Intergovernmental Plan Amendment Review Committee (IPARC) to develop an Interlocal Agreement whereby municipalities could jointly pursue a comprehensive approach and solution to this county-wide issue.

6.3 Objective:
Provision shall be made for the location of daycare, foster care and group home facilities licensed by the state of Florida in a manner consistent with state law and the character of existing residential neighborhoods

- 6.3.1 Policy:
The Town shall permit different classes of group home facilities in appropriate residential neighborhoods that foster non-discrimination and encourage the development of community alternatives to institutionalization. Further, no appropriate residential neighborhoods shall be closed to such facilities.
- 6.3.2 Policy:
The Town shall monitor the development and distribution of daycare foster care and group homes to insure that adequate sites and infrastructures are provided, while over-concentration (i.e. to be defined by implementing Policy 6.3.1) in any residential area is avoided.
- 6.3.3 Policy:
"Foster Care Facility" and "Group Home Facility" shall be defined as a residential unit, otherwise meeting the requirements of the Chapter 419, Florida Statutes and the Town Zoning Code, where a family living environment is provided for individuals not related by blood or legally to the householder.

6.3.4 Policy:

The total number of residents within a foster care or group home facility, including permanent residents and foster care or group home residents shall not exceed 1.01 persons per room, excluding bathrooms, kitchens utility rooms, and garages.

6.3.5 Policy:

The Town shall permit Daycare facilities, for up to five persons, within a single-family residence, as required by, Chapter 402, Florida Statutes.

6.4 Objective:

The private sector delivery process shall continue to be relied upon as the means for providing 100% of the housing necessary to accommodate Town residents. The need to formulate alternative housing implementation programs shall be reassessed at the time of each required Evaluation and Appraisal Report (EAR).

6.4.1 Policy:

Due to high land values and low permitted densities, very-low, low and moderate income housing efforts shall be oriented primarily toward: (1) maintaining the existing housing stock in standard condition; (2) continuing to permit individual manufactured housing and mobile homes, and (3) investigating innovative housing alternatives such as single-room occupancy, accessory dwelling units, and congregate living.

6.4.2 Policy:

Provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet projected needs. Further, expedite development reviews for those applications that include very-low, low or moderate income housing.

6.4.3 Policy:

A determination shall be made by the Town at the time of each required EAR-based Comprehensive Plan update as to whether or not the private sector delivery process is adequately functioning, in terms of implementing Objective 6.4. If it is determined that the private sector is not properly functioning, in terms of this criterion, alternative mechanisms, including government and non-profit sector participation shall be considered, including the use of available Federal, State and local assistance programs.

6.4.4 Policy:

Within 12 months of the availability of data from 2010 Census and the Florida Housing Data Clearinghouse, prepare an Affordable Housing Assessment to determine whether or not the Town needs to implement additional housing programs to meet projected housing needs. At the time of the initial EAR, prepare an Affordable Housing Assessment using the most recent data provided by the Florida Housing Data Clearinghouse to determine whether or not the Town needs to implement additional housing programs to meet projected housing needs.

6.4.5 Policy:

Provide information and technical assistance to the private sector for the implementation of green building standards in new construction and home renovations.

6.5 Objective:

The Town shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

6.4.6 Policy:

The Town shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a- other nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services.

6.4.7 Policy:

The Town shall educate residents on home energy reduction strategies.

6.5.3 Policy:

The Town shall not prohibit the appropriate placement of photovoltaic panels.

6.5.4 Policy:

The Town shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.