



Plan It! Pompano

HOUSING ELEMENT

Purpose and Direction: The purpose of the Housing Element is to ensure there is adequate housing to serve the existing and projected population through the 2040 planning horizon. The population will have a range of income levels and needs and the city will provide for a range of housing types to provide the best opportunity to serve those housing needs. In this planning horizon, the emphasis is on encouraging flood resistant and energy efficient multi-family development within the main transportation corridors of the city to create transit-oriented neighborhoods.

New development must be resilient to the additional flooding projected from sea level rise and located in a manner which encourages the de-concentration of poverty while mitigating the negative effects on existing residents of major redevelopment or climate change related migration to higher elevations. The housing element encourages the rehabilitation of existing substandard housing and to further improve the existing housing stock's resilience to climate change impacts such as more frequent flooding, larger and wetter hurricanes and higher temperatures.

Goals, Objectives, and Policies

Goal 3: To provide structurally safe, affordable, uncrowded and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach that utilize energy efficient, sustainable design, resilient construction techniques, materials and renewable energy resources.

Objective 03.01.00 – Housing to Accommodate Future Population

The City should provide, through the undertaking or support of public and private development efforts, sufficient housing units through the long range planning horizon to meet the anticipated population through 2040. Provision of these units shall be based on the need for adequate and affordable housing for all segments of the existing and future population including those households with very-low, low, and moderate income and those with special housing needs, including homelessness.

Policy 03.01.01

The City's adopted future land use map shall provide locations for residentially designated property at a variety of density classifications. The relative location of parcels with different density designations shall be based on sound planning principles.

Policy 03.01.02

The City shall continue to support Community Redevelopment Agency (CRA) and Department of Housing and Urban Improvement (OHUI) efforts to acquire funds and administer a variety of local, State and Federal housing improvement and low income subsidy programs. In addition, the City shall continue to provide information about low cost housing opportunities to all residents especially those with very-low, low, and moderate income as well as the homeless.

Policy 03.01.03

In order to provide affordable housing, the City shall consider and, where appropriate, support revisions to land development regulations to recognize and locally implement technical innovations in housing construction and site development.

Policy 03.01.04

The City shall continue to cooperate with other local governments concerning providing affordable housing for very-low, low, and moderate income households and the homeless.

Policy 03.01.05

Affordable housing will be promoted in a manner which reflects the relative needs of all groups in the city and is oriented toward the goal of deconcentrating poverty.

Policy 03.01.06

The City will continue to work towards implementing a Housing First strategy to address homelessness. An inventory of affordable housing will be identified that can accommodate the homeless through landlord recruitment, identification of existing affordable housing options and facilitation of creative housing solutions.

Policy 03.01.07

The City will continue to work on developing a recurring funding source for a Pompano Beach Rapid Rehousing Program with the following core components: housing location, rent and move-in financial assistance, and case management.

Policy 03.01.08

The City will follow the lead of Broward County and allow single family homes to add one deed restricted affordable accessory unit or apartment without the need to allocate density for that unit. All other applicable sections of the code will continue to apply to the construction of the accessory unit/apartment.

Policy 03.01.09

The City will continue to use available density bonus programs provided in the County Land Use Plan to increase the supply of affordable housing, such as allowing residential development in the County's Commerce land use category by right under certain conditions.

Objective 03.02.00 – Reduce Substandard Housing and Protect Neighborhoods

The City shall undertake public or support private efforts to reduce by half the percentage of residential units classified as substandard through the 2040 long-term planning horizon and will effectively manage housing types to protect neighborhoods.

Policy 03.02.01

Code Compliance shall issue citations to housing units that do not meet code required standard housing conditions.

Policy 03.02.02

Within 60 days of application for a Business Tax Receipt for rental of single family, duplex, triplex and quadplex units, an inspection will be completed to ensure the rental housing units meet all current code requirements for standard housing units.

Policy 03.02.03

The City shall continue to enforce, and where appropriate, improve local code requirements which govern local housing structural conditions and neighborhood appearance.

Policy 03.02.04

The City shall continue to use CDBG or other public funds to finance rehabilitation of renter and owner occupied housing units and the demolition of unsafe nuisance housing.

Policy 03.02.05

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

Policy 03.02.06

Utilize the 2020 Census data, when available, to prepare a current inventory of housing conditions.

Policy 03.02.07

The City shall participate in the South Florida Regional Climate Compact and other regional groups to be aware of emerging strategies to mitigate the negative effects on residents and businesses caused by both major redevelopment and climate change related migration to neighborhoods with higher elevations.

Objective 03.03.00 – Land for Affordable Housing

The City shall continue to provide adequate sites for very-low, low and moderate income housing and manufactured homes through the long term planning horizon in a manner that supports the goal to deconcentrate poverty while mitigating the negative effects of major redevelopment.

Policy 03.03.01

The City shall continue to include Land Use Plan and Zoning Code designations which allow for manufactured homes. Development proposals shall be reviewed with regard to compatibility to adjacent or surrounding uses and the extent to which the proposal will aid in the de-concentration of poverty, if applicable.

Policy 03.03.02

Through the review of development proposals, the City shall support public and private sector efforts to create and/or preserve affordable housing for very-low, low and moderate-income groups in areas designated for residential land use for future and current residents. Review of such proposals shall be based on overall compatibility with already established residential areas, the extent to which the location supports the de-concentration of poverty, and consistency with the land development code.

Objective 03.04.00 – Provision of Community Residences and Recovery Community

The City shall continue to provide adequate sites for licensed family community residences, transitional community residences and the recovery community in residential areas through the long term planning horizon in accordance with City Code and the applicable Florida Statutes.

Policy 03.04.01

Licensed family community residence and, transitional community residences shall continue to be allowed as a permitted or conditionally permitted use in areas designated for single-family, multi-family and mixed-use zoning districts in accordance with the city's zoning code, Chapter 155.

Policy 03.04.02

The City shall continue the limited allowance of licensed Recovery Community homes as a permitted or conditionally permitted use in areas zoned for multi-family and mixed use development.

Policy 03.04.03

The City shall discourage the location of new ACLF homes on the barrier island due to the evacuation requirements during hurricane threats.

Objective 03.05.00 – Historic Preservation

The City shall identify historically significant housing, the conservation and rehabilitation of sound housing and the demolition of substandard or otherwise unsafe nuisance housing.

Policy 03.05.01

The periodic citywide inspection of housing shall be based on a consistent definition of housing conditions as currently contained in the Housing Element, or as otherwise modified or improved. Potential additions to local or state inventories of historically significant housing shall be included as part of the inspection effort.

Policy 03.05.02

The City shall support private efforts to conserve and maintain houses deemed historically significant.

Policy 03.05.03

The City shall seek to redevelop the historic downtown district in accordance with overlay regulations, which seek to preserve historic structures and allow for new development which blends in with existing structures.

Objective 03.06.00 – Relocation Housing

Where appropriate, the City should strive to secure relocation housing whenever local residents are displaced through public actions, or in the event of private sponsored relocation, shall support and locally enforce all lawful requirements for relocation notification and consideration.

Policy 03.06.01

The City shall continue to prudently review all public and private development proposals as these might relate to the forced relocation of existing residents.

Policy 03.06.02

In the event of forced relocation of local residents, the City shall monitor and locally enforce all laws with regard to resident notification, due process and compensation.

Objective 03.07.00 – Housing Implementation

The City shall continue to undertake improvements in the method of delivery and improving the condition of existing and new housing through the long-term planning horizon including in those areas prone to increased likelihood of flooding due to sea level rise and climate change.

Policy 03.07.01

The City shall, at a minimum, consider private sector presentations regarding technological, environmental or financial innovations in the design, location, construction, rehabilitation or funding of housing which further overall Housing goals and objectives.

Policy 03.07.02

The City's Affordable Housing Advisory Committee (AHAC) shall periodically review the land development regulations to assess potential areas of improvement in the provision of affordable housing in the city consistent with the goal to deconcentrate poverty.

Policy 03.07.03

Encourage the City's Office of Housing and Urban Improvement, Community Redevelopment Agency and the Pompano Beach Housing Authority to improve the coordination between public and private sectors involved in housing production for all residents including those with very-low, low and moderate incomes in a manner which implements the goal of de-concentration of poverty while mitigating the negative effects of major redevelopment..

Objective 03.08.00 – Sustainable and Resilient Housing

The City shall encourage improvements to existing and proposed housing including higher finished floor elevations, hurricane resistant construction and renovations, and energy efficient design and construction including the use of renewable solar energy resources.

Policy 03.08.01

The City shall, through the mixed use land use and zoning districts and other means, encourage new housing projects which contain compact building design principles, mixed use, pedestrian activity and support multi-modal transportation options.

Policy 03.08.02

The City shall encourage housing projects to have flood resistant finished floor elevations and use renewable energy resources in construction, reduce public infrastructure costs and reduce the impacts on natural resources.

Policy 03.08.03

The City will encourage land developers and builders to comply with the Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) which generally include the following:

- Use of compact building design; energy efficient street lighting; energy efficient automobiles/transit;
- Priority use of small properties in urban areas; use of "brownfield" lands that can be cleaned; use of lands close to sewer and power lines, mass transit or green space;
- Use of very efficient clothes washers; low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns;
- Use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well-pumping; use of alternate electrical grids. and/or use of solar/natural gas energy;
- Use of building materials with recycled content; eco-friendly insulation; lumber from sustainable sources; or locally produced materials; etc.

Policy 03.08.04

The City shall coordinate with County, State and other agencies to provide educational programs on the benefits of sustainable and resilient housing improvements including elevating existing homes in areas particularly prone to flooding due to sea level rise.