

HOUSING ELEMENT

Element Overview

Since its incorporation in 1925, the City has evolved from a coastal resort town into an economically vibrant community that is the second largest city in Palm Beach County and the 25th most populous in the State. The City is well known for high community appearance and development standards, and maintains a number of historic dwellings. During the economic expansion of the 1990s and 2000s, the City experienced a steady increase in its industrial base and has become a center for high-tech development. This economic expansion was generally accompanied by a similar increase in residential development; over 75 percent of the City's housing stock was built after 1970.

The past two decades have been witness to a residential housing boom in the City. The Data and Analysis for this Element indicate that since 2000, the median sales price for a single family home rose from \$268,000 to \$472,500 in 2008, and from \$400,000 in 2009 to \$502,272 in 2019. The 2008 figure is actually a decrease from a high of \$594,000 in 2006. Condominiums in the City follow a similar, if less expensive, trend. This rise in the price of housing means that fewer median income earners, the "workforce" backbone of the City, are able to afford preferred housing. In 2008, payments on a single family house cost 237.9 percent more than the median income, based on a payment of 35 percent of gross monthly income for housing.

The 2017 population in the City is 91,797 permanent residents. The projected population for 2040 is 101,652 full-time and seasonal residents. The implementation of the City's mobility strategies will enable the City to accommodate residential units in such a way that residents will have easier access to facilities and services within the City. Existing and potential additional single family residential neighborhoods will remain intact as any potential increase in density would be focused in locations within each of the City's five (5) Planning Areas that are suitable for mixed use transit-oriented development. A variety of housing types within targeted locations in each of the Planning Areas will be encouraged.

Providing affordable/workforce housing, and consider the implementation of an ordinance to enforce their provision, are among the City's housing objectives. The Boca Raton Housing Authority provides for assistance to residents earning below the median-income. The goals, objectives, and policies of this Element define the methods and programs the City intends to utilize in order to meet the current and future housing requirements for City residents.

Element Goals, Objectives and Policies

GOAL HO.1.0.0

Achieve balanced growth, provide concurrent infrastructure to support anticipated housing requirements, maintain safe and sanitary conditions in the residential housing stock, and maintain the aesthetic character of the community as it currently exists.

OBJECTIVE HO.1.1.0

Guide future development and the maintenance of the existing housing stock toward adequate and affordable housing for the existing population, anticipated population, and households with special needs.

SRPP, Affordable Housing, 2.1.1, 2.1.1.1, 2.2.2.1

POLICY HO.1.1.1

The Development Services Department will serve as the clearinghouse for all available economic, demographic, and statistical information regarding the City.

POLICY HO.1.1.2

The City will investigate devising a mechanism to track all affordable units that are either constructed or demolished each year within the Boca Raton city limits.

POLICY HO.1.1.3

All supporting infrastructure will be provided, or budgeted for, concurrent with the impact of new residential development.

POLICY HO.1.1.4

The Development Services Department will continue to review the housing-related provisions of the Code of Ordinances to ensure that they provide for optimal protection and preservation of the housing stock, including, affordable housing.

(SRPP, Affordable Housing, 2.1.1, 2.1.1.1, 2.1.1.2, 2.2.2.1, 2.3.1.1, 2.3.3., 2.3.3.1; SCP 4(b)3)

POLICY HO.1.1.5

By 2021, the City will incorporate strategies for increased energy efficiency related to the design and construction of housing within the Land Development Regulations.

POLICY HO.1.1.6

As part of the periodic review and amendment of the City's land development regulations, the Development Services Department will review the City's existing housing code. Such review will emphasize enforcement provisions, as well as the inclusion of energy efficiency regulations.

(SRPP Affordable Housing, 2.3.1.1, 2.3.3, 2.3.3.1)

OBJECTIVE HO.1.2.0

Substandard housing conditions in Boca Raton shall continue to be reduced, based on a comparison of decennial US Census figures.

POLICY HO.1.2.1

The City adopts the definition of "substandard" housing currently utilized by the U.S. Department of the Census. The City will continue to perform code enforcement activities in accordance with the definitions and requirements in the City Code.

POLICY HO.1.2.2

The Development Services Department will continue to implement a systematic city-wide program of housing inspection to identify the deterioration of the housing stock as part of the code enforcement policies herein.

(SRPP, Affordable Housing, 2.3.1.1, 2.3.3, 2.3.3)

POLICY HO.1.2.3

The City will continue to track, annually, the number of substandard units removed from the City's housing stock.

POLICY HO.1.2.4

Housing inspection activities will continue to be focused in areas of the City where older structures are located.

POLICY HO.1.2.5

The City will continue to seek federal and state funding for the rehabilitation of substandard housing for extremely low, very low, low and moderate-income families or persons.

(SRPP Affordable Housing 2.1.1, 2.1.1.1, 2.1.1.2. 2.2.2.1. 2.3.1, 2.3.1.1, 2.3.3. 2.3.3.1; SCP 4 (b)3)

OBJECTIVE 1.3.0

Provide increased housing opportunities for extremely low, very low, low and moderate-income and middle-income families and persons including workforce housing.

(SRPP Affordable Housing 2.1, 2.1.1, 2.1.1.1, 2.2.2.1; SCP 4(b)3)

POLICY HO.1.3.1

The City will consider adopting an administrative procedure for determining whether or not a proposed residential development or component thereof is affordable.

POLICY HO.1.3.2

The City will review ordinances, codes, regulations, and the permitting process to eliminate excessive requirements, and amend or add other requirements, in order to increase private sector participation in meeting affordable housing needs, while continuing to ensure the health, safety, and welfare of the City's residents.

(SRPP, Affordable Housing, 2.1.1. 2.1.1.1. 2.1.1.2, 2.1.1.3. 2.1.1.5. 2.2.1.3, 2.2.2, 2.2.2.1; SCP 4 (b)1, 4)

POLICY HO.1.3.3

The City staff shall continue to cooperate fully in an investigation of any charge alleging violation of any state or federal law pertaining to equal housing opportunity as it is the policy of the City of Boca Raton to oppose illegal and discriminatory housing policies and practices.

(SRPP Affordable Housing 2.1, 2.1.1.7)

POLICY HO.1.3.4

The City will continue to pursue federal, state and county sources of funding earmarked for extremely low, very low, low- and moderate-income housing and make all reasonable efforts to assure that Boca Raton receives all funds to which the applicable laws entitle it. The City will continue to participate in the following programs, pending the availability of funding resources:

Federal

1. Community Development Block Grant
2. Housing Choice Voucher Rental Assistance (formerly called Section 8), through the Boca Raton Housing Authority

State

1. State Apartment Incentive Loan (SAIL)
2. Housing Finance Authority Initiatives
3. Low Income Housing Tax Credit
4. State Housing Initiatives Program (SHIP)

(SRPP Affordable Housing, 2.1, 2.1.1. 2.1.1.1, 2.1.1.2, 2.1.1.3, 2.1.1.5, 2.1.1.7, 2.2.2, 2.2.2.1)

POLICY HO.1.3.5

The City shall continue to coordinate with Palm Beach County in support of their efforts to provide for the availability and affordability of housing for extremely low, very low, low- and moderate-income persons.

POLICY HO.1.3.6

The City shall promote the use of mixed-use land use categories generally within, but not necessarily limited to, the planning area hubs and transit corridors to further the Housing Element goals, objectives, and policies related to affordable and workforce housing.

POLICY HO.1.3.7

The City shall continue to support public and private sector efforts to provide affordable housing for extremely low, very low, low- and moderate-income groups in areas designated for residential land use, particularly within ¼ mile of major transportation attractors and generators, transit corridors, and existing and future transit stops.

POLICY HO.1.3.8

The City of Boca Raton shall continue to support the documentary surtax program, implemented through the William Sadowski Act, which provides a dedicated source of funding for affordable housing programs.

POLICY HO.1.3.9

The City shall continue the incentives identified in the Local Housing Assistance Program (LHAP). The City will consider amending its fee schedule to reduce development review and permit fees for extremely low, very low, low, and moderate income housing.

POLICY HO.1.3.10

The City shall consider developing and amending existing regulations to encourage the development of affordable housing units, particularly within ¼ mile of major transportation

attractors and generators, transit corridors, and existing and future transit stops. These programs and regulations may include one or more of the following:

- 1) adoption of mixed use land use categories, which may provide for increased allowable densities in appropriate circumstances;
- 2) waiver, reduction or amortization of current impact fees;
- 3) streamlined review procedures;
- 4) establishment of trust funds to support affordable/workforce housing;
- 5) establishment of a housing linkage fee;
- 6) encourage lenders and financial institutions to promote community lending programs that benefit residents of the City;
- 7) permitting of development on existing substandard lots; or
- 8) any additional incentives recommended by studies related to this policy.

POLICY HO.1.3.11

New residential development located within the areas identified through the master planning process for higher density shall contain a diversity of housing types to enable citizens from a wide range of socioeconomic levels and age groups to live within the City's boundaries.

POLICY HO.1.3.12

Workforce housing shall be considered as a component of any residential development proximal to major transportation attractors and generators, and along transit corridors to improve connectivity between residences and workplaces while minimizing reliance on auto ownership.

POLICY HO.1.3.13

The City will consider amending its land development regulations to include a provision for affordable/workforce housing, while maintaining the City development standards.

POLICY HO.1.3.14

Should the city adopt any affordable/workforce housing strategies that allow for a payment in lieu of constructing affordable/workforce housing units, the City shall develop a methodology to calculate the level of developer contribution to the Affordable/Workforce Housing Trust Fund based upon a housing study prepared by a qualified housing professional in lieu of providing affordable/workforce housing on site. This monetary contribution shall be based upon the development cost of providing such housing within the City of Boca Raton.

POLICY HO.1.3.15

The City shall adopt a resolution which would provide technical assistance to non-profit entities and coordinate and develop extremely low, very low, low, moderate income rental

housing with specific emphasis on meeting needs of the elderly and/or people with special needs.

POLICY HO.1.3.16

The City will continue to permit mobile homes in all single family zoning districts. Any proposed mobile home parks shall be oriented away from the coastal area and in general to well drained areas west of I-95. Development proposals shall be reviewed with regard to compatibility with adjacent, surrounding uses, compatibility with the City's mobility strategies, and based upon the standards and criteria to be included in the City land development regulations.

POLICY HO.1.3.17

The City, through the Development Services Department, will continue to provide technical assistance to non-profit and for-profit developers interested in the provision of affordable housing. Technical assistance will include, but not be limited to, the maintenance of information on federal, state, and county programs available to develop affordable housing, maintenance of a list of persons/contacts with respect to specific affordable housing programs, and library resource material.

POLICY HO.1.3.18

The City shall continue to assess the financial and legal impact of waiving, reducing or amortizing current impact fee charges in order to stimulate construction of affordable housing.

POLICY HO.1.3.19

The City may consider establishing a low/moderate affordable and/or workforce housing impact fee that encompasses all income groups in need of such housing.

POLICY HO.1.3.20

The City shall continue to coordinate with financial institutions regarding participation in City purchase assistance programs, the development of loan products beneficial to City housing assistance programs and other actions that further community initiatives that will benefit extremely low, very low, low- and moderate-income households. The City should similarly coordinate with financial institutions for workforce housing initiatives implemented by the City.

POLICY HO.1.3.21

The City will continue to permit the construction of residential structures on substandard lots of record and encourage the infill of existing residential areas within ¼ mile of major transportation attractors and generators, transit corridors, and existing and planned transit stops as a means to increase the affordable housing stock and increase the overall affordability of living in the City.

POLICY HO.1.3.22

Affordable housing should be located within ½ mile of employment opportunities, transit corridors, existing and planned transit stops and necessary public services to the maximum extent consistent with other Comprehensive Plan policies.

OBJECTIVE 1.4.0

Housing implementation programs shall continue to be available to ensure the economical and socially beneficial use of available funding for the extremely low, very low, low and moderate-income housing.

POLICY HO.1.4.1

Implementation of Boca Raton Housing Authority housing programs shall be monitored by committees consisting of private citizens, members of the Housing Authority, and Housing Authority staff.

OBJECTIVE 1.5.0

The City shall consider establishing a workforce housing program to create opportunities for the implementation of one or more of the following strategies to address and incentivize workforce housing and to support the establishment of a mobility strategy by improving the ratio of dwelling units to jobs in the City.

POLICY HO.1.5.1

Land development regulations may be adopted that require new residential development and redevelopment projects consisting of ten (10) residential units or more to set aside or otherwise provide for 10 percent of the total units as workforce housing units or participate in a payment in-lieu option, calculated based upon a methodology established by a housing study performed by a qualified housing professional. Such funds are to be placed in the workforce housing trust fund and used to fund the workforce housing programs.

POLICY HO.1.5.2

Land development regulations may be adopted that allow bonus units to be developed in excess of the zoning district regulations up to the maximum density permitted under the future land use map provided that any bonus housing units made available shall be (i) workforce housing units or (ii) non-workforce housing units, in which case a payment, based upon a methodology established by a housing study performed by a qualified housing professional, into the city's workforce housing trust fund will be required. The bonus units will be subject to testing for concurrency.

POLICY HO.1.5.3

Land development regulations may be adopted that provide for floor area ratio (FAR) conversions on parcels of land in the commercial and industrial future land use categories as provided in the Future Land Use Element, up to a maximum of 125% of the FAR. Such development projects may be developed as residential or as a mixed commercial/residential or industrial/residential project; provided however, the maximum FAR does not exceed 125% of the FAR allowed pursuant to the respective future land use category. A portion of the residential units constructed shall be (i) workforce housing units or (ii) non-workforce housing units, in which case a payment, based upon a methodology established by a housing study performed by a qualified housing professional, into the city's workforce housing trust fund will be required. The dwelling units will be subject to testing for concurrency.

POLICY HO.1.5.4

In all instances where bonus units are allowed, the option shall be available to construct the bonus units on site, off-site, to have the units donated to the City, or provide a payment, based upon a methodology established by a housing study performed by a qualified

housing professional, with such funds to be placed in the workforce housing trust fund to fund the workforce housing program.

POLICY HO.1.5.5

The City may adopt such other programs and policies in furtherance of the City's workforce housing goals as the City Council may deem appropriate.

POLICY HO.1.5.6

The workforce housing target income range is established at 80% up to 140% of the most recent Area Median Income for the West Palm Beach-Boca Raton-Boynton Beach Florida Metropolitan Division of the Miami-Fort Lauderdale-Pompano Beach Florida Metropolitan statistical area, as published annually by the US Department of Housing and Urban Development, adjusted for family size.

POLICY HO.1.5.7

Should the City adopt any workforce housing strategies that allow for a payment in lieu of constructing workforce housing units, the City shall establish a Workforce Housing Trust Fund. The trust proceeds shall be in a separate dedicated fund to be maintained with funds earmarked for the trust fund for the purpose of promoting workforce housing in the City and its immediate environs. Monies deposited into the trust fund along with any interest earnings on such monies shall be used only to increase housing opportunities for workforce households, including, but not limited to direct assistance programs for income eligible households, land acquisition, participation in public-private partnerships that further workforce housing opportunities, the acquisition of workforce housing units; administrative costs associated with trust fund administration (including certification of workforce housing household eligibility, direct assistance program costs, loan servicing, property management/maintenance, monitoring, compliance and external audit expenses) and other workforce housing uses established by the City Council.

OBJECTIVE HO.1.6.0

Provide continued aesthetic improvement to residential neighborhoods.

POLICY HO.1.6.1

The City shall continue periodic bulk trash pickups in order to foster neighborhood and individual home site improvements.

POLICY HO.1.6.2

The City shall continue to beautify medians and swales in order to provide attractive streetscapes for neighborhoods.

POLICY HO.1.6.3

The City shall continue to enforce Community Appearance Board standards and requirements to ensure upkeep of surrounding commercial and industrial properties.

POLICY HO 1.6.4

The City shall encourage streetscape improvements within residential areas consistent with the policies set forth in the Future Land Use Element.

POLICY HO.1.6.5

As an on-going project, the City will assist neighborhood upgrading projects by providing code enforcement assistance and technical expertise to homeowner associations and other identifiable interested groups.

(SRPP 2.3.1. 2.3.1.1. 2.3.3. 2.3.3.1)

OBJECTIVE HO.1.7.0

Provide adequate sites, public services and facilities within the City to accommodate the need for community residential homes, group homes, and foster care facilities licensed or funded by the Florida Department of Children and Family Services as specified by criteria in the City land development regulations and relevant State statutes.

(SRPP Affordable Housing 2.4.1.5, 2.4.2, 2.4.2.1, 2.4.2.2, 2.4.2.3)

POLICY HO.1.7.1

The City, consistent with the needs of the City, shall continue to maintain non-discriminatory standards and criteria addressing the location of group homes, and foster care facilities in residential areas or areas of residential character.

POLICY HO.1.7.2

The City will review the City Code of Ordinances and consult with the Florida Department of Children and Family Services to determine if any provisions may hinder the attainment of this Objective, for the purpose of removing such hindrances.

(SRPP Affordable Housing 2.4.1.5, 2.4.2, 2.4.2.1, 2.4.2.2, 2.4.2.3)

POLICY HO.1.7.3

The City's Development Services Department shall initiate discussions with the Florida Department of Children and Family Services, the Florida Department of Labor and Employment Security, and the Florida Department of Education/Division of Blind Services to determine the need for and feasibility of providing City services to people with special needs, with an emphasis on housing.

(SRPP Affordable Housing 2.1.1.1, 2.1.1.2, 2.4.1.5, 2.4.2, 2.4.2.1, 2.4.2.2, 2.4.2.3)

POLICY HO.1.7.4

The City shall enforce all regulations related to community residential homes consistent with Florida Statutes, development standards, and criteria addressing the location of these types of facilities in residential areas or areas of residential character.

(SRPP Affordable Housing 2.1.1.1, 2.1.1.2, 2.4.1.5, 2.4.2, 2.4.2.1, 2.4.2.2, 2.4.2.3)

POLICY HO.1.7.5

The City shall consider providing a rebate of one-half of the City tax millage paid on any single-family residential lot and structure that is licensed by the Florida Department of Children and Family Services as a therapeutic foster home, which actually cares for child(ren) in that setting for at least four months in the tax year.

(SRPP Affordable Housing 2.1.1.1, 2.1.1.2, 2.4.1.5, 2.4.2.2, 2.4.2.3)

POLICY HO.1.7.6

The City will permit construction of publicly subsidized Adult Living Facilities serving extremely low, very low, low, and moderate-income elderly persons consistent with the standards and criteria established under Policy HO.1.5.1, as well as the City's mobility strategies.

(SRPP 2.1.1.1, 2.1.1.2, 2.4.1.5, 2.4.2, 2.4.2.1, 2.4.2.2, 2.4.2.3)

OBJECTIVE 1.8.0

The City shall provide for the identification of historically significant housing, the conservation and rehabilitation of sound housing, and the demolition of substandard or otherwise unsafe housing.

(SRPP Affordable Housing 2.3.1.2)

POLICY HO.1.8.1

The preservation and rehabilitation of historically significant housing shall be consistent with the Historic Preservation Ordinance and adopted portions of the Historic Preservation Element of this Comprehensive Plan.

(SRPP Affordable Housing 2.3.1.2, Future of the Region 15.1.2)

POLICY HO.1.8.2

The City shall assist the rehabilitation of historically significant housing through technical assistance consistent with the Historic Preservation Element.

(SRPP Affordable Housing 2.3.1.2, Future of the Region 15.1.2.1)

POLICY HO.1.8.3

The City shall assist qualified property owners of historically significant housing in applying for and utilizing state and federal assistance programs.

(SRPP Affordable Housing 2.3.1.2, Future of the Region 15.1.2.1)

POLICY HO.1.8.4

The rehabilitation of historically significant housing stock will be consistent with the standards of the Historic Preservation Ordinance.

(SRPP Affordable Housing 2.3.1.2, Future of the Region 15.1.2.1)

POLICY HO.1.8.5

The City shall continue its code enforcement program to determine the need for conservation, rehabilitation, or demolition of the existing housing stock.

POLICY HO.1.8.6

The City will continue to track the number of historical properties to which any type of assistance is given.

OBJECTIVE 1.9.0

Ensure that uniform and equitable treatment for persons and housing displaced by local government programs will be provided, as warranted, by the City.

POLICY HO.1.9.1

The City will assure compliance with applicable State law regarding relocation assistance to be provided to individuals and families displaced by the implementation of any local government program. Any relocation that results from the implementation of Federally funded housing programs will be done in accordance with all applicable provisions of 49 C.F.R. Part 24 ("The Uniform Act").