

## CHAPTER 3. HOUSING ELEMENT

### HOUSING ELEMENT GOAL

Provide housing locations to meet the needs of the Village's existing and future residents.

#### **Objective 1: Development of new dwelling units.**

The Village shall assist and encourage the private sector to provide dwelling units of various types, sizes and costs to meet the housing needs of all existing and anticipated populations of the Village within the development constraints on a built out community. The absence of sanitary sewer facilities in the Village greatly limits the development and potential density of new residences.

Monitoring and Evaluation: The Village shall monitor this objective by conducting an assessment of the total number of additional units added by 2025. Progress towards meeting this objective shall also be measured by the implementation of the following policies:

##### **Policy 1.1:**

The Village shall provide information and assistance to the private sector to maintain a housing production capacity sufficient to meet the identified demands.

##### **Policy 1.2:**

The number of housing units and the range of housing types developed pursuant to Objective 1 shall be established by the Future Land Use Map and the implementing provisions of the development code.

##### **Policy 1.3:**

The Village shall periodically review and study ordinances, codes, regulations and permitting processes in an effort to provide more efficient mechanisms for reviewing proposed housing developments.

##### **Policy 1.4:**

Manufactured housing meeting the minimum construction requirements of the Village Code may be permitted in any area designated by this plan for residential use. Mobile Homes shall not be permitted in the Village.

#### **Objective 2: Creation of affordable housing.**

The Village may explore opportunities to provide sites to accommodate very low, low and moderate income households; and enable the creation of affordable housing for all current and anticipated future residents. In particular, facilitate development of as much new affordable housing as land and sanitary sewer availability, the market economics and available subsidies can generate.

Monitoring and Evaluation: The Village staff shall keep abreast of housing policies of the region and surrounding jurisdictions. Staff will also:

- Monitor the number of residents utilizing local, state and federal housing assistance;
- Monitor the number of new units built to serve households with incomes up to 80 percent of median income for owner occupied units and households with incomes up to 50 percent of median income for renter-occupied units; and

In furtherance of this objective, the Village shall monitor the following policies:

**Policy 2.1:**

The Village shall monitor the housing and related activities of the Miami-Dade County Affordable Housing Task Force, the South Florida Regional Planning Council and nearby local jurisdictions.

**Policy 2.2:**

The Village shall maintain and improve where appropriate, land development code provisions which are consistent with the Future Land Use Map (Figure 1), including the land uses and the densities and intensities specified thereon and the descriptions of the requirements of those categories, which appear in this Future Land Use Element under the heading “Future Land Use Category Descriptions.” The map and the descriptions are incorporated by reference into this Policy. This policy reflects the Village’s legislative judgment that: 1) the mix of residential uses contained on the Future Land Use Map offers the most reasonable possibility for developing affordable housing in the Village; and 2) clear articulation of where housing is permitted and what density of housing is permitted is one of the best ways for a municipality to coordinate the private housing delivery process.

**Policy 2.3:**

The Village shall periodically review: 1) its own development permitting procedures; 2) best practices currently employed by other comparable jurisdictions; and 3) best practices currently reported in relevant professional literature. The purpose of the review shall be to determine if there are appropriate procedural and substantive changes which could facilitate more expeditious development application processing.

**Policy 2.4:**

Housing for very low income, low income and moderate income households shall not be prohibited per se in any area designated by this plan for residential use. This policy shall not be interpreted as granting approval to a development which might accommodate very low income, low income, or moderate income households, but which is not consistent with the land use restrictions set forth on the Future Land Use Map, including the residential densities or intensities applicable thereto.

**Policy 2.5:**

The Village hereby encourages Miami-Dade County and individual property owners to utilize Federal housing assistance (Community Development Block Grant program rehabilitation loans and/or Section 8 rental certificates), bond programs

and other methods of bringing residential units within the reach of low and moderate income households. To the extent feasible, the Village shall assist the Miami-Dade County Housing Authority identify housing units which may be eligible for participation in the Miami-Dade County Section 8 Rent Subsidy Program.

**Policy 2.6:**

The Village shall encourage a region-wide program, in cooperation with local governments and the banking industry, to provide mortgages to very low-income households at reduced interest rates.

**Policy 2.7:**

The Village shall encourage innovative financing strategies to minimize down payments and closing costs for very low and low-income households through alternatives such as sweat equity and employer incentive programs.

**Objective 3: Preservation of affordable housing.**

In general, preserve affordable housing for all current and anticipated future residents. In particular, preserve the existing housing stock in sound condition.

**Policy 3.1:**

The Village shall maintain and enforce minimum housing standards as part of its own land development code.

**Policy 3.2:**

The Village shall from time to time informally evaluate alternate strategies to guide enforcement of its minimum housing standards code so as to achieve maximum effectiveness. It is recognized by this policy that systematic and ad hoc inspections might be most appropriate at different times and in different sub areas of the Village.

**Policy 3.3:**

Through land development code setback standards, the Village shall help assure the continuation of stable residential neighborhoods.

**Objective 4: Eliminate substandard housing, structurally and aesthetically improve housing; conserve, rehabilitate and demolish housing.**

In general, eliminate substandard housing conditions, structurally and aesthetically improve housing, conserve and rehabilitate housing and demolish substandard housing. In particular: 1) require the renovation or razing of any substandard housing which occurs in the future; and 2) encourage private property owners to maintain and improve their properties so as to protect property values and ensure safe and sanitary housing.

Monitoring and Evaluation: As with the monitoring and evaluation of Objective 3, the Village shall conduct an annual assessment of the housing stock and monitor the number of houses in substandard condition and in need of improvement. The Village

shall evaluate the Objective by the existence of no substandard housing units in the Village. Objective 4 shall also be implemented through Policies 4.1 and 4.2.

**Policy 4.1:**

The Village shall require owners of substandard structures to promptly renovate or remove such structures.

**Policy 4.2:**

The Village may assist owners of substandard historic housing obtain financial assistance for renovation from Miami-Dade County, State of Florida, or Federal sources.

**Policy 4.3:**

Substandard units are those that fail to meet the applicable building code, the minimum housing code, or that lack complete plumbing, lack complete kitchen facilities, or are overcrowded.

**Policy 4.4:**

Housing Element Policies 3.1 through 3.3 are herein incorporated by reference.

**Objective 5: Adequate sites for manufactured homes.**

Land zoned for single-family residential development and otherwise complying with the policies of this objective shall be available for manufactured housing that meets the minimum construction requirements of the Village Code.

Monitoring and Evaluation: The Village shall monitor the number and location of new manufactured homes permitted in the Village. This objective shall also be made measurable by its implementing policy.

**Policy 5.1:**

Manufactured housing meeting the minimum construction requirements of the Village Code shall not be prohibited in any area designated by this plan for residential use and outside the Coastal Zone. Mobile homes shall not be permitted in the Village unless they meet the same standards as manufactured homes.

**Objective 6: Adequate sites for group homes.**

Accommodate small State licensed group homes in residential areas and areas with residential character, as required by State Statute.

**Policy 6.1:**

The Village shall maintain and improve land development code regulations which permit AHCA-licensed group homes. Such regulations shall permit small scale group homes in residential areas and areas with residential character and shall otherwise be designed to meet State law in general and Chapter 419, F.S. in particular. Prior to enactment of such regulations, the Village shall interpret and enforce applicable existing regulations in a manner which is fully consistent with State law and administrative code requirements pertaining to group homes.

**Policy 6.2:**

The Village shall enact and enforce standards that require group home facilities in residential areas to be AHCA licensed, residential in appearance, with no more than six residents per facility and at least 1,500 feet between facilities.

**Objective 7: Historically significant housing.**

Promote the preservation of historically significant residential structures.

Monitoring and Evaluation: The Village Manager or designee shall monitor this objective by annually identifying the number of historically significant houses recognized as a significant residential structure. The Village Manager or designee shall also annually identify the number of historically significant houses that have been renovated.

**Policy 7.1:**

Policies 6.1 through 6.4 of the Future Land Use Element are adopted herein by reference for particular application to historic housing.

