

**HOUSING ELEMENT
OF THE CITY OF PEMBROKE PINES
COMPREHENSIVE PLAN**

RULES 9J-5.010, FAC

City of Pembroke Pines, Florida

ADOPTION DOCUMENT

HOUSING ELEMENT

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VI. GOALS, OBJECTIVES AND POLICIES

GOAL

The goal of the Housing Element is to provide adequate housing with supporting infrastructure for all current and future residents of the City of Pembroke Pines, with particular emphasis on the creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the City.

OBJECTIVE I

Provide and preserve affordable housing for all current and anticipated future residents of the City and households with special housing needs including the elderly and handicapped, in coordination with the regional efforts of the South Florida Regional Planning Council, and other private and public agencies by reducing the affordable housing need by 5 percent for very low, low, and moderate income households within the current five year planning time frame.

Evaluation Measure Objective I - Reduce affordable housing needs by 5 percent by 20010, for the City's very low, low, and moderate income households.

Policy 1.1 - Continue to assist the private and non-profit sector agencies by providing demographic information which will aid in the development of housing to meet existing and anticipated needs.

Policy 1.2 - Continue to implement City of Pembroke Pines Resolutions 2246 and 2279, which provide for affordable housing programs and incentives pursuant to the recommendations of the Broward County Affordable Housing Advisory Committee and the Florida Housing Finance Agency by streamlining the regulatory and permitting processes and minimizing costs and delays for the provision of affordable housing. Such incentives and programs include the following:

- a. Priority during the permitting process by assigning a staff member to coordinate plans for affordable housing projects through the permitting process;
- b. Reduction of parking and setback requirements subject to review by the City's Planning and Zoning Board and/or Board of Adjustment;
- c. Allowance of single family homes that are situated on one of the side property lines (AKA zero lot line configurations); and

- d. The establishment of a process by which the local government considers before adoption, policies, procedures, ordinances, regulations, or plan provisions that have a significant impact on the cost of housing.

Policy 1.3 - Continue to participate in partnerships with the private and non-profit sectors to improve coordination among the participants involved in affordable housing production through the year 2010.

Policy 1.4 - Adopt the amended permitted uses section of the City's Land Use Element to encourage mixed use developments that provide a mix of housing opportunities proximate to employment centers and public transit after DCA review is completed.

Policy 1.5 - Within the current five year planning timeframe, adopt land development regulations which establish criteria for the location of housing for very low, low and moderate income households to sites at sufficient densities to accommodate the need for affordable housing, mobile and manufactured homes, group homes, and foster care facilities.

Policy 1.6 - Sites for affordable housing shall have access to adequate public streets and transportation network, and infrastructure and utilities to service the sites pursuant to the City's Development Review process.

Policy 1.7 - Mobile home parks and manufactured homes shall be allowed on properly zoned sites and guided by the same principles and criteria pursuant to Policy 1.5 above.

Policy 1.8 – The City of Pembroke Pines shall implement Ordinance No. 1575 that provides a tiered approach in addressing affordable housing needs by creating an affordable housing program, a housing trust fund, and an independent/outside housing study authorized to conduct an analysis of the City's affordable housing needs. The Ordinance also provides for a system of monitoring and review with a second tier that may in the future incorporate the findings of the affordable housing study as recommended by the City Commission.

Policy 1.9 – The City of Pembroke Pines shall, in cooperation with the private sector, assist in the creation of 250 affordable workforce housing units and 200 affordable senior housing units by the year 2010.

Policy 1.10 – The City of Pembroke Pines shall, in cooperation with the private sector, assist in the preservation of the affordable housing units created through the year 2015.

Policy 1.11 – The City of Pembroke Pines shall coordinate with the private sector, the County and the South Florida Regional Planning Council with respect to any future programs that assist in the creation of affordable housing units for very low, low, and moderate income households through the year 2015, including an incentive based Statewide Fair Share Model.

Policy 1.12 – The City of Pembroke Pines shall coordinate with the County to update and supplement a professionally acceptable data base to document the existing and projected need for housing in Broward County at the municipal level.

Policy 1.13 – The City of Pembroke Pines shall promote affordable housing through its existing and proposed mixed use land use classifications.

Policy 1.14 – The City of Pembroke Pines will explore developing more aggressive housing strategies that help alleviate housing barriers through 2010.

OBJECTIVE II

Continue to improve residential neighborhoods through the elimination of substandard housing wherever it may occur in the future so that the number of substandard housing units is reduced by 25 percent through the year 2010, continued code enforcement activities relating to property maintenance, and the structural and aesthetic improvement of existing housing through the year 2010.

Evaluation Measure Objective II - Maintain record of Code Enforcement inspections relating to property maintenance to be updated annually.

Policy 2.1 - Continue to enforce Section 150.95, City of Pembroke Pines Code of Ordinances, which provides standards addressing the quality of housing and the stabilization of neighborhoods.

Policy 2.2 - Continue to require developments to provide neighborhood park and recreational improvements in accordance with the standards and guidelines of the Comprehensive Plan.

Policy 2.3 - Land development regulations shall continue to be implemented in accordance with the Future Land Use Element which establishes standards addressing the quality of housing and the stabilization of neighborhoods.

Policy 2.4 - The City of Pembroke Pines will initiate the development of a list of historically significant housing within the current 5-year planning timeframe and adopt standards for improving the stock of historically significant housing upon their identification as an amendment to the Housing Element and for inclusion within the City's LDR's.

Policy 2.5 - The Planning Division of the Growth Management Department will continue to make recommendations on all development applications that consider compatibility of development and other impacts on adjacent neighborhoods.

Policy 2.6 - Continue to utilize crime prevention through environmental design standards when reviewing development proposals as a means of maintaining quality and stabilizing future neighborhoods.

Policy 2.7 - Continue to support community policing and community crime watch programs.

Policy 2.8 – Increase or improve the existing supply of adequate affordable housing through the stabilization and revitalization of existing neighborhoods.

OBJECTIVE III

The City of Pembroke Pines will provide adequate sites and distribution of housing for very low income, low income, and moderate income households, adequate sites for mobile and manufactured homes, and adequate sites in residential areas for group homes and foster home care facilities licensed or funded by the Florida Department of Children and Families through 2015.

Evaluation Measure Objective III - Develop and maintain record of adequate sites and distribution of affordable housing including sites for mobile homes and group homes.

Policy 3.1 - The City will participate in a regional affordable housing strategy via the ICE and other intergovernmental mechanisms.

Policy 3.2 - The City of Pembroke Pines will incorporate all updated Housing Element objectives and policies which require coordination with other entities into the City's Intergovernmental Coordination Element during the amendment cycle following the update.

Policy 3.3 - Coordinate with the South Florida Regional Planning Council to develop principles and criteria which guide the location of housing for low, very low, and moderate income families, mobile homes, group homes and foster care facilities, households with special needs, including those with AIDs, and to include supporting infrastructure and public facilities.

Policy 3.4 - Participate in education programs to reverse the NIMBY effect.

Policy 3.5 - The City will continue to examine the use of interlocal agreements as a mechanism to review and develop incentives in conjunction with other municipalities for the provision of affordable housing.

Policy 3.6 - The City will examine additional interlocal agreements as a mechanism for addressing the affordable housing needs of existing and future residents.

Policy 3.7 - The City will continue to coordinate with the Broward County Planning Council in the implementation of density provisions for group homes and foster care facilities in accordance with the Administrative Rules Document of the Broward County Land Use Plan, as amended.

Policy 3.8 The City will update the vacant land assessment in coordination with the transportation element and submit it with the EAR amendments in order to determine if there are adequate sites at sufficient densities to accommodate identified affordable housing needs, and provide direction for amendments to the future land use map and future land use categories to ensure that a sufficient supply of potential affordable housing sites, including sites for mobile and manufactured homes, group homes, and foster care facilities licensed or funded by the Florida Department of Children and Families, are designated in accordance with FLU Policy 7.7.

Policy 3.9 - Recommendations regarding density increases, amendments to the future land use plan map and future land use categories will be included within the updated vacant land assessment which will be submitted to DCA with the EAR amendments in accordance with FLU Policy 7.7 and HE Policy 3.8.

Policy 3.10 – Participate and implement Broward County’s program to pool “Affordable Housing Units” (AFU’s) which is equal to 10 percent of the total available flexibility and reserve units within the City. AFU’s shall be deducted from the City’s reserve and flexibility unit totals and shall be fixed as of the effective date of the Broward County Land Use Plan. The City may utilize available flexibility and/or reserve and/or AFU’s independent of flexibility zone boundaries, as bonus density to facilitate the provision of affordable housing in the city and county consistent with the requirements and definitions contained within the “Administrative Rules Document: Broward County Land Use Plan.” Bonus density allocated for affordable housing may exceed 100% of the maximum number of dwelling units indicated for the parcel by the city and county land use plan maps provided such bonus allocation is consistent with the requirements and definitions contained within the “Administrative Rules Document: Broward County Land Use Plan.”

Policy 3.11 - The City of Pembroke Pines shall continue to coordinate with BCt in expanding public transit functional area coverage so that there are increased opportunities to reduce the affordable housing need.

Policy 3.12 – Encourage new housing, including housing at higher densities toward areas within the City that may be designated in the future as Urban Corridors, Regional Intermodal Facilities and Regional Centers by FDOT and/or other applicable agencies.

Policy 3.13 - The City’s Planning Division will present a report to the Local Planning Agency by 2007 of various land use mechanisms to increase the supply of affordable housing units including the County’s proposed changes to the flexibility rules, and will update the report on an annual or as needed basis.

Policy 3.14 - For land use plan amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the city and county land use plans (does not apply to the allocation of flexibility or reserve units), the city will coordinate and cooperate with the county to implement the city’s policies, methodology, and programs to achieve and/or maintain a sufficient supply of affordable housing. The City will be required to demonstrate compliance with this policy at the time of the county’s consideration of the applicable land use plan amendments.

Policy 3.15 - For proposed new or revised Regional Activity Center or Local Activity Center areas, to address new proposed dwelling units and impacts, coordinate with Broward County to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing to serve such areas. The City of Pembroke Pines shall ensure adoption of appropriate policy and program implementation measures to achieve and/or maintain a sufficient supply of affordable housing to serve such areas. "Affordable housing" shall have the meaning as defined by the City of Pembroke Pines and Broward County land use plans, and includes housing for a range of incomes, including "moderate income," up to 120% of the median annual income adjusted for family size for households within the city. The median annual income estimate should be updated at minimum annually.

In addressing the achievement and/or maintenance of a sufficient supply of affordable housing to serve a Regional Activity Center or Local Activity center area, the City may include, but shall not be limited to, consideration of the following:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the city, and/or Broward County, and/or other appropriate agencies provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to impact fees, in-lieu fees, and/or public funds in which the city, and/or Broward County, and/or other appropriate agencies, provide funding to facilitate the affordable purchase or renting of housing;
- c. programs and policies in which the city and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions; and
- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units.

Policy 3.16 - Community needs for affordable housing shall be considered by the City of Pembroke Pines when proposing a Local Activity Center consistent with FLU Objective VIII and its implementing policies, FLU Proposed Policy 9.4, and HE proposed Policy 3.1.5.

Policy 3.17 – The City of Pembroke Pines will continue to participate as a member of the Broward County Continuum of Care (COC) Program which supports countywide homeless needs to maintain affordable, transitional and supportive housing; improve data collection; increase income of homeless persons; prevent homelessness through effective discharge planning; expansion of supportive services; expansion of network and social service providers and volunteers; and expansion of public/private partnerships.

Policy 3.18 – The City of Pembroke Pines will continue to take part in the discussions and initiatives set forth by the COC to address the needs of its homeless population.

OBJECTIVE IV

Continue the conservation and rehabilitation of housing through the implementation of City programs including but not limited to minor home repair assistance, small business commercial revitalization loans, the senior citizen transportation program, rental assistance, and home purchase assistance.

Evaluation Measure Objective IV - Maintenance and annual update by the City of program achievements.

Policy 4.1 - Continue to prioritize older neighborhoods for neighborhood improvements, i.e. street lighting and signage.

Policy 4.2 - The City will continue to encourage private lending institutions to develop programs for home improvements.

Policy 4.3 - The City will continue to implement the standards and principles which guide conservation and rehabilitation program techniques and strategies.

Policy 4.4 - The City will continue to analyze the condition of the housing stock upon availability of census data in order to identify any needs relating to the demolition of housing. Identified needs for demolition will be prioritized and addressed by an amendment to the policies of the Housing Element.

OBJECTIVE V

Continue to ensure that persons displaced from a residence as a result of a government program receive relocation assistance.

Evaluation Measure Objective V - Maintenance and annual update of relocation assistance program allocations.

Policy 5.1 - The City will continue to comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

Policy 5.2 - The City will continue to implement a residential anti-displacement and relocation assistance plan required under Section 104 (d), and the relocation requirements of Section 91.225 governing optional relocation assistance under Section 105 (a) (11) of the Housing and Community Development Act of 1974, as amended.

OBJECTIVE VI

The City in coordination with the South Florida Regional Planning Council's programs will provide adequate sites for group homes and foster care facilities licensed by the Florida Department of Children and Families in accordance with the schedule adopted by the SFRPC, and consistent with Chapter 419, F.S.

Evaluation Measure Objective VI - Maintain and update on an annual basis a record of development permits and certificates of occupancy issued for group homes and foster care facilities; Amendment of LDR's establishing criteria for the location of group homes and foster care facilities in residential neighborhoods.

Policy 6.1 – Group homes and foster care facility uses in residential zoning districts shall continue to be consistent with Chapter 419, State Statutes.

Policy 6.2 - In accordance with the schedule adopted by the SFRPC, principles and criteria shall be established which will guide the location of group homes and foster care facilities that foster non-discrimination and encourage the development of community residential alternatives to institutionalization, including supporting infrastructure and public facilities.

OBJECTIVE VII

The City will continue to prioritize and distribute housing assistance resources through its programs and grants from local, federal and state funding sources, and through the preparation, submittal, and administration of the Local Housing Assistance Plan (LHAP) as required under the State Housing Initiatives Partnership (SHIP) Act.

Evaluation Measure Objective VII - Record of distributed housing assistance resources.

Policy 7.1 - The City will continue to preserve the existing housing stock and create new affordable housing opportunities for very low, low, and moderate income households through home repair assistance, roof replacement assistance, emergency repair assistance, and housing purchase assistance programs.

Policy 7.2 - The City will continue to prioritize programs funded by the City of Pembroke Pines under its CDBG Programs including the Commercial Revitalization Loan Program and the Senior Citizens Transportation Program.

Policy 7.3 - The City will continue to provide residents and individuals employed in the City access to information pertaining to countywide programs to aid in job training, day care facilities, English language courses and high school equivalency (GED) which are currently provided by the following agencies:

- *Florida Department of Children and Families
- *Broward Community College
- *Broward County Division of Human Resources
- *Broward County Public Schools

Policy 7.4 – Pursuant to the City’s Second Program Year Action Plan Narrative Responses, the City of Pembroke Pines’ housing strategy focus continues to be on assisting low, low and moderate income owner and renter occupied households with housing affordability programs and physical defects through its CDBG, SHIP, and HOME programs. Owner occupied projects consist of residential rehabilitation (including removal of architectural barriers for the elderly and seniors) and homeownership purchase assistance. Very low and low income renters will continue to be assisted with Section 8 rental assistance subsidies from participating public housing authorities and opportunities to further assist moderate income renters will also be explored.

Policy 7.5 – The City of Pembroke Pines shall implement the amended SHIP Local Housing Assistance Plan (LHAP) 2004-2005, 2005-2006, and 2006-2007, in response to the need for additional grant assistance and increased homeownership opportunities for low and moderate income homebuyers.