

**CITY OF GREENACRES COMPREHENSIVE PLAN**

# **HOUSING ELEMENT**

September 2008  
Amendments resulting from the 2006 EAR

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## **I. INTRODUCTION**

### **A. PURPOSE OF ELEMENT**

This Element in part, is based upon a significant portion of the City's Housing Element within the existing Comprehensive Plan. The presented element provides a commitment to meet identified or projected deficits in the supply of housing which are applicable in the City's Comprehensive Plan effort. This Element and its policies address City housing activities as well as provide direction and assistance to the efforts of the private sector.

The number of existing housing units in the City of Greenacres has increased more than five fold since 1980 (See Table 2a). Due to such rapid growth, it is necessary to provide a detailed inventory of housing developments from which an overview of housing conditions can be displayed. These points of interest include: low and moderate income family housing, group homes, mobile homes, government supported housing, and historically significant housing. With this in view, the City can analyze housing trends and formulate appropriate plans, programs and policies to bring about the accomplishment of the required housing, and as such, the creation of this Element.

The Housing Element will provide "guidance, in order to develop appropriate plans and policies to demonstrate their commitment to meet identified or projected deficits in the supply of housing."

## **II. DEFINITION OF RELEVANT TERMS**

- A. **ADULT CONGREGATE LIVING FACILITY** - is defined as an establishment, institution, building or buildings, residence, private home, boarding house, home for the elderly, or other place, having some or all of the characteristics of homes for the elderly, or other place, whether operated for profit or not, which through its operation, provides one or more personal services for four or more persons not related by blood or marriage to the owner or operator, for a period exceeding twenty-four (24) hours. Personal services are in addition to housing and food service and include, but are not limited to personal assistance with bathing, dressing, housekeeping, supervision, eating, supervision of self-administered medication, and assistance in securing health care from appropriate sources.
- B. **BOARDING HOUSE** - is defined as a building other than a hotel, where for compensation pursuant to previous arrangement, lodging or lodging and meals are provided for three (3) or more boarders.
- C. **CONDOMINIUM** - is defined as a form of housing ownership by which a person may purchase and own one dwelling unit in a multi-unit building or development. The ownership of a condominium home generally entails the fee ownership of the interior walls, floors, and ceilings surrounding the dwelling unit and the air space within.
- D. **DWELLING** - is defined as a building or portion thereof designed exclusively for residential occupancy, including one family, two-family, and multiple family dwellings, but not including hotels, boarding houses, or lodging houses.

- E. FOSTER CARE FACILITY - is defined as a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of residents and serving either children or adult foster residents.
- F. GROUP HOME - is defined as a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.
- G. LOW AND MODERATE INCOME FAMILIES - is defined as families whose annual income does not exceed 80 percent of the median income for the area. The term (families) includes households.
- H. MANUFACTURED HOUSING - is defined as “factory built”, single family structures that meet the National Manufactured Home Construction & Safety Standards Act (42 U.S.C. Sec 5401) commonly known as the HUD (U.S. Dept. of Housing and Urban Development) code.
- I. MINIMUM REQUIRED LIVING AREA - is defined as the area of the floor or floors measured from the inside of the exterior walls to the inside of the dividing walls, excluding the area for garages whether separate or integral, carports, open porches, open breezeways, or store-rooms not accessible from the interior of the building.
- J. MOBILE HOME - is defined as a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards.
- K. RELOCATION HOUSING - is defined as those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.
- L. RESIDENT POPULATION - is defined as inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.
- M. TENURE - is defined as a housing unit that is “owner occupied”, if the owner or co-owner lives in the unit, even if it is mortgaged. All other occupied units are classified as “renter occupied” including units rented for cash rent and those occupied without payment of cash rent.



N. VALUE - is defined as value; it is the respondent's estimate of how much the property (house and lot) or condominium unit would sell for, if it were for sale. For vacant units, the value is the price asked for the property.

### III. INVENTORY OF EXISTING HOUSING STOCK

#### A. TYPE OF UNITS

The inventory of dwelling units, summarized in Table 1, shows a large existing base of multi-family dwellings and an increase in single-family developments. Of the 4,477 new units constructed in the City between the end of 1996 and the end of 2007, 1,646 were single-family units and 2,839 were multi-family/duplex units. Multi-family/duplex comprise 68.7% of the housing stock, whereas single family dwellings comprise 27.2% of the housing stock. In 1987, single-family housing comprised 17% of the housing stock and increased to 27.2% over the twenty year period. In 1987, multi-family housing comprised 68.9% of the housing stock and declined to 62.8% over the same twenty year period.

Single-family dwelling units comprised 49.4% of the 1990 housing stock in Palm Beach County and increased to 55.3% in 2000. Multi-family and duplex units comprised 44.8% of the 1990 housing stock in Palm Beach County and decreased to 41.1% in 2000.

**TABLE 1**  
**Dwelling Units by Structure Type**

Structure Type	Palm Beach County 2000 (1)		City of Greenacres 1996 (2)		City of Greenacres 2007 (3)	
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
<b>Single-Family</b>	307,104	55.3	2,937	23.8	4,583	27.2
<b>Duplex (Two-Family)</b>	228,687	41.1	585	4.7	992	5.9
<b>Multi-family (3+ Units)</b>	N/A (Incl.'d in "Duplex")		8,135	65.8	10,567	62.8
<b>Mobile Homes</b>	20,083	3.6	704	5.7	696	4.1
<b>Total</b>	555,874	100	12,361	100	16,838	100

Sources: (1) Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download.

(2) City of Greenacres Engineering, Planning and Building Department, January 1997.

(3) City of Greenacres Planning and Engineering Department, July 2008.

## B. AGE AND TENURE OF HOUSING STOCK

### 1. Age

Age is an important factor to be considered when assessing the overall housing stock of the City. To address the age of housing stock in the City of Greenacres, Tables 2a and 2b have been prepared as follows: Table 2a is a historical list of housing exhibiting the number of units built during specific time periods and the percentage of housing stock that each time period represents.

**TABLE 2a**  
**History of Housing Units by Year Built**

<b>Year Built</b>	<b>Number of Units Built</b>	<b>Percentage of Total</b>
1939 or Earlier	82	0.5%
1940-1959	295	1.8%
1960-1969	450	2.7%
1970-March 1980	3,267	19%
April 1980-June 1987	5,915	35%
July 1987-Dec. 1996(2)	2,352	14%
Jan. 1997-Dec. 2007 (3)	4,477	27%
<b>Total</b>	<b>16,838</b>	<b>100%</b>

Sources: (1) U.S. Department of Commerce, Bureau of the Census, Detailed Housing Characteristics, HC80-1-B11, July 1983.  
(2) City of Greenacres Engineering, Planning, and Building, January 1997.  
(3) City of Greenacres Planning and Engineering Department, July 2008.

Notes: Numbers of units built after April 1980 are based on certificates of occupancy issued by the City's Building Department. Units built before April 1980 were taken from the 1980 U.S. Census. Census data are estimates based on a sample and does not include seasonal units.

As shown on Table 2a, the vast majority of homes within the City are 25 or less years old. Approximately 2% of the housing stock is at least fifty (50) years old. Many of these older homes have experienced the natural deterioration associated with age. The lack of sanitary sewer connections to aging homes only compounds the aging problem.

Table 2b is a more detailed listing of housing units within the City, by the age and percentage of change by the number of total units in existence during specific five (5) year time frames.

**TABLE 2b**  
**Housing Unit Growth 1970-2007**

Year	Total Units	Difference	Percent of Growth	Percent of Existing Units
2007	16,838	1,566	10.3	100%
2002	15,272	2,911	23.5	91%
Jan. 1997	12,361	728	6.2	73%
1992	11,633	1,572	15.6	69%
1987	10,061	310	3.2	60%
1985	9,751	4,282	78.3	58%
1980	5,469	3,764	220.8	32%
1975	1,705	682	66.6	10%
1970	1,023	196	23.7	6%
Earlier	827	n/a	n/a	5%

Source: The City of Greenacres Planning and Engineering Department, July 2008.

Only 827 units or approximately 5% of the total housing stock of the City, was in existence prior to 1970. The bulk of the City of Greenacres housing growth occurred between 1975 and 1985. These units represent approximately forty-eight (48%) of the 2007 total housing stock.

2. Housing Tenure

A “housing unit” is classified as occupied if it is the usual place of residence of a person or group of persons living in it at the time of enumeration, or if the occupants are only temporarily absent; e.g., away on vacation. As indicated in Table 3, 70% of the households in the City of Greenacres live in owner occupied units. This is similar to the Palm Beach County figure of 74%. As would be expected, the percentage of renter occupied units is also similar.

**TABLE 3**  
**Housing Tenure Characteristics 2005**

City of Greenacres (1)			Palm Beach County (2)	
Tenure	Number	Percentage	Number	Percentage
Owner-Occupied	9,440	70%	393,265	74%
Renter-Occupied	4,056	30%	135,007	26%
Occupied Units	13,496	100%	528,272	100%

Source: Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download.

C. COST OF HOUSING

1. Monthly Rent

The City of Greenacres median monthly gross rent for renter occupied housing is the same as the Palm Beach County median of \$739 (year 2000 dollars). Table 4 depicts a comparison of monthly gross rent of renter-occupied housing in the City of Greenacres and Palm Beach County.

**TABLE 4**  
**Monthly Gross Rent of Renter-Occupied Units**

Gross Rent \$	City of Greenacres (1)		Palm Beach County (2)	
	Number	Percent	Number	Percent
<200	70	1.9%	3,116	2.6%
200-299	30	0.8%	2,933	2.5%
300-499	160	4.4%	13,686	11.4%
500-749	1,613	44.8%	39,210	32.7%
750-999	1,232	34.2%	31,406	26.2%
1,000-1,499	388	10.8%	17,081	14.2%
1,500+	13	0.4%	6,657	5.5%
No Cash	96	2.7%	5,872	4.9%
Total	3,602	100%	119,961	100%
Median Rent		\$739		\$739

Sources: (1) 2000 U.S. Census, DP-4, July 2008 download  
(2) 2000 U.S. Census, DP-4, July 2008 download

2. Housing Value

In the 2000 Census, there was a substantial contrast between the median value of owner-occupied housing in the City of Greenacres and in Palm Beach County. The City median for specified housing units is 37% lower than those in the County (City = \$85,500 vs. County = \$135,200). Table 5 clearly details a comparison between City and County home values for owner occupied units. Included in this table are owner occupied condominium values.

**TABLE 5**  
**Value of Owner-Occupied Units**

<i>Housing Value \$</i>	City of Greenacres		Palm Beach County	
	Number	Percent	Number	Percent
<50,000	190	4.1%	8,629	3.5%
50,000-99,999	2,799	60.6%	67,848	27.9%
100,000-149,000	1,090	23.6%	65,156	26.8%
150,000-199,999	443	9.6%	41,102	16.9%
200,000-299,999	66	1.4%	30,230	12.4%
300,000-499,999	34	0.7%	17,352	7.1%
500,000-999,999	0	0%	9,122	3.7%
1,000,000 or more	0	0%	3,974	1.6%
Total	4,622	100%	243,413	100%
median value		\$85,500		\$135,200

Source: 2000 U.S. Census, DP-4, July 2008 download.

**D. MONTHLY COST OF OWNER-OCCUPIED HOUSING**

**1. Mortgaged Units**

The monthly cost of an owner occupied dwelling includes the mortgage payment plus the cost of utilities, maintenance, taxes, and insurance. The median monthly cost of a mortgaged owner occupied dwelling in the City of Greenacres was \$876 in 2000. That figure is 26% lower than the County median of \$1,189 (See Table 6). The City of Greenacres has the largest percentage of their units falling within the \$700 to \$999 per month cost group (29.1%). However, the County's largest percentage of their units falls in the \$1,000 to \$1,499 per month cost group (24.3%).

**TABLE 6**  
**Mortgage Status and Selected Monthly Owner Costs**

Cost \$	City of Greenacres		Palm Beach County	
	Number	Percent	Number	Percent
<300	7	0.2%	355	0.1%
300-499	116	2.5%	4,106	1.7%
500-699	605	13.1%	14,634	6.0%
700-999	1,344	29.1%	42,585	17.5%
1,000-1,499	934	20.2%	59,031	24.3%
1,500-1,999	158	3.4%	26,540	10.9%
2,000 and +	53	1.1%	25,605	10.5%
<b>Total</b>	<b>3,217</b>	<b>100%</b>	<b>172,856</b>	<b>100%</b>
<b>Median Mortgage</b>				
	\$876		\$1,189	
<b>Non-Mortgaged Units</b>				
Number	1,405		70,557	
Cost	\$318		\$403	

Source: 2000 U.S. Census, DP-4, July 2008 download.

2. Non-Mortgaged Units

In the 2000 Census the City was 21% lower in monthly cost (\$318) than the County average for non-mortgaged (\$403). The majority of the non-mortgaged units are in the original section of the City. However, the City has grown increasingly concerned that these neighborhoods do not become areas of decline. The City therefore is seeking monies from the state and the federal government to implement programs to ensure the vitality of these neighborhoods.

E. RENT-TO-INCOME AND COST-TO-INCOME RATIOS

1. Rent-to-Income (Renter Occupied)

According to the 2000 U.S. Census, the median household income for the City of Greenacres is \$36,941. In Palm Beach County, the 2000 median household income is \$45,062. The median rent-to-income ratio for Greenacres is  $739 \times 12 / 36,941 = 24\%$ . For Palm Beach County, the median rent-to-income ratio is  $739 \times 12 / 45,062 = 19.7\%$ .

The Florida Department of Community Affairs (DCA) estimates that housing costs should fall below thirty percent (30%) of a family's income. A rent-to-income ratio of more than thirty percent (30%) is indicative of an excessive amount of household expenditure going toward housing.

According to the 2000 U.S. Census, 1,102 of the City's 3,602 responding families in renter-occupied housing units paid more than 35 percent of their income for rent. This is 30.6% of the rental families in the City who responded to the Census. On the other end of the scale, 10.5% of the City's responding rental families paid less than 15 percent of their income for rent in 2000.

**TABLE 7**  
**Gross Rent as a Percentage of Household Income in 1999**

% of Income Toward Rent	Greenacres		Palm Beach County	
	Number	Percent	Number	Percent
<15%	380	10.5%	16,450	13.8%
15-19%	584	16.2%	15,652	13.0%
20-24%	580	16.1%	15,536	13.0%
25-29%	519	14.4%	12,892	10.7%
30-34%	307	8.5%	9,833	8.2%
35% or More	1,102	30.6%	40,580	33.8%
Not Computed	130	3.6%	8,928	7.4%
<b>Total</b>	<b>3,602</b>	<b>100%</b>	<b>119,961</b>	<b>100%</b>

Source: 2000 U.S. Census, DP-4, July 2008 download.

2. Cost-to-Income (Owner Occupied)

According to the 2000 Census, the median household income in the City of Greenacres is \$36,941. The City's median monthly cost for owner occupied housing units with a mortgage is \$876. The median cost-to-income ratio is therefore  $876 \times 12 / 36,941 = 28.5\%$ . Palm Beach County's median household income is \$45,062 and median monthly cost is \$1,189. The median cost-to-income ratio is therefore  $1,189 \times 12 / 45,062 = 31.6\%$ .

F. HOUSING STOCK CONDITIONS

1. Internal Conditions

In an attempt to determine the adequacy of the condition of the housing stock, the U.S. Census tabulates the number of potentially substandard units based upon the existence of plumbing and kitchen facilities. A comparison of these figures, between City and County is provided in Table 8.

a) Plumbing:

The absence of plumbing facilities is generally considered the most relevant to an overall housing condition evaluation. The U.S. Dept. of Commerce defines complete plumbing as, "units which have hot and cold piped water, a flush toilet, and a bathtub or shower inside the housing unit for the exclusive use of the occupants of the unit." However, a unit which has all three specified plumbing facilities would still be "lacking complete plumbing" if their

plumbing facilities are also used by another household. The number of units lacking complete plumbing was 18 (0.1%) in 2000.

b) Kitchens:

The lack of complete kitchen facilities is not generally considered to be a matter of major concern because this condition does not usually present an immediate and dangerous threat to life, health or safety.

2. External Conditions

a) Standard/Substandard:

The degree and extent of substandard housing in an area frequently is estimated on the age of units, the lack of part or all plumbing facilities, or crowded conditions. In the City of Greenacres, the age of a structure without regard to maintenance levels does not appear to be a valid indicator of substandard housing. Therefore, the City of Greenacres has prepared the following definition of "substandard housing."

Substandard: A housing unit that is considered to be unsafe, unsanitary, or dangerous for human habitation. Rehabilitation of a substandard unit is usually considered not practical.

b) Structural Condition:

1. Definition

Though structurally sound, a housing unit in need of some relatively minor exterior repair which is indicative of a lack of maintenance, can be placed in a "Deteriorated" category. Examples include housing that requires painting, fascia and soffits showing signs of deterioration, cracked and broken windows, and even severely overgrown lawns.

2. Methodology

Poor structural condition is often associated with age. Table 2a indicates a list of housing units in the City of Greenacres by age. As of July 2008, there is currently 1 housing unit in the City declared as unfit for habitation, but, according to the City's Building Department, it can be rendered safe by reconnecting utilities (water and electric).



**TABLE 8**  
**Housing Conditions**

Type	City of Greenacres		Palm Beach County	
	Number	Percent	Number	Percent
Occupied Housing Units	12,166	100%	474,175	100%
Lacking Complete Plumbing	18	0.1%	2,140	0.5%
Lacking Complete Kitchen	37	0.3%	2,513	0.5%

Source: 2000 U.S. Census, DP-4, July 2008 download.

**G. SUBSIDIZED HOUSING DEVELOPMENTS**

The main thrust of any subsidized housing program is to assist low to moderate-income persons with the acquisition of safe, decent and sanitary housing. These programs include subsidy to both rental and owner occupied housing from both Federal and State sources.

**1. Assisted Rental Housing**

Federal, State, and Local sources fund many different programs to assist the provision of affordable rental housing. The programs include loans, bonds, rent subsidies, and the like. Within the City of Greenacres, there are 2 developments constructed and/or operated with such assistance. Chelsea Commons on Jog Road consists of 209 dwelling units, 104 of which are assisted (according to the Shimberg Center for Affordable Housing), and it is for families. Villa Madonna on Lake Worth Road consists of 99 dwelling units, all of which are assisted (according to the Shimberg Center for Affordable Housing), and it is targeted at the elderly.

**2. Palm Beach County Division of Housing and Community Development (HCD)**

Since 1977, HCD has expended \$1,984,755 in the form of Community Development Block Grant (CDBG) funds and targeted to the City of Greenacres Code Enforcement Area (CEA). In 1996, the area was renamed to "Target Area." The Target Area is located in the original section of the City and is identified on Map No.1. The most recent improvements include:

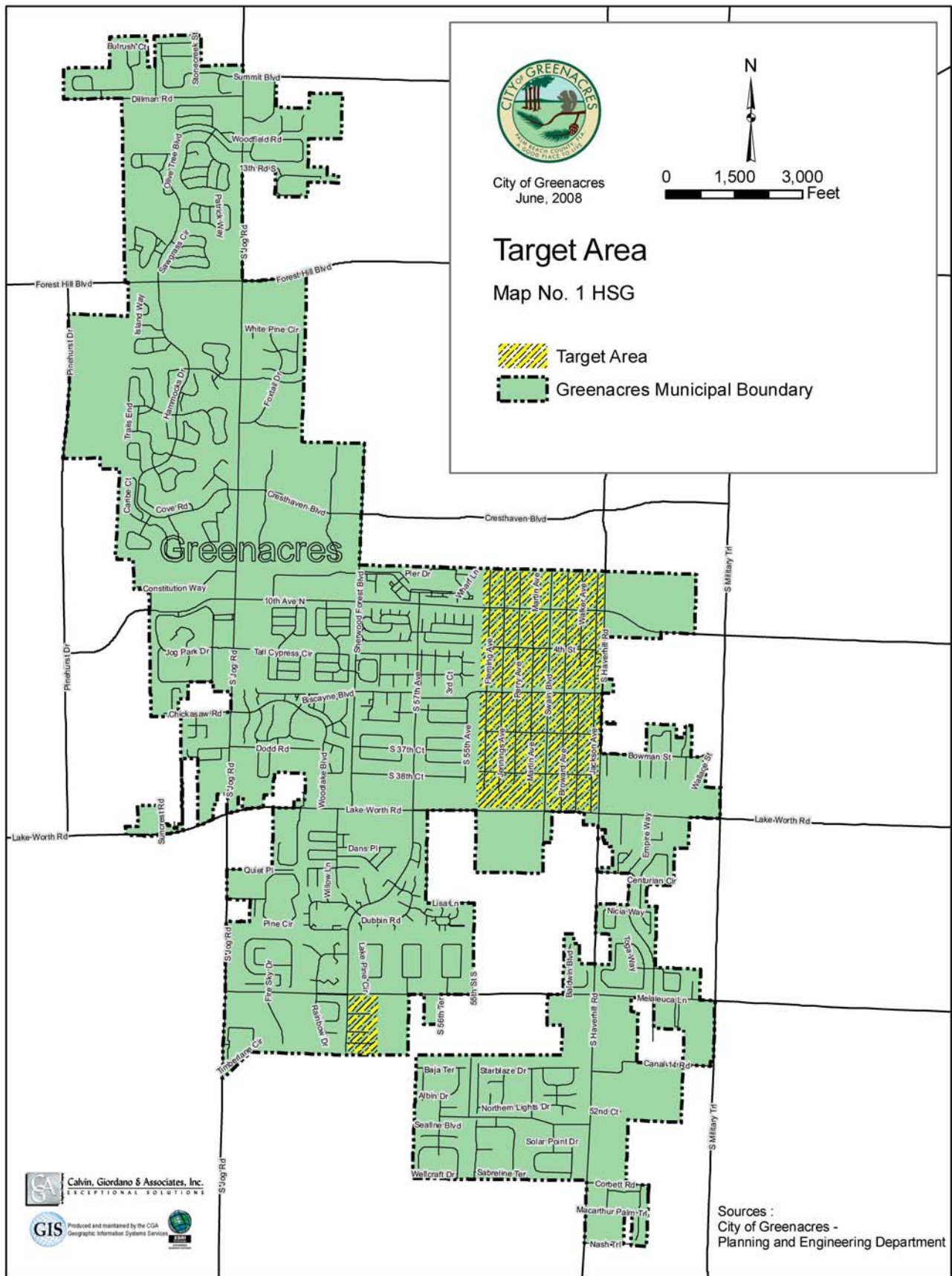
- 1) Ira Van Bullock Park Expansion
- 2) Community Center Parking Lot Phase 2
- 3) Street Improvements north of 10<sup>th</sup> Avenue North
- 4) Sidewalks north of 10<sup>th</sup> Avenue North
- 5) Sidewalks south of 10<sup>th</sup> Avenue North

The CDBG Program replaced the categorical Grants in-Aid Programs, such as Urban Renewal and Neighborhood Development, whereby Grant awards are based

on a formula utilizing legislative measures of development. Project funds must be targeted to address one of three national objectives:

- 1) Benefit to low and moderate income persons;
- 2) Elimination of slums and blight; or
- 3) Addressing an urgent community need

Additional CDBG funds have been approved for future improvements in the City which are discussed in the analysis section of this element.



Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS

GIS Produced and maintained by the CGA  
Geographic Information Systems Services

Sources :  
City of Greenacres -  
Planning and Engineering Department

H. GROUP HOMES

The need for group home facilities is recognized in the City of Greenacres with its large percentage of elderly population. Sections 16-334 and 16-364 of the Zoning Ordinance allow for Adult Congregate Living Facilities (ACLF) as Special Exception uses in the Residential Medium Density (RM) and Residential High Density (RH) districts in the City. Three ACLF's have been approved in the City.

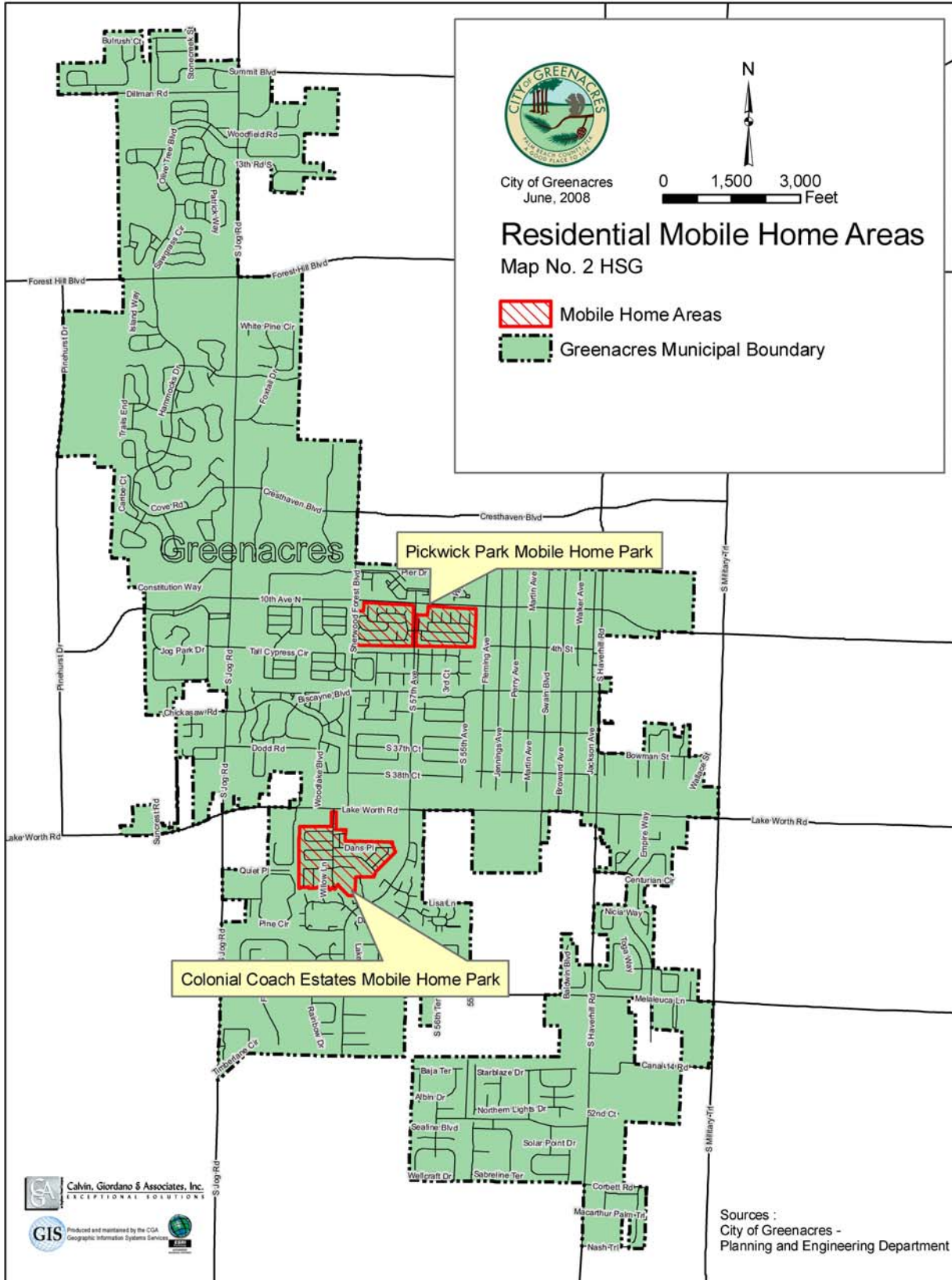
I. MOBILE HOME PARKS

The only existing mobile home developments located within Greenacres City are two (2) mobile home parks detailed in Table 9. These two developments represent approximately 2.7% of the total City acreage. Development standards for mobile home parks are outlined in Sections 16-391 and 16-796 of the City of Greenacres Zoning Code and allow for mobile home developments in the "Residential Mobile Home" (RMH) district. Map No. 2 shows the location of these 2 mobile home parks.

**TABLE 9**  
**Mobile Home Parks –2008**

<b>Name</b>	<b>Acres</b>	<b>No. Units (max. capacity)</b>	<b>Density (U.P.A.)</b>
Pickwick Park	51.9	370	7.13
Colonial Coach Estates	49.28	326	6.62

Source: The City of Greenacres Planning and Engineering Department –February 2008.



J. HISTORICALLY SIGNIFICANT HOUSING

According to the inventory in the "Florida Master Site File" and "National Register of Historic Places," there is no historically significant housing within the City. The City of Greenacres was surveyed in 2006 to determine the existence of properties that may be worthy of historical designation for grant purposes and of the eighty-two (82) dwelling units constructed prior to 1939, it was identified that most of the units were demolished and new homes constructed.

K. RECENT HOUSING ACTIVITY

1. New Construction

The City of Greenacres has experienced a sixty-seven percent (67%) increase in the total number of housing units during the 1987 - 2007 period.

**TABLE 10  
Housing Changes 1987-December 2007**

Type	1987(1)	1997(2)	Dec. 2007(3)
	Total	Total	Total
Single-Family	1,714	2,937	4,583
Duplex	710	585	992
Multi-family	6,935	8,135	10,567
Mobile Home	702	702	696
<b>Total</b>	<b>10,061</b>	<b>12,359</b>	<b>16,838</b>

Source: (1) City of Greenacres 1989 Comprehensive Plan, Housing Element. 1989.  
 (2) Department of Engineering, Planning, and Building, January 1997.  
 (3) City of Greenacres Planning and Engineering Department, July 2008.

Table 10 shows new construction by type. The majority of activity has been multi-family development. There were 3,632 units or 53.5% of the units constructed between 1987 and 2007 classified as multi-family.

2. Demolitions, Conversions, Mobile Home Removals

All the housing demolition in the City of Greenacres since 1980 is recorded on Table 11. Since 1980, 129 units were demolished. The number of demolitions increased markedly between 1997 and 2007 with the removal of old homes and the splitting of many older home sites in the Original Section of the City during the very active residential real estate market of the early 2000's.

166 units were converted from rental apartments to condominium ownership in 2005 [Lakeview Gardens (fka Nottingham Lakes) and The Laurels at Sherwood

(fka Town Club Apartments)], however many of these units have been made available by their owners for rental.

**TABLE 11  
Demolition of Housing 1980-2007**

Year	1980-1988 (1)	1989-1996 (2)	1997-2007 (3)	Total
No. of Units	8	26	95	129

Sources: (1) City of Greenacres Comprehensive Plan 1997.  
 (2) City of Greenacres Engineering, Planning & Building Dept. January 19, 1998.  
 (3) City of Greenacres Building Department July 23, 2008.

#### IV. ANALYSIS

##### A. INTENT

The basic housing consumption unit is the household. The demand of households, in large measure, determines where housing units will be located in relation to population. A household's ability to pay determines the housing choice, after location and surrounding environment have been considered. Households choose the location, amenities and community, as much as the specific housing type.

Choice depends largely on income, because the bulk of the housing stock is supplied by the private sector. With rising housing costs, fewer households are able to occupy new housing. More must pay a greater share of their income for housing, and many more have fewer choices overall.

Consumers must often be matched with appropriate housing; this changes throughout a household's life cycle and varies by household type, which can include: single person households, large families, elderly households, households with school age children, "empty nesters" (couples whose children have left), female headed households, one parent households, and other categories. An important part of analysis is studying the types of households and their income, age, family characteristics, size, race, ethnic background, and other socioeconomic factors to determine housing requirements.

##### B. HOUSEHOLD TRENDS

###### 1. Household Size

In order to determine future housing needs of the City, it is necessary to project the number and size of households. The City of Greenacres has based its population projections as follows:

Four population projection techniques are used to project future needs. These techniques are patterned after the University of Florida Bureau of Economic and Business Research's (BEBR) county population projections. Trends established

during a particular base period are measured and continued through a growth period.

These methodologies and their actual figures were approved by DCA. The population projection methodology uses the linear, exponential, share and shift methods. These methods are approved by DCA and provided by the University of Florida within the Affordable Housing Needs Assessment Methodology. In 1990, the U.S. Census reported 8,236 households in the City of Greenacres. The Special Census of 1993 corrected this figure to 9,792. The 2000 Census reported 12,059 households, an increase of approximately 2,267 households. In 2020, the City is projected to include 19,198 households, an increase of approximately 357 households per year.

**TABLE 12a**  
**Projected Household Size**

	Actual (1)	Proj.(2)	Actual(3)	Actual(4)	Est.(4)	Proj.(4)	Proj.(4)	Proj.(4)
Household Size	1980	1990	1993	2000	2005	2010	2015	2020
1-2 persons	3,024	5,837	7,262	8,049	8,993	10,321	11,562	12,803
3-4 persons	1,887	1,903	2,068	2,952	3,324	3,823	4,276	4,719
5 or more	558	496	462	1,051	1,179	1,356	1,520	1,676
Total	5,469	8,236	9,792	12,052	13,496	15,500	17,358	19,198

Sources: (1) US Census, HC 80-10B11, July 1983.

(2) Affordable Housing Needs Assessment, DCA, April 1996.

(3) 1993 U.S. Special Census

(4) Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download

**TABLE 12b**  
**Projected Household Size by Percent**

	Actual(1)	Proj.(2)	Actual(3)	Actual(4)	Est.(4)	Proj.(4)	Proj.(4)	Proj.(4)
Household Size	1980	1990	1993	2000	2005	2010	2015	2020
1-2 persons	55.3	70.9	74.2	66.7	66.6	66.6	66.6	66.7
3-4 persons	34.5	23.1	21.1	24.4	24.6	24.7	24.6	24.6
5 or more	10.2	6.0	4.7	8.7	8.7	8.7	8.8	8.7
Total	100	100	100	99.8	100	100	100	100

Sources: (1) US Census, HC 80-10B11, July 1983.

(2) Affordable Housing Needs Assessment, DCA, April 1996.

(3) 1993 U.S. Special Census

(4) Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download.



**TABLE 12c  
Projected Population**

1980(1)	1990(1)	1993(2)	2000(1)	2005(3)	2010(4)	2015(4)	2020(4)
8,780	18,683	22,310	27,569	31,270	32,688	33,718	35,926

Sources: (1) US Census.

(2) 1993 U.S. Special Census.

(3) University of Florida Bureau of Economic and Business Research (BEBR).

(4) Derived from P.B.C. Planning's Allocation Model based on March 2008 BEBR projections.

Comparing the data in Table 12a and Table 12c shows that the City's average persons per household has been steadily rising but is expected to begin falling again in future years. However, since the current population projections have recently been reduced to account for the falling real estate market and the household projections may or may not have been so adjusted, the reduction in persons per household forecast should be treated judiciously and compared with new data as it becomes available (such as the 2010 Census). The recent increase in persons per household was not anticipated in the 1997 EAR-Based Amendments and likely results from the large number of single-family residential units and family-oriented townhouse units built in recent years and a general demographic shift in the City.

**TABLE 12d  
Persons per Household**

1980	1990	1993	2000	2005	2010	2015	2020
1.6	2.27	2.28	2.29	2.32	2.11	1.94	1.87

Sources: Calculated from Table 12a and 12c above.

2. Household Age Groups

A review of household age groups provides the City with additional information in identifying future household trends. For example, the special needs of the elderly residents will have a definite impact on the total housing market.

**TABLE 13**  
**Population Projections by Age**

	Actual(1)	Est.(2)	Actual(3)	Actual(3)	Est.(3)	Proj.(4)	Proj.(4)	Proj.(4)
Age	1980	1990	1993	2000	2005	2010	2015	2020
Less than 20 yrs.	2,200	3,805	4,373	6,311	7,522	8,783	9,710	10,746
20-34 yrs.	4,208	4,685	4,797	5,602	6,197	7,322	8,676	9,565
35-64 yrs.	5,552	5,908	7,117	9,147	10,699	12,296	13,367	14,266
65 & over	2,806	4,285	6,023	6,509	6,802	7,640	8,710	10,076

Sources: (1) US Census, HV 80-1-B11, July 1983.

(2) Affordable Housing Needs Assessment, DCA, April, 1996.

(3) 1993 U.S. Special Census.

(4) Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download.

The 1993 Special Census showed the dominant age group to be 35-64 years, making up 31.9 percent of the total population. This had increased to 33.2 percent by the 2000 Census but is projected to remain the dominant group but drop back down to 31.9 percent by 2020.

### 3. Household Income

Table 14 is a projection of household incomes through the year 2020. By plotting these projected groups of income, it is possible to determine the type of housing needed to meet the needs of anticipated future populations.

Table 14 shows the percentage of all household incomes staying essentially the same through 2020.

**TABLE 14**  
**Households by Household Income**

Household Income	2000		2005		2010		2015		2020	
<30% AMI	1,292	11%	1,436	10%	1,649	10%	1,849	11%	2,059	11%
30.01-50% AMI	1,367	11%	1,513	11%	1,732	11%	1,950	11%	2,180	11%
50.01-80% AMI	2,282	19%	2,552	19%	2,934	19%	3,298	19%	3,652	19%
80.01-120% AMI	2,352	20%	2,645	20%	3,044	20%	3,411	20%	3,766	20%
120.01%+ AMI	4,755	39%	5,350	40%	6,143	40%	6,848	39%	7,539	39%
Total	12,048	100%	13,496	100%	13,762	100%	17,356	100%	19,196	100%

Source: Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download.  
AMI = Area Median Income

## C. FUTURE HOUSING NEEDS

Housing in the City of Greenacres, as in most suburban areas, is the major land use. Approximately 65 percent of the City's land area is in residential development. (See Table 17). Of the City's current dwelling units as of the end of 2007, 95% were built after 1970. In addition, 41% of the units have been built in the last 20 years (1987-2007).

### 1. Private Sector

#### a) Responsibility

The responsibility for providing housing in the City of Greenacres has always rested with the private sector. However, supplying adequate housing for low and moderate income families has proved to be difficult due to the unprofitability of such construction. The City of Greenacres however has an adequate supply of low and moderate-income housing.

Since the City's role is limited in delivering housing, the private sector (construction industry), will control the successful delivery of an improved housing product. The City can best assist by assessing overall housing needs, providing a positive regulatory environment, and developing incentives to meet recognized housing needs that the private market otherwise would not.

#### (b) Restrictions (City Control)

Absolutely essential to any housing development are the supporting services, systems, and facilities. Recognition of this has led the City of Greenacres to require that new residential development be accomplished with provisions for adequate facilities and services. The fiscal constraints upon the City will no longer permit indiscriminate development without regard for how such services will be provided. Enforcement of these requirements is carried out through the City Zoning Code and Subdivision Regulations including site and development plan and plat review processes.

### 2. Cost

#### a) Attainable Cost Comparison

Based on the 2007 Final Tax Roll for the City of Greenacres prepared by the Palm Beach County Property Appraiser, the average value of single-family homes in the City is \$180,144 and the average value of condominium multi-family homes is \$167,857.

During 2007, according to information from the Palm Beach County Property Appraiser's Property Appraiser Public Access (PAPA) system,

there were 464 relevant residential sales for a total value of \$87,852,488. This equates to an average sale value of \$192,405.

Calculations by the Palm Beach County Planning Division show the following for the County’s Workforce Housing Program (May 2008):

**TABLE 15**  
**Workforce Housing Attainable Costs**

Income Level	Rent \$	Sales Price \$
Low (60-80% AMI)	1,287	164,000
Moderate (81-100% AMI)	1,450	189,000
Moderate (101-120% AMI)	1,771	240,000
Middle (121-150% AMI)	2,173	304,000

The Area Median Income for Palm Beach County in March of 2007 was \$61,200 for a family of four and the above calculations are based on this.

The average values of units in the City in 2007 at \$180,144 for single-family and \$167,857 for condominiums are between the “Low” and lower “Moderate” sales prices of \$164,000 and \$189,000, and the average sale amount of \$192,405 for all units sold during 2007 is only slightly above the lower “Moderate” sales price of \$189,000. Therefore, even though units are valued and for sale at a wide variety of prices, the average for Greenacres is solidly in the Low and Moderate affordable range.

b) Regulatory Barriers

According to the “Study of Subdivision Requirements as a Regulatory Barrier (April 2007) prepared for the U.S. Department of Housing and Urban Development by the National Association of Home Builders Research Center, subdivision requirements can have a significant impact on the cost of housing production. The land and site development standards with the most impact are lot size, interior square foot floor area, and lot width (page 6-2 of the study). The term “lot size” used in the study is equivalent to “minimum lot area” used in the City’s Zoning Code, the term “interior square foot floor area” used in the study is equivalent to “minimum living area” used in the City’s Zoning Code, and the term “lot width” is the same in both documents.

The study proposed benchmarks (pages 4-2 and 4-2) to be considered the minimum standards to protect health and welfare and stated that standards more stringent than these would impose undue cost onto housing. The benchmarks were divided into “within and MSA” and “not within an MSA”, with MSA meaning U.S. Census Bureau Metropolitan Statistical Area. Greenacres is part of the 33100 Miami-Fort Lauderdale-Pompano Beach MSA.

The benchmarks are compared below in Table 16 with the requirements of the City’s RM-2 zoning district, both in conventional development and in Planned Unit Development (PUD) types of subdivisions.

**TABLE 16**  
**Single Family Subdivision Benchmarks and Requirements**

Criteria	Benchmark		Zoning Code Requirement	
	Mean Value w/in MSA	Mean Value not w/in MSA	RM-2 Conventional	RM-2 PUD**
Lot Size (sq.ft.)	4,250	9,411	5,000	3,600
Living Area (sq.ft.)	981	1,481	1,000*	1,000*
Lot Width (feet)	39	54	50	36

Notes: \* Based on 1 bedroom home. Add 200 sq.ft. for each additional bedroom.

\*\* Using standards in 16-779 and flexible regulations in 16-781 for zero lot line type development.

Benchmarks based on “Study of Subdivision Requirements as a Regulatory Barrier (April 2007)”, NAHB Research Center.

Requirements based on City of Greenacres Zoning Code (August 2008).

As can be seen, the City’s RM-2 district, a medium density district with a maximum density of 7 units per net acre, compares favorably with the benchmarks for areas within an MSA. In fact, the PUD standards are less stringent than some of the benchmarks and would, therefore, be a regulatory incentive for low cost housing rather than a barrier.

The City’s Zoning Code was amended in November of 2000 (ZTA-00-02) to create the new PUD standards used in the analysis. It was also amended in June of 2002 (ZTA-02-03) to revise the conventional development requirements specifically to facilitate the construction of single-family housing. The minimum lot width was reduced by 33% (from 75’ down to 50’) and the minimum lot area was also reduced by 33% (from 7,500 sq.ft. down to 5,000 sq.ft.). These changes were made to further the Goals, Objectives, and Policies of the Housing Element.

### 3. Tenure and Number

The data in Table 17 was developed by the Florida Housing Data Clearinghouse at the University of Florida’s Shimberg Center for Affordable Housing. It provides an estimate and projections of the number of renting and owning households in the City of Greenacres that are/will be low-income and severely cost-burdened. Low-income is defined as having an income below 80% of the Area Median Income.

Severely cost-burdened is defined as having to spend 50% or more of income for rent or mortgage costs.

Quoting from the Shimberg Center’s Overview of Needs Summary Indicator:

“This indicator encompasses a broad range of households likely experiencing distress because of their housing costs. With their low incomes, the large portion of income taken up by housing costs is likely to limit these household’s ability to afford other necessities.”

**TABLE 17**  
**AHNA Affordable Housing Need Summary 2005-2020**

<b>Tenure</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Renter	702	812	910	1,003
Owner	784	895	1,000	1,114

Source: Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download.

4. Rural and Farm Worker Households

Within the City of Greenacres, there are no rural or farm worker households due to the absence of agricultural developments in the City and neighboring areas.

5. Vacancy Rates

Vacancy rates tend to vary with the price range and supply of available housing. Low vacancy further limits choice and availability. Low vacancy rates and high housing costs lessen the availability and choice of housing for low and moderate-income families.

6. Future Land Requirements

The number of households in the City of Greenacres will grow from the estimated 13,496 in 2005 to 19,198 in 2020. The City had 16,408 dwelling units at the end of 2005, meaning 18% were vacant or seasonal. If the same rate is assumed, the City will need 23,412 dwelling units to accommodate the projected 19,198 households in 2020. However, recent trends suggest a reduction in seasonality (occupancy by full-time households of condominium units initially developed as seasonal dwellings, for example). This, combined with lower vacancy and higher density redevelopment in selected areas, will allow the City to accommodate the projected households by adding significantly less than the 7,004 dwelling units otherwise projected (23,412 -16,408 = 7,004). Furthermore, without lower vacancy and higher density, the limited land available for development in the City will constrain the number households that can be added.

A more detailed account of the future availability of land is found in the Future Land Use Element of this plan. However, Table 17 shows a brief breakdown of land use types by percentage.

**TABLE 18**  
**Availability of Land 2007**

USE	ACREAGE	PERCENTAGE
Residential	2,393.03	64.63
Commercial	330.20	8.92
Mixed Use	38.57	1.04
Public/Semi-Public	258.59	6.98
Open Space/Recreation	107.50	2.90
Roadways *	29.70*	11.60
Waterways *	34.03*	0.92
Study Area Zone **	111.53**	3.01
<b>TOTAL</b>	<b>3,703.15</b>	<b>100</b>

\*Include all platted roadways and waterways.

\*\*Includes land recently annexed into the City which still retains its Palm Beach County future land use and zoning designations.

Source: The City of Greenacres Planning and Engineering Department February 2008

#### D. HOUSING DELIVERY SYSTEM

##### 1. Infrastructure (Impact Fees)

Since the City of Greenacres owns no utility systems, City impact fees are not charged to new developments for infrastructure. The Palm Beach County Water Utility Department reviews the capacity of infrastructure (potable water and sanitary sewer) per proposed City development site plans, and imposes connection charges. Countywide impact fees for roads, schools, and libraries are collected by the City and forwarded to the County. The City's subdivision code requires dedication of land for government services and recreation, or a payment in lieu of dedication, for all new residential developments.

##### 2. Provisions of Adequate Residential Site

###### a) Low and Moderate Income Families (Section 8):

The need for specific sites to be designated for "low income" housing is negated, since any existing structure may provide needed low income housing simply through the application of the Section 8 certificate.

###### b) Group Homes/Foster Care Facilities

At present and as defined in Florida Statutes Chapter 419.001, there are no group homes, community residential homes, or foster care facilities licensed

or funded by the Florida Department of Health and Rehabilitative Services within the City. However, they are permitted as a "special exception" in the City's medium and high-density residential zoned areas.

However, in accordance with Chapter 419.001(2), F.S., community residential homes with six or fewer residents are deemed a single-family unit and a noncommercial, residential use for the purpose of local laws and ordinances and are not required to receive site plan or zoning approval from the City when the site is located within a single-family or multi-family zoning district. However, at the time of home occupancy, the sponsoring agency must notify the local government that the home is licensed by the licensing entity.

c) Mobile Homes

The provision of adequate sites for housing the low and moderate-income families through mobile homes cannot be controlled by the City to the extent of reserving homes for particular income levels. The City of Greenacres Zoning Code does not allow for mobile home units except in those areas (identified earlier on Map No.2). Both areas are classified as Mobile Home Parks in the Zoning Code.

E. ELIMINATION OF SUBSTANDARD HOUSING; STRUCTURAL AND AESTHETIC IMPROVEMENT OF HOUSING

1. Community Development Block Grant (CDBG) Target Area

CDBG funds can be expended for many programs and projects that assist not only low and moderate-income persons, but also the elderly and the handicapped. Although CDBG funds are used primarily for infrastructure improvements, housing rehabilitation, code enforcement and economic development, the City of Greenacres should continue to coordinate all redevelopment activities with Palm Beach County Housing and Community Development in the future.

The area targeted for the CDBG program is the Original Section of the City (identified earlier on Map No.1). The most recent improvements include:

- 1) Ira Van Bullock Park Expansion
- 2) Community Center Parking Lot Phase 2
- 3) Street Improvements north of 10<sup>th</sup> Avenue North
- 4) Sidewalks north of 10<sup>th</sup> Avenue North
- 5) Sidewalks south of 10<sup>th</sup> Avenue North

2. Non-Community Development Block Grant Areas

Outside the CDBG Target Area, problems and opportunities are different. While the majority of this housing stock is standard, there are some neighborhoods which



are beginning to show signs of deterioration. The housing plan in these areas of the City focuses on conservation and new development.

The monitoring of housing conditions in older neighborhoods is recommended in this plan. At present, the City of Greenacres inspects only those units under construction (new housing) and rental units. Some violations limited to general maintenance and upkeep of property have been monitored through the Code Enforcement Program. This plan recommends that a maintenance and inspections program for rentals be maintained in order to monitor the conditions of the existing housing supply.

## **V. PLAN FOR HOUSING**

### **A. HOUSING APPROACH**

The City's planning approach to Housing is based upon three (3) cardinal tenets:

- 1) The provision of new housing units that are safe, decent and sanitary for all segments of the City's population. More succinctly, such housing should encourage a multitude of housing types (cost, structure, style and location);
- 2) The ability to maintain, preserve and enhance the existing housing stock; and
- 3) Ensure that new housing units and housing occur within the framework of proper growth management i.e., the availability of public facilities concurrent with the impacts of such development.

The precepts to achieving these broad tenets are detailed within the action and implementation measures stated as components of the Goals, Objectives and Policies depicted later in this Element. However, additional information regarding the intent of the City's housing approach is in order.

#### **1. New Housing Starts**

The City of Greenacres, as a local government, is not the direct provider of housing. Therefore, to ensure that safe, decent and sanitary housing is made available to the various population segments, the City must work cooperatively with the private sector in addressing this situation. The City may achieve success in this regard by creating a regulatory environment that is positive and streamlined. Several measures that are indicative of this regulatory environment include:

- a) Continue to streamline the review process to ensure that over regulation and needless review are eliminated while maintaining appropriate quality control.
- b) Provide incentives to the private sector in terms of density bonuses or reasonable incentives in exchange for development that meets the public need.

- c) Continue to encourage the utilization of planned unit development, cluster housing, zero lot line, mixed-use, and other development techniques that benefit both public and private interests.
- d) Evaluate and amend land development regulations to encourage cost effectiveness for the private sector and to ensure protection of the health safety and welfare of the public.
- e) Encourage and investigate programs that assist the development community in the provision of housing.
- f) Where applicable and appropriate, work in partnership with the development community on mutual issues and concerns.

## 2. Maintenance Effort

A second indication of a healthy and viable housing stock is the City's ability to maintain, preserve and enhance the existing housing supply. Generally, a number of programs are necessary to accomplish the task.

### a) Rental Housing Maintenance Inspections Program

It is paramount that existing units be examined for code deficiencies that occur over time. A rental housing maintenance inspection program is the first way to ascertain whether or not housing, fire, building, electrical and plumbing codes are being met. "Municipal Housing Code Inspection Programs" are the key to the Nation's few successful programs to preserve old homes and neighborhoods. Housing inspection is the primary tool available to ensure the continued maintenance and viability of most residential neighborhoods. Without accurate and timely housing maintenance inspections, rehabilitation, code enforcement, and necessary demolitions cannot be conducted effectively. As a secondary benefit, a databank on housing conditions is created for future housing program planning.

### b) Demolition Program - 9J-5 FAC

Requires that the Housing Element address the elimination of substandard housing units. A detailed inventory of substandard units can be developed by utilization of the Rental Housing Maintenance Inspection Program above, which the City of Greenacres has developed and is being implemented.

### c) Enforcement Action

Strong enforcement of building, fire, plumbing, electrical and housing regulation will serve to extend the useful life of housing within the City.

3. Proper Growth Management

This particular component of the plan calls for the provision of public facilities concurrent with the impacts of residential development; therefore, all residential development shall be accompanied with provisions for adequate public facilities. State required “concurrency” mandates that facilities must be in place prior to approval for development.

**VI. GOALS, OBJECTIVES AND POLICIES**

GOAL: The City of Greenacres shall ensure that safe, decent, sanitary and affordable housing is made available to the present and future segments of the City's population.

**Objective 1**

The City shall work cooperatively with the private sector to ensure the provision of adequate and affordable housing by creating a diversity of housing types through enhancement and development of cost effective development techniques, streamlining the review process, revising appropriate land development ordinances and inducing the development of additional single family detached units to meet the needs of existing and future residents of the City of Greenacres, including households with special needs.

Policy a)

The City of Greenacres will enhance and develop cost effective development techniques including planned unit development, cluster housing, zero lot line, and townhouses to assure a diversity of housing types.

- (1) Through the utilization of PUD, cluster housing and other developing techniques the City will develop density bonus incentives to the private sector.

Policy b)

Practice a development review process for all development, especially affordable housing, that assures quality control and review while minimizing delays.

Policy c)

Review and revise appropriate land development ordinances, and administrative procedures and policies, that may be in excess and which inordinately increase private sector costs in meeting housing needs.

Policy d)

The City shall continue to support the private sector in developing additional single family detached units to meet the existing need to balance with the multifamily inventory.

Policy e)

The City shall continue to allow the development of townhouse communities through the use of conventional Zoning Code requirements and without the need for a Planned Unit Development.

**Objective 2**

The City shall preserve and extend the useful life of the existing housing stock by the elimination of substandard housing units and the implementation of structural and aesthetic improvements.

Policy a)

Strictly enforce building, plumbing, electrical, housing and other related development codes.

Policy b)

Participate in the Palm Beach County Community Development Block Grant Program.

- (1) The City will continue to apply for funds and loans pertaining to housing rehabilitation as well as other funds for related neighborhood improvements.

Policy c)

The City of Greenacres shall implement the Rental Housing Maintenance Inspection Program to protect the integrity of the City's housing stock.

- (1) The City will maintain the housing database through the implementation of the Rental Housing Maintenance Inspection Program.
- (2) The City shall develop a list of substandard housing units via the inspections program above and develop a demolition schedule for implementation based on the number of substandard units identified in the future.
- (3) The City shall target all deficient units for rehabilitation and schedule such units for rehabilitation during the years 2008-2018.

Policy d)

The City will continue to enforce building and development codes.

Policy e)

The City will continue to develop a list of substandard housing units. To the maximum extent financially feasible, the City will maintain a housing database by the year 2009 and establish a housing demolition schedule by 2011.

### **Objective 3**

The City will ensure that adequate sites are available to meet the housing needs for very low, low and moderate income persons.

#### Policy a)

Informally support, encourage and pursue programs that enable very low, low and moderate income families to acquire home ownership by providing available information and technical assistance on public and private funding programs, to be distributed by the City of Greenacres Building Department and Planning and Engineering Department.

#### Policy b)

The City shall informally assist very low, low and moderate income families in pursuit of loans and funding from the Palm Beach County Community Development Block Grant Program and other governmental and private sources of funding.

#### Policy c)

By 2013, the City's Planning Commission shall assess the status of very low, low and moderate income family housing needs and recommend further programs to implement the goals, objectives and policies of this Comprehensive Plan.

#### Policy d)

The City shall continue to meet the current and projected housing needs for low-moderate income housing sites through current City development regulations, which allow for 50' x 130' lots with minimum living areas of 1,000 s.f. in the residential low density district (Lots subdivided prior to 1925 shall be allowed a minimum living area of 750 s.f. in the Residential Low density zoning district) and through the promotion of mixed-use districts which include multi-family residential units.

#### Policy e)

The City shall establish incentives for developers to locate very low and low-moderate income housing and other special housing needs near City spheres of activity as indicated in the Future Land Use Plan Element where those activity center spheres include schools, recreation, transit, and health care facilities that are adequate to meet the needs of those residents.

#### Policy f)

The City shall avoid locating affordable housing in concentrated areas throughout the City. Rather, affordable housing sites shall be located at spheres of activity as identified in the Future Land Use Element of the Comprehensive Plan.

Policy g)

The City shall minimize the need for additional public services in affordable housing sites through the proper siting of developments projects and through review at the Land Development Staff process prior to issuance of development orders.

Policy h)

The City shall work with other local municipalities and the County on the siting of affordable housing developments.

Policy i)

The City shall work cooperatively with other government and non-profit organizations studying the affordable housing issue, including supply and demand assessments.

Policy j)

The City shall continue to review development standards against available recommended benchmarks, and make adjustments when warranted, in order to continue to reduce unnecessary cost burdens on the provision of housing.

**Objective 4**

The City shall preserve and protect historically significant housing through coordination with the Palm Beach County Historic Preservation Board and assistance with State and Federal funding programs.

Policy a)

The City shall cooperate with the Palm Beach County Historic Preservation Board should it be determined the existence of properties that may be worthy of a historic designation.

Policy b)

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

**Objective 5**

The City shall provide adequate sites for licensed group homes, adult congregate living facilities and foster care facilities in residential areas through the long term planning horizon.

Policy a)

The City of Greenacres shall continue to provide for the location of group homes and foster care facilities as permitted uses in the Residential Medium (RS-MD) and Residential High (RS-HD) land use categories.

Policy b)

The City of Greenacres shall continue to allow Adult Congregate Living Facilities (ACLF) as an allowable use in the Residential Medium (RS-MD) and Residential High (RS-HD) land use categories.

Policy c)

Provide and support the provision of infrastructure and public facilities necessary for the sustenance and encouragement of group homes and thus inhabitants.

Policy d)

The City shall consider the limited allowance of licensed group homes in single family areas cognizant to restrictions on the composition and number of occupants, and the character and appearance of the structure.

**Objective 6**

The City shall ensure that City approved sites are provided and maintained for mobile home parks and subdivisions and manufactured housing.

Policy a)

Enhance the RMH zoning regulations by adding "state of the art" provisions wherever appropriate.

**Objective 7**

Uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided consistent with Sec. 421.55 F.S.

Policy a)

Assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

**VII. NOTES**

1. Florida Dept. of Community Affairs, Chapter 9J-5, F.A.C., Section 9J-5.010 HOUSING ELEMENT.
2. The City of Greenacres Zoning Regulations Chapter 16.
3. U.S. Dept. of Commerce, BUREAU OF THE CENSUS, Metropolitan Housing Characteristics, Nov.1983.

4. Standard Housing Code, Chapter XIII, Building and Housing, adopted 1982.
5. Palm Beach County Housing and Community Development, City of Greenacres Code Enforcement Area (CEA), HCD Improvements, REHABILITATION.
6. State of Florida, Dept. of Community Affairs, Robert G. Nave, Chief, Bureau of Local Planning, MEMO -Feb.21, 1989.

***REVISION HISTORY***

March 16, 1998	Ord. 97-09
December 6, 1999	Ord. 99-16
September 15, 2008	Ord. 2008-03