



HOUSING

LIVE



GOALS, OBJECTIVES, AND POLICIES

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WORK



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WHAT IS THE HOUSING ELEMENT?

The Housing Element has several characteristics that distinguish it from other elements mainly because housing is primarily provided by the private sector and market demand largely dictates the type and location of housing developments. As a place to live is an essential human need, the public sector has the responsibility to ensure that safe, healthy, and diverse housing opportunities are provided to all residents of all income levels. Housing choice is impacted by a number of factors, including personal choice, financial limitation, value, safety, and cost.

The purpose of the Housing Element is to analyze local housing and neighborhood conditions, local housing trends and housing issues, identify existing and projected deficits in the supply of housing to meet the needs of the City's population, and develop policies to improve the livability of neighborhoods, provide a range of housing choices, improve the equity of the housing market and increase efficiency of the housing delivery system. The City of Delray Beach Housing Element provides principles, guidelines, standards, and strategies to ensure that sufficient supply of quality housing is provided for a growing and socio-economically diverse population.

HOUSING GOALS

GOAL HOU 1	NEIGHBORHOOD CHARACTER PROMOTE, SUPPORT, AND ENHANCE THE UNIQUE CHARACTERISTICS OF DELRAY BEACH'S NEIGHBORHOODS
GOAL HOU 2	NEIGHBORHOOD ENHANCEMENT PRESERVE THE INTEGRITY OF EXISTING STABLE NEIGHBORHOODS, STABILIZE AND ENHANCE NEIGHBORHOODS THAT ARE IN TRANSITION, AND REVITALIZE AND REHABILITATE NEIGHBORHOODS THAT HAVE DECLINED.
GOAL HOU 3	HIGH-QUALITY HOUSING SUPPLY PROMOTE THE SUPPLY OF HIGH-QUALITY HOUSING THAT ACCOMMODATES THE NEEDS, PREFERENCES, AND FINANCIAL RESOURCES OF EXISTING AND FUTURE RESIDENTS
GOAL HOU 4	INNOVATION AND DIVERSITY OF HOUSING TYPES PROMOTE INNOVATIVE, UNIQUE AND DIVERSE HOUSING TYPES TO ENHANCE LIVABILITY AND SUSTAINABILITY
GOAL HOU 5	EQUITABLE OPPORTUNITY SUPPORT THE PROVISION OF THE HOUSING OPPORTUNITIES AND CHOICES FOR INDIVIDUALS AND HOUSEHOLDS OF ALL AGES, RACES, ETHNICITIES, CULTURAL BACKGROUNDS AND SPECIAL NEEDS.
GOAL HOU 6	AFFORDABILITY ADDRESS HOUSING NEEDS FOR HOUSEHOLD TYPES OF ALL INCOME LEVELS TO MEET FUTURE POPULATION GROWTH TO THE YEAR 2035



GOAL HOU 1

NEIGHBORHOOD CHARACTER

PROMOTE, SUPPORT, AND ENHANCE THE UNIQUE CHARACTERISTICS OF DELRAY BEACH'S NEIGHBORHOODS.

Performance Measures: Success in addressing Objectives and Policies of **GOAL HOU 1** shall be measured using the following performance indicators:

- Number of new or updated neighborhood plans to encourage diverse and well-connected neighborhoods and communities; and,
- Number of land development regulations adopted to implement neighborhood plans.

Objective HOU 1.1 Neighborhood Character

Support and respect the diverse and distinct character of Delray Beach's neighborhoods.

Policy HOU 1.1.1

Strengthen the positive attributes and distinctive character of each neighborhood to help sustain Delray Beach as a healthy, vital City.

Policy HOU 1.1.2

Strengthen the sense of place in each neighborhood with adequate and well-designed, public facilities such as parks and open spaces, schools, recreation centers, and streetscapes.

Policy HOU 1.1.3

Foster neighborhood identity and pride by recognizing that every neighborhood has assets that identify that neighborhood and contribute to the well-being of the residents who live there. Understand what those are and look for opportunities to enhance them and leverage them for neighborhood improvement. Assets include trees, historic resources, schools, community gardens, architectural features and the residents.

Policy HOU 1.1.4

Encourage walking, bicycling and transit use to benefit people of all ages, as a means to encourage social interaction and provide a sense of place in new developments and neighborhood improvements.

Policy HOU 1.1.5

Accommodate Delray Beach's existing and future housing needs through maintenance of existing residential neighborhoods, provision of infill development opportunities and redevelopment of underutilized parcels.

Policy HOU 1.1.6

Promote good design in new housing construction and rehabilitation that highlights beauty, flexibility, and innovation, and respects existing neighborhood character.

Policy HOU 1.1.7

Foster growth without substantially and adversely impacting existing residential neighborhood character.

Policy HOU 1.1.8

Accommodate densities in established residential areas that promote compatibility with prevailing neighborhood character.

Policy HOU 1.1.9

Encourage plans and investments to protect and/or restore the socioeconomic diversity and cultural stability of established neighborhoods.

Policy HOU 1.1.10

Utilize infill and redevelopment programs as a way to improve the neighborhood quality of life and to promote neighborhood preservation and stabilization.

Policy HOU 1.1.11

Support appropriate public art initiatives as a means of fostering neighborhood identity and pride.

Policy HOU 1.1.12

Require that proposals for new development illustrate compatibility with adjacent neighborhoods with respect to noise, odors, dust, traffic volumes and circulation patterns in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed



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development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied. (Policy A-11.3 carried forward reworded)

Policy HOU 1.1.13

Provide planning and technical assistance to implement neighborhood-supported initiatives aimed at preserving the character of existing residential areas including the formulation of regulations that would limit the size and scale of new homes to be consistent with existing structures within a defined neighborhood, and analysis of the housing inventory to determine if the area qualifies for designation as a historic district, and similar measures. (Policy A-11.4 carried forward)

Objective HOU 1.2 Neighborhood Planning

Become a city of diverse, distinct, and well-planned neighborhoods that meet the community's needs for complete, sustainable, and high-quality living environments with a strong sense of place and identity.

Policy HOU 1.2.1

Continue to provide neighborhood planning support services by preparing and updating neighborhood plans, facilitating the creation of neighborhood groups with adequate representation, and maintaining and updating a list of neighborhood and home owner association contacts to act as liaisons with the City. (Reworded Policy A-4.2 Carried Forward)

Policy NDC 2.7.2

Policy HOU 1.2.2

Prepare neighborhood plans in collaboration with the Delray Beach Community Redevelopment Agency (if located within their boundaries), strategic partners, and neighborhood residents.

Policy NDC 2.7.1

Policy HOU 1.2.3

Give priority to neighborhoods that are in a historic district and presenting signs of deterioration or intrusion of incompatible uses.

Policy NDC 2.7.3

Policy HOU 1.2.4

Include a process for selecting neighborhood groups in all neighborhood planning efforts, with

ample participation of neighborhood residents, who will designate representatives to work with the City in the preparation and implementation of each neighborhood plan.

Policy HOU 1.2.5

In the development of any Neighborhood Plan, Consider, on a neighborhood-by-neighborhood basis, the need, desirability, and level of support for enacting specific neighborhood conservation, preservation, revitalization, and stabilization strategies and plans that would involve the enactment of specific regulations for that neighborhood such as, but not limited to an overlay district, historic district, or other special purpose district that only affects properties within that specific neighborhood.

Policy NDC 2.7.4

Objective HOU 1.3 Unique Neighborhoods

Protect existing residential areas by fostering development and redevelopment that is consistent with the unique character of the neighborhood.

Policy HOU 1.3.1

Apply the most restrictive residential zoning district(s) that is appropriate based on existing development patterns and lot sizes to these neighborhoods. (Reworded Policy A-3.2 Carried Forward)

Policy HOU 1.3.2

Deny requests for rezoning from residential to a designation other than Community Facilities, Open Space, Open Space and Recreation, or Conservation unless the proposed changes implement an adopted neighborhood plan. (Reworded Policy A-3.2 Carried Forward)

Policy NDC 2.7.5

Objective HOU 1.4 Traffic and Streetscape Features in Residential Area

Protect the character of existing residential areas by diverting through-traffic and improving streetscape features.

Policy HOU 1.4.1

Continue to protect established residential neighborhoods from through traffic.

**Policy HOU 1.4.2**

Evaluate appropriate locations to provide infrastructure for active transportation modes in residential areas such as bicycle lanes, shared-use pathways, trails, and sidewalks.

Policy HOU 1.4.3

Evaluate the effect of any street widening or traffic circulation modification upon an existing neighborhood, and allow opportunity for public input on the proposed change. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted. (Policy A-11.1 Carried Forward)

Policy HOU 1.4.4

Continue to enforce streetscape landscaping requirements which are consistent and compatible within a neighborhood, and reinforces the neighborhood's established theme and character. (Reworded Policy A-11.2 Carried Forward)

Policy HOU 1.4.5

Prioritize expanding the tree canopy within the public rights-of-way in neighborhoods that are largely developed with few opportunities to establish new parks and open space.

Policy CSR 8.5.1

Policy OSR 3.5.4

Policy HOU 1.4.6

Continue to promote and fund existing programs such as Adopt-A-Street (litter control) and Adopt-A-Tree (street tree plantings), and support the creation of similar programs intended to improve the appearance of neighborhoods. (Reworded Policy A-7.4 Carried Forward)

Policy HOU 1.4.7

Support efforts to establish neighborhood identification signs at gateway entrances and specialized neighborhood street signage to help better create a sense of place and neighborhood identification.

Policy HOU 1.4.8

Provide view corridors to the water with public, pedestrian access in redevelopment that results in additional units on a parcel that borders the Intracoastal Waterway or the Ocean.

Policy CME 2.6.6

Policy OPR 3.2.4

Policy NDC 2.2.5

Objective HOU 1.5 Neighborhood Schools

Improve the stability of adjacent neighborhoods by supporting efforts to upgrade and improve local schools. (Objective A-13 Carried Forward)

Policy HOU 1.5.1

Lobby the School District of Palm Beach County for investment in physical improvements to establish and maintain school facilities as neighborhood assets. (Policy A-13.1 Carried Forward)

Policy HOU 1.5.2

Specifically target improvements to the entranceways to public schools to provide safe, aesthetically appealing environment. Improvements to the neighborhoods.

Objective HOU 1.6 Historic Housing

Support the conservation and rehabilitation of historically significant housing, especially where such housing possess an identifying characteristic of a particular neighborhood. (Objective A-9 Carried Forward)

Policy HOU 1.6.1

Promote historic preservation as an avenue to improve the quality of life of qualifying structures and neighborhoods, with revitalization efforts, infill and redevelopment programs, and new development providing sensitivity to the character of historic neighborhoods and structures.

Policy HOU 1.6.2

Promote the preservation of historic resources by conducting Section 106 review of houses 50 years or older that are utilizing local, state, or federal assistance, if applicable. (Policy A-9.1 Carried Forward)

Policy HOU 1.6.3

Preserve historic housing stock in accordance with the standards and criteria contained in the Land Development Regulations, as applicable to those properties and/or structures located within



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a historic district or individually designated on the Local Register of Historic Places. (Policy A-9.1 Carried Forward)

Policy HPE 1.4.1

Policy HOU 1.6.4

Promote the use of historic designations as a revitalization tool for those areas that have a significant inventory of historic structures.

Policy HPE 2.1.2

Objective HOU 1.7 Community Engagement

Promote community engagement activities and neighborhood programs, foster information exchange to enhance the cohesiveness and character of each neighborhood.

Policy HOU 1.7.1

Engage neighborhood residents and organizations in collaborative efforts to share information, solve problems and plan for the future by implementing a multilingual communications plan that outlines roles and responsibilities of City agencies, neighborhood organizations, residents, community institutions and businesses. [Complete by 2025]

Policy HOU 1.7.2

Take a leadership role in developing a mutually responsive communications network among City agencies, neighborhood groups, residents, community institutions and businesses to identify neighborhood concerns and to address them openly, thoughtfully and fairly.

Policy HOU 1.7.3

Develop campaigns to assist in the creation of new neighborhood associations and encourage resident participation in activities to improve their neighborhoods. [Complete by 2022]

Policy HOU 1.7.4

Provide regular updates and information on neighborhood events through the city's website.

Policy HOU 1.7.5

Encourage participation by neighborhood groups, homeowners, and civic and business associations in planning activities and decisions through multiple media platforms, including informational mailouts and direct notification to neighborhood association officers of workshops,

meetings and public hearings that address issues that may concern or interest any or all neighborhoods, and through presentations to neighborhood groups. Affected neighborhood associations, shall be notified of upcoming advisory board meetings which involve land use and development activities which may potentially impact their neighborhoods. (Reworded Policy A-1.3 Carried Forward)

Policy HOU 1.7.6

Maintain and regularly update a map of the boundaries of each association and the names of the official representatives. (Policy A-1.1 Carried Forward)

Policy HOU 1.7.7

Continue to fund and promote the Neighborhood Resource Center, which provides services to enhance neighborhoods and enrich quality of life through the delivery and connection of services that educate, develop financial management skills, and promote productive lifestyles.

Policy HOU 1.7.8

Continue to provide technical assistance to residential neighborhood associations and work to promote a sense of community through the Neighborhood Resource Center.



GOAL HOU 2 NEIGHBORHOOD ENHANCEMENT

PRESERVE THE INTEGRITY OF EXISTING STABLE NEIGHBORHOODS, STABILIZE AND ENHANCE NEIGHBORHOODS THAT ARE IN TRANSITION, AND REVITALIZE AND REHABILITATE NEIGHBORHOODS THAT HAVE DECLINED.

Performance Measures: Success in addressing Objectives and Policies of **Goal HOU 2** shall be measured using the following performance indicators:

- 🎯 Increase in the areas that have improved in classification on the Residential Neighborhood Categorization Map;
- 🎯 Decrease in the number of dwelling units that do not meet minimum housing standards; and,
- 🎯 Increase in funding resources for housing rehabilitation program.

Objective HOU 2.1 Neighborhood Assessments

Assure that all neighborhood environments are attractive, secure and free from urban blight.

Policy HOU 2.1.1

Provide neighborhood assessments to identify residential areas as either Stable, Needing Stabilization, Needing Revitalization, or Needing Rehabilitation on the Residential Neighborhood Categorization Map and implement strategies to promote their preservation, revitalization or rehabilitation. (Policy A-2.1 Carried Forward)

Policy HOU 2.1.2

Analyze indicators such as, number of police calls for service, percentage of home ownership, change in property value, number of code violations, and quality of life surveys in regular neighborhood assessments.

Policy HOU 2.1.3

Partner with residents in neighborhoods that are not identified as Stable, to create a plan that addresses negative indicators.

Policy HOU 2.1.4

Support efforts to maintain the neighborhood integrity and quality of life for residents in Stable residential areas.

Objective HOU 2.2 Neighborhoods Needing Stabilization

Implement strategies to improve the classification of those neighborhoods identified as Needing Stabilization on the Residential

Neighborhood Categorization Map.
(Reworded Objective A-3 Carried Forward)

Policy HOU 2.2.1

Support the creation of neighborhood associations that promote activities and improvement efforts to benefit residents by fostering more stable neighborhoods with increased property values. (Reworded Policy A-4.1 Carried Forward A-4.1)

Policy HOU 2.2.2

Prioritize areas Needing Stabilization areas in terms of targeting of code enforcement activities, such as special purpose task teams, assignment of additional staff for specified periods, or infrastructure projects to help move the neighborhood toward a classification of Stable Residential, such as sidewalk improvements, bike lanes, street lighting. (Reworded Policy A-4.3 Carried Forward)

Objective HOU 2.3 Neighborhoods Needing Revitalization

Implement strategies to prevent further decline, and prioritize measures needed to improve the classification of those neighborhoods identified as Needing Revitalization on the Residential Neighborhood Categorization Map. (Objective A-5 Carried Forward)

Policy HOU 2.3.1

Create a Neighborhood Action Plan that regularly provides a comprehensive evaluation of the physical and social characteristics of the neighborhood that have an effect on the quality of life of its residents and households. The Neighborhood Action Plan shall prioritize strategies



GOAL HOU 2 NEIGHBORHOOD ENHANCEMENT

to be undertaken for preventing decline and enhancing the neighborhood, and identify funding sources such as matching grants and an assessment districts. (Reworded Policy A-5.5 Carried Forward)

Policy HOU 2.3.2

Continue to support task teams that prioritize code enforcement and law enforcement activities directed at solving specific problems to help move the neighborhood toward a classification of “stable” residential. (Policy A-5.3 Carried Forward)

Policy HOU 2.3.3

Continue to improve neighborhoods with infrastructure improvements that improve pedestrian safety, walkability, and connectivity, and provide traffic calming, streetscape beautification, and recreational opportunities.

Policy HOU 2.3.4

Continue to prioritize areas classified as Needing Revitalization in the scheduling of capital infrastructure improvements. (Reworded Policy A-5.4 Carried Forward A-5.4)

Objective HOU 2.4 Neighborhoods Needing Rehabilitation

Prioritize improvements for neighborhoods identified as Needing Rehabilitation on the Residential Neighborhood Categorization Map.

Policy HOU 2.4.1

Create a Neighborhood Action Plan to provide comprehensive programs of code enforcement, public investment in infrastructure, public assistance to residents for the rehabilitation of structures, public action in the provision of replacement housing, and opportunities for new private development. Development impacts must be addressed through special social and cultural programs to support the stabilization and revitalization of those designated areas, without displacement of existing residents (Reworded Objective A-6 Carried Forward)

Policy HOU 2.4.2

Target neighborhoods identified as Needing Rehabilitation for housing programs including

rehabilitation of structures and units. (Reworded Policy A-6.1 Carried Forward)

Policy HOU 2.4.3

Continue to give the highest priority to areas classified as Needing Rehabilitation in the scheduling of capital infrastructure improvements aimed at improving walkability and connectivity, providing traffic calming, streetscape beautification, and recreational opportunities. (Reworded Policy A-6.5 Carried Forward)

Objective HOU 2.5 Elimination of Blight

Eliminate blight and substandard housing conditions by providing programs to improve the structural and aesthetic conditions of existing housing stock and neighborhoods. (Reworded Objective A.7 Carried Forward)

Policy HCE 3.1.6

Policy HOU 2.5.1

Continue to offer housing rehabilitation assistance to upgrade substandard owner-occupied housing in designated target areas. (Policy A-7.1 Carried Forward)

Policy HOU 2.5.2

Continue to participate in state and federal programs, such as State Housing Initiatives Partnership, to provide for the purchase and rehabilitation of existing housing and the construction of new housing. (Policy A-7.2 Carried Forward)

Policy HOU 2.5.3

Provide local funding and pursue financial incentives and new public funding sources for the rehabilitation of the exterior of existing owner-occupied units. (Reworded Policy A-7.3 Carried Forward)

Policy HOU 2.5.4

Ensure that all housing is healthy, safe and meets basic housing-maintenance requirements, through programs, regulations, and enforcement. Policy HCE 3.1.7

Policy HOU 2.5.5



GOAL HOU 2 NEIGHBORHOOD ENHANCEMENT

Focus housing rehabilitation efforts in areas of the city with the highest percentage of substandard housing units and households of low income, and target areas with the greatest signs of deterioration and/or identified as Needing Revitalization or Needing Rehabilitation on the Residential Neighborhood Categorization Map.

Policy HOU 2.5.6

Provide non-monetary incentives to developers and non-profit organizations to rehabilitate housing units that will be used to provide housing for low and moderate-income households.

Policy HOU 2.5.7

Support a strong housing code enforcement program to identify unsafe structural conditions and substandard housing, and provide an improved quality of life through repair and rehabilitation.

Policy HOU 2.5.8

Demolish housing units within residential neighborhoods that cannot be effectively rehabilitated, when absolutely necessary, and replace the units with creative housing solutions that are compatible with the neighborhood.

Policy HOU 2.5.9

Use the economic and cultural value of historic resources as a neighborhood stabilization tool. As such, dilapidated historic housing stock shall be rehabilitated and may not be replaced with more intense redevelopment.

Objective HOU 2.6 Property Maintenance

Stabilize and improve the overall appearance of neighborhoods by educating property owners and residents about the importance of zoning, housing, and property maintenance regulations.

Policy HOU 2.6.1

Implement neighborhood programs to prevent property deterioration and neighborhood decline.

Policy HOU 2.6.2

Identify viable properties that may be incorporated in the Housing Rehabilitation Program through the collaboration of the

Neighborhood Services Division and Code Enforcement Division.

Policy HOU 2.6.3

Provide coordination between City Staff, solid waste personnel and property owners and residents regarding comprehensive clean-up programs.

Policy HOU 2.6.4

Survey housing conditions in areas where deterioration is known or suspected on a biennial basis.



GOAL HOU 3 HIGH-QUALITY HOUSING SUPPLY

PROMOTE THE SUPPLY OF HIGH-QUALITY HOUSING THAT ACCOMMODATES THE NEEDS, PREFERENCES, AND FINANCIAL RESOURCES OF EXISTING AND FUTURE RESIDENTS

Performance Measures: Success in addressing the Objectives and Policies of **Goal HOU 3** shall be measured using the following performance indicators:

- 🌈 Increase in the diversity of housing types; and,
- 🌈 Development of new processes to expedite site plan and building permit approval process

Objective HOU 3.1 Development to Accommodate Housing Needs

Provide opportunities for residential development to accommodate the housing needs of existing and future residents.

Policy HOU 3.1.1

Designate sufficient land area on the Land Use Map with appropriate development densities to accommodate population growth and housing requirements to ensure the continued provision of diverse residential types.

Policy HOU 3.1.2

Protect existing established residential neighborhoods from the encroachment of non-residential uses, except for strategic locations where such transition is planned in support of multi-modal improvements, mixed-use development, or an adopted neighborhood plan.

Policy HOU 3.1.3

Identify areas near job centers, commuter rail service, existing and planned transit corridors that are appropriate for higher density, multi-modal development and provide incentives in the Land Development Regulations, to promote redevelopment.

Policy HOU 3.1.4

Encourage development of vacant or underdeveloped land for housing and mixed-uses, and promote rehabilitation of underutilized housing into desirable places to live.

Policy HOU 3.1.5

Provide incentives to encourage the replacement of existing housing units that are eliminated by redevelopment, either by providing them on-site or by participating in a housing program

Policy HOU 3.1.6

Do not increase the net density within the Coastal High Hazard Area.

Policy CME 2.2.3

Policy NDC 2.1.2

Policy HOU 3.1.7

Create and update an inventory of land suitable for residential development, including vacant land and underutilized land suitable for infill/redevelopment opportunities, every two years. [Complete by 2025]

Objective HOU 3.2 Expansion of the Housing Supply

Expand the housing supply by allowing different unit types in a variety of locations for all income levels.

Policy HOU 3.2.1

Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families.

Policy HOU 3.2.2

Establish and regularly reassess criteria for requiring workforce housing units in new development (either on-site or through participation in a housing program) based upon proposed development density, intensity, and size. [Complete by 2022]

Policy HOU 3.2.3

Create and adopt neighborhood plans for those areas which would benefit from integrating varying residential types and densities with a focus on form consistent with the neighborhood's context and character.



GOAL HOU 3 HIGH-QUALITY HOUSING SUPPLY

Policy HOU 3.2.4

Establish development standards and design criteria to determine the appropriateness of new housing types in single-family areas and ensure compatibility with the character of the neighborhood through a robust design review process. [Complete by 2025-2040]

Policy HOU 3.2.5

Regularly review the Land Development Regulations, housing programs, and economic policies to allow and encourage the development of intergenerational communities with a range of housing choices for all income-levels, which are connected by efficient public transportation systems and a safe pedestrian network providing access to employment opportunities.

Policy ECP 8.2.1

Policy HOU 3.2.6

Support the model block program in the Southwest, Northwest, and West Atlantic Neighborhoods to increase affordable housing opportunities.

Policy ECP 8.2.3

Policy HOU 3.2.7

Diversify affordable housing options by allowing the construction of non-conventional single-family residences on non-conforming lots of record located east of Interstate 95.

Policy ECP 8.2.4

Policy HOU 3.2.8

Establish a design review advisory group comprised of architects, project applicants and community members to consider key issues and develop recommendations on new development standards and design criteria with a focus on flexibility, varying housing types which sensitively fit into neighborhoods, and adaptive reuse of existing residential buildings. [Complete by 2022]

Policy HOU 3.2.9

Continue to allow mobile homes in the Transitional Land use Category and maintain regulations for manufactured homes in the Land Development Code. [Complete by 2022]

Objective HOU 3.3 Streamlined Permitting Process for Workforce Housing

Implement strategies to streamline and expedite the review and permitting process to minimize costs and delays for workforce housing developments. (Objective Carried Forward B-3)

Policy HOU 3.3.1

Expedite the building permit review process for residential dwelling units constructed or rehabilitated through affordable housing programs. (Policy Carried Forward B-3.1)



GOAL HOU 4 INNOVATION AND DIVERSITY OF HOUSING TYPES

PROMOTE INNOVATIVE, UNIQUE AND DIVERSE HOUSING TYPES TO ENHANCE LIVABILITY AND SUSTAINABILITY.

Performance Measures: Success in addressing Objectives and Policies of **Goal HOU 4** shall be measured using the following performance indicators:

- Creation of new standards for the development of innovative housing types, such as cottage homes, small resource efficient dwellings, and accessory dwelling units; and,
- Creation of new regulations to incorporate sustainability practices and address base floor elevations.

Objective 4.1 Support for Innovative Housing Design

Allow and promote innovative and nontraditional housing design and construction types to facilitate residential growth consistent with the community's character and design.

Policy HOU 4.1.1

Analyze the feasibility of new and innovative housing types and design that can be accommodated within all residential areas. [Complete by 2025-2040]

Policy HOU 4.1.2

Encourage the development of small, resource-efficient, affordable single-family homes, cottage housing or clustering of houses.

Policy HOU 4.1.3

Identify and analyze areas where the provision of accessory dwelling units can be accommodated without negatively impacting the neighborhood and engage and support residents and neighborhood associations to establish individual neighborhood overlay districts and develop specific regulations and guidelines. [Complete by 2025-2040]

Policy HOU 4.1.4

Analyze the feasibility of providing flexible zoning regulations and development standards which promote innovative housing designs and development concepts, such as cottage housing, micro-units, accessory dwelling units, co-housing units and modular homes. [Complete by 2025-2040]

Policy HOU 4.1.5

Identify areas which would support the

development of a variety of housing options on one site or development.

Policy HOU 4.1.6

Create standards that support the reuse of existing structures to increase housing supply, while maintaining life-safety standards.

Policy HOU 4.1.7

Support innovative use of higher density in detached and attached housing which maintains usable open space, while providing larger living spaces.

Policy HOU 4.1.8

Explore the creation of distinct pocket neighborhoods and model blocks that incorporate new and innovative housing types.

Objective HOU 4.2 Housing Sustainability

Promote healthy, safe, and environmentally sustainable housing that is adaptable to changing conditions and diverse households.

Policy HOU 4.2.1

Provide housing for all residents that is free from environmental and health hazards.

Policy HOU 4.2.2

Incorporate quality design compatible with the character of the city, sustainable / green incentives, flood zone area and base flood elevation compliance in housing design standards.

Policy HOU 4.2.3

Amend the Land Development Regulations to address building floor elevation and height for sustainability purposes. [Complete by 2022]



GOAL HOU 4 INNOVATION AND DIVERSITY OF HOUSING TYPES

Policy HOU 4.2.4

Support innovation in residential design and construction, and implement regulations to conserve water and materials, promote solar energy, and reduce greenhouse gas emissions.

Policy HOU 4.2.5

Implement green standards and regulations to require that housing construction and rehabilitation provide durable, adaptable, healthy and energy-efficient homes. [Complete by 2022]

Policy HOU 4.2.6

Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit or other efficient modes of transportation, access to services and parks, efficient design and construction practices and the use of renewable energy resources.

Policy HOU 4.2.7

Support historic preservation efforts by maintaining and rehabilitating structures of historic value for residential use.

Policy HOU 4.2.8

Create and support programs that provide funding opportunities for structural hardening and disaster preparation to ensure that all residents are prepared for natural disasters, with special consideration given to the elderly and low-income households. [Complete by 2025]

Policy HOU 4.2.9

Continue to require new development to include open space and recreational amenities that promotes and encourages healthy living.

Policy HOU 4.2.10

Encourage residents and property owners to plant and maintain trees on their own property to increase air quality.

Policy HCE 3.2.6

Policy HOU 4.2.11

Preserve specimen trees with development and redevelopment.



GOAL HOU 5 EQUITABLE OPPORTUNITY

SUPPORT THE PROVISION OF HOUSING OPPORTUNITIES AND CHOICES FOR INDIVIDUALS AND HOUSEHOLDS OF ALL AGES, RACES, ETHNICITIES, CULTURAL BACKGROUNDS, AND SPECIAL NEEDS.

Performance Measures: Success in addressing Objectives and Policies of **Goal HOU 5** shall be measured using the following performance indicators:

- 🎯 Increase in the number of housing units accessible to persons with disabilities and others with special needs;
- 🎯 Increase in the number of housing units constructed for individuals over the age of 65, including accessory dwelling units and housing that allows aging in place; and.
- 🎯 Reduction in the number of homeless individuals in Delray Beach.

Objective HOU 5.1 Housing Equity

Support housing options which ensure equitable access and elimination of disparities for all residents and household types.

Policy HOU 5.1.1

Encourage construction of mixed-income housing developments to avoid a concentration of affordable units in one development or neighborhood and to provide a full range of residential unit types and prices.

Policy HOU 5.1.2

Support a robust and diverse supply of housing options to meet the needs of all residents, including older adults and residents with disabilities, with an emphasis placed on those units located in close proximity to services and transit.

Policy HOU 5.1.3

Allow and encourage housing options for older adults and residents with disabilities, including designs that allow for independent living, various degrees of assisted living, and/ or skilled nursing care, where there is access to on-site health care and other services and amenities.

Policy HOU 5.1.4

Foster inclusive neighborhoods and enhance housing choices by coordinating plans and investments to affirmatively further fair housing practices.

Policy HOU 5.1.5

Support aging in place initiatives for residents to remain in their own neighborhoods as their needs change by allowing shared housing options,

accessory dwelling units, adult care homes, and other assisted living arrangements.

Policy HOU 5.1.6

Support social and health service organizations that offer local programs and facilities for residents with special needs.

Policy HOU 5.1.7

Require universal design principles in new and rehabilitated housing units for residents with disabilities and older adults,

Policy HOU 5.1.8

Support programs that provide assistance to seniors and disabled individuals for home improvements which enhance livability and quality of life.

Policy HOU 5.1.9

Monitor the development and distribution of group homes and residential care facilities to ensure that adequate sites and infrastructure are provided, without over-concentration in any residential area.

Policy HOU 5.1.10

Locate group homes and foster care facilities licensed or funded by the Florida Department of Children and Families to encourage the development of community residential alternatives to institutionalization, that are supported with public facilities and services in a nondiscriminatory manner. The City encourages the location of these facilities near supporting institutional and other uses that are appropriate for the clientele served by the facilities.



GOAL HOU 5 EQUITABLE OPPORTUNITY

Objective HOU 5.2 Homeless Housing

Provide an adequate housing supply and services that are appropriate to meet the specific needs of residents and households who are homeless or at risk of homelessness.

Policy HOU 5.2.1

Continue to support and promote programs and strategies that ensure the rapid re-housing of homeless residents.

Policy HOU 5.2.2

Promote programs that provide permanent housing options for residents and households who are homeless or at risk of homelessness, including supportive services for individualized assistance and case management.

[Policy HCE 3.1.4](#)

Policy HOU 5.2.3

Analyze the Land Development Regulations to identify regulatory barriers and appropriate locations for housing options for individuals who are homeless or at risk of homelessness.

Policy HOU 5.2.4

Collaborate with adjacent municipalities and regional partners to explore funding to support programs that provide housing for individuals who are homeless or at risk of homelessness.

Policy HOU 5.2.5

Support the Homeless Task Force efforts to more effectively coordinate those resources offered by non-profit and private sector groups to develop a continuum and full range of housing and ownership opportunities with supportive services for such programs.

[Policy HCE 3.1.5](#)

Policy HOU 5.2.6

Plan for emergency housing needs that result from natural or man-made disasters by improving the coordination among emergency assistance providers, existing shelter programs, and health care outreach services.

Objective HOU 5.3 Displacement Mitigation

Develop and adopt a program to provide uniform and equitable treatment for persons displaced by actions of private owners or the City.

Policy HOU 5.3.1

Update the anti-displacement policy based on the recommended strategies outlined in the “Development without Displacement” Handbook [Complete by 2022].

Policy HOU 5.3.2

No action shall be taken to displace persons until a report is submitted to and approved by the City Commission identifying comparable housing options for those displaced residents or households displaced by the City.

Policy HOU 5.3.3

Identify affordable housing units at risk of demolition and coordinate with the private sector to mitigate the displacement of residents ahead of planned redevelopment.

Policy HOU 5.3.4

Encourage rental-housing owners to preserve, rehabilitate, or redevelop their properties in ways that limit housing displacement, maintain affordable, healthy, and safe living conditions for current residents.

Policy HOU 5.3.5

Require documentation that all tenants have been provided legal notice of a permit application for housing demolition, change of use, or substantial rehabilitation.



GOAL HOU 6

AFFORDABILITY

MEET THE HOUSING NEEDS FOR HOUSEHOLD TYPES OF ALL INCOME LEVELS TO MEET FUTURE POPULATION GROWTH TO THE YEAR 2035.

Performance Measures: Success in addressing Objectives and Policies of **Goal HOU 5** shall be measured using the following performance indicators:

- Decrease in the percentage of low-income households spending more than 30 percent of their income for housing;
- Increase in the number of housing units that are affordable to the low, moderate and high-moderate income households;
- Increase in the amount of funds allocated to affordable housing by the City of Delray Beach and the Delray Beach Community Redevelopment Agency; and,
- Expansion of incentive programs to provide workforce housing through the development of new partnerships.

Objective HOU 6.1 Accommodation of Income Diversity

Expand and diversify the Delray Beach's housing stock.

Policy HOU 6.1.1

Provide opportunities for income diversity by allowing a mix of housing types and ownership options.

Policy HOU 6.1.2

Encourage income diversity by requiring a mix of unit types in new development.

Policy HOU 6.1.3

Promote mixed income development in areas with access to amenities including parks, recreational and cultural facilities, transit services, employment centers and healthcare services.

Policy HOU 6.1.4

Implement incentives in the Land Development Regulations, such as increases in density, to establish workforce housing units within targeted areas.

Objective HOU 6.2 Affordable Housing

Provide very-low, low, moderate, and high moderate income level housing opportunities throughout Delray Beach.

Policy HOU 6.2.1

Update the Housing Assessment Study to provide an updated inventory of the housing stock, housing needs, housing demands, and cost burden for various income levels Delray Beach's population. [Complete by 2022]

Policy NDC 1.3.12

Policy HOU 6.2.2

Develop and adopt a comprehensive housing strategy to determine requirements, standards incentives, and appropriate locations for the provision of affordable and workforce housing units in all new developments. [Complete by 2025].

Policy HOU 6.2.3

Analyze and amend Workforce Housing regulations in the Land Development Regulations to implement the adopted comprehensive housing strategy.

Policy HOU 6.2.4

Analyze areas targeted for workforce housing to determine opportunities for expansion, and identify new areas which should be included, with special attention given to areas west of Interstate-95 that coincide with major arterials and transit routes.



GOAL HOU 6

AFFORDABILITY

Policy HOU 6.2.5

Utilize incentives outlined in the workforce housing ordinance to develop additional workforce housing units.

Policy ECP 8.2.2

Policy HOU 6.2.6

Allow for future workforce housing development by maintaining the Community Land Trust program and acquiring additional properties as funding permits.

Policy HOU 6.2.7

Support the continued development and provision of workforce housing in the city by allocating funding for housing services on an ongoing basis, including the management of a homebuyer assistance program.

Policy HOU 6.2.8

Protect the affordability of units at risk of losing subsidies or being converted to market rate housing, and retain workforce housing options in existing neighborhoods that will allow long-term residents to age in place.

Policy HOU 6.2.9

Explore alternative funding sources to support construction of new or rehabilitation of existing, very low, low, moderate, and high moderate-income housing.

Policy HOU 6.2.10

Support financially sustainable strategies to provide homeownership opportunities for very low, low, moderate, and high moderate income households, especially for families with children to enable these households to have a path toward wealth accumulation.

Policy HOU 6.2.11

Annually analyze the housing stock, housing needs, housing demands, and cost burden for various income levels of Delray Beach's population through the Consolidated Plan.

Policy HOU 6.2.12

Continually monitor and track the dates when housing units will convert to market rate due to termination of the affordability restrictions.

Policy HOU 6.2.13

Expand the availability of rental, down payment and rehabilitation assistance for high moderate income households.

Objective HOU 6.3 Gentrification Mitigation

Explore mechanisms to limit gentrification and involuntary displacements in at risk neighborhoods.

Policy HOU 6.3.1

Identify the factors that create residential gentrification and determine neighborhoods where displacement is occurring or could happen.

Policy HOU 6.3.2

Analyze the impact of significant infrastructure improvements, which require the creation of assessment districts, increasing the cost burden of households and unintentionally contributing to displacement.

Policy HOU 6.3.3

Identify strategies the City and its partners can employ to promote equitable and inclusive neighborhoods.

Policy HOU 6.3.4

Promote the development of accessory dwelling units as a wealth-building tool for low, moderate, and high moderate income homeowners.

Policy HOU 6.3.5

Support creative strategies, such as tax abatements for renovations, to mitigate housing cost burdens and limit the impacts of gentrification and displacement of long term residents.

Objective HOU 6.4 Affordable Housing Through Partnerships

Support and provide affordable and workforce housing strategies through the expansion of partnerships with public, quasi-public, non-profit and private agencies and organizations.

Policy HOU 6.4.1

Continue to utilize funds from federal, state and local housing programs to provide or maintain workforce housing units for eligible income levels.



GOAL HOU 6

AFFORDABILITY

Policy HOU 6.4.2

Advocate for new federal, state, and county laws, regulatory tools, programs, and incentives that would increase the production and preservation of affordable and workforce housing.

Policy HOU 6.4.3

Continue to support and coordinate housing programs with Affordable Housing Advisory Committee.

Policy HOU 6.4.4

Facilitate opportunities for greater regional cooperation in addressing workforce housing needs by coordinating limited resources, ensuring that the City's resources are leveraged to effectively serve Delray Beach's residents and promote economic mobility.

Policy HOU 6.4.5

Allocate municipal funds for land acquisitions to create workforce housing developments in partnership with non-profit and private sector partners.

Policy HOU 6.4.6

Continue to support affordable housing initiatives by local partners such as the Delray Beach Community Redevelopment Agency, Delray Beach Housing Authority, Delray Beach Community Land Trust, Delray Beach Community Development Corporation and Habitat for Humanity of South Palm Beach.

Policy HOU 6.4.7

Partner with non-profit and private sector partners to support the rehabilitation of viable housing stock, with priority given to structures more than 50 years old, when cost effective.

Policy HOU 6.4.8

Expand relationships with public and quasi-public agencies and landholders to prioritize and set specific standards for use of public lands for workforce housing development.

Policy HOU 6.4.9

Continue to collaborate with existing housing agencies, non-profit organizations and the private sector to support direct financial assistance for

residents experiencing a housing crisis to help prevent eviction, displacement or homelessness.

Policy HOU 6.4.10

Encourage a shared responsibility for the private sector to address workforce housing needs by offering incentives.

Policy HOU 6.4.11

Partner with the Palm Beach County School District to develop affordable housing incentives for teachers.

Policy HOU 6.4.12

Provide technical support for employer-assisted workforce housing programs.

Policy HOU 6.4.13

In partnership with local agencies, continue to address workforce housing concerns by improving income levels through job creation, job training, and economic empowerment.

Policy HOU 6.4.14

Collaborate with local partners to create and implement a marketing campaign to showcase the quality, character, and benefits of workforce housing developments and dwelling units. [Complete by 2022]

Policy HOU 6.4.15

Create and continually update a list of agencies providing assistance for workforce housing programs that is easily accessible by the public.