

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

- GOAL 1** To preserve and expand the City's high quality housing stock while recognizing the importance of affordability.
- OBJECTIVE 1.1** The City shall continue to assist the private sector in the provision of some 4,032 additional housing units by the year 2012 which, when taken with existing units, will continue to provide affordable housing for low and moderate income families. (Measured by flex and reserve units allocated in the Plantation Midtown District, the residential units allocated for the LAC [Plantation Gateway], and projects currently in site plan review.) (Ord. No. 2146, 2/18/98)
- Policy 1.1.1** Continue the current basic land use plan and zoning pattern in order to assure a range of densities and housing types via new construction.
- Policy 1.1.2** The City shall ensure that new growth on vacant land areas in the City shall not impose a financial burden on the City by continuing to implement a concurrency management system to monitor and ensure adherence to adopted level of service standards for parks, transportation, sanitary sewer, solid waste, drainage, and potable water facilities. (Ord. No. 2146, 2/18/98)
- Policy 1.1.3** Continue to operate a site plan and plat review process that assures project "quality control" yet is not so lengthy or otherwise arduous so that it adds to housing costs. The City will continue to expedite applications for workforce and affordable housing.
- Policy 1.1.4** The City shall continue to support Broward County's efforts in the following ways. In providing housing and related programs:
- a. The City shall continue to monitor County-wide housing programs and activities affecting Plantation.
 - b. The City shall support Broward County affordable housing programs by adopting resolutions as requested by and appropriate for Broward County.
- Policy 1.1.5** The City shall continue working with the U.S. Department of Housing and Urban Development (HUD) to manage Community Development Block Grant (CDBG) funds as an Entitlement City and to maintain its standing in the "Local Area Certification Program." (Ord. No. 2146, 2/18/98)

- OBJECTIVE 1.2** Continue to implement two City programs to address deferred housing maintenance trends evident in the City's oldest neighborhoods east of the Florida Turnpike. The City shall continue accepting CDBG and SHIP funds and has chosen minor home repair, weatherization and handicap assistance from a menu of program strategies to offer to participants. (Ord. No. 2146. 2/18/98)
- Policy 1.2.1** Enforce the housing code in order to achieve correction of substandard housing conditions, and utilize the dilapidated building ordinance, Code Enforcement Board and Code Enforcement Officers to assure that existing structures meet code standards.
- Policy 1.2.2** The City shall continue to work with neighborhood associations in eastern Plantation (Flex Zone 73) to develop conservation goals, peer pressure and neighborhood "confidence building" programs modeled on the Neighborhood Housing Service program's national experience. The City will continue to directly market the minor home repair and weatherization assistance programs offered through CDBG and SHIP. Churches, neighborhood association officers, and civic activists shall be routinely contacted and provided information. (Ord. No. 2146, 2 /18/98)
- OBJECTIVE 1.3** Continue the land use policies that have resulted in developments for low and moderate income households including use of modern housing assembly technology.
- Policy 1.3.1** The City shall use existing zoning/land use on certain vacant parcels to facilitate provisions of additional quality apartment projects that can use bond funding and potentially accommodate Section 8 certificate holders.
- Policy 1.3.2** Through the development code, permit units utilizing modern housing assembly technology.
- Policy 1.3.3** Continue to encourage townhouse and zero lot line single-family units as a more affordable housing option by continuing the PRD (Planned Residential Development) zoning districts.
- Policy 1.3.4** The City shall monitor and evaluate the zoning districts permitting mobile home parks within Plantation to ensure safe and affordable housing options are provided.
- OBJECTIVE 1.5** Preserve (and restore) the oldest and thus most historical houses by experiencing no demolition in this southeastern sub-area of Flex Zone 74.

- Policy 1.5.1** By March 2010, inventory houses which are 50 years or older, and their unique characteristics, to provide criteria or standards for any restoration/conservation action. (Ord. No. 2146, 2/18/98)
- Policy 1.5.2** The Planning Department and neighborhood associations, shall use these criteria to monitor City code enforcement and permitting to assure preservation of the City's earliest houses in their original design.
- Policy 1.5.3** By March, 2010, the City will initiate a cultural resources assessment survey to locate and evaluate historic resources in western Plantation. (Ord. No. 2146, 2/18/98)
- OBJECTIVE 1.6** Uniform and equitable treatment will be afforded those persons and businesses displaced by public action. (Not measurable since little if any public acquisition requiring relocation is anticipated.)
- Policy 1.6.1** Assure that reasonably located, affordable housing is made available through a City policy if relocation is necessary.
- Policy 1.6.2** By January, 2008, the City shall analyze the data provided by the State of Florida (Shimberg Center for Affordable Housing Assessment) or data obtained from another professionally acceptable source with regard to very low, low and moderate income housing needs and identify appropriate policies and programs. (Ord. No. 2146, 2/18/98)
- OBJECTIVE 1.7** Assess the effect of development trends and policies in the plan on the availability of housing options for low and moderate-income families and the City's workforce.
- Policy 1.7.1** Continue to work closely with Broward County and its Municipalities to develop effective strategies to mitigate the need for workforce housing. Continue to focus on directing programs and activities to ensure that supply is provided to meet demand, and maintain existing housing units through policies to eliminate substandard housing.
- Policy 1.7.2** Continue to develop and expand homeownership opportunities, including but not limited to Purchase Assistance Programs funded through SHIP and HOME.
- Policy 1.7.3** Staff will evaluate and implement as appropriate potential incentives to enable developers to build affordable and workforce housing developments, i.e. incentive zoning.
- Policy 1.7.4** Promote mixed-use development that provides for a variety of housing types along transit corridors and at transit hubs, especially in the Local Activity Center (LAC) and in the Midtown area.

- Policy 1.7.5** Continue the Neighborhood Planning Program to identify among other issues housing affordability, development of new and maintenance of existing housing stock, and implement neighborhood improvement programs identified in the capital plan.
- Policy 1.7.6** Facilitate the participation of both private interest groups and elected officials in a concerted public/private effort at the regional level, including other counties and local governments, to properly address workforce housing issues
- Policy 1.7.7** Apply to Broward County Planning Council to collapse flex zone boundaries to enable flex unit utilization in defined receiving areas throughout the City.
- Policy 1.7.8** Annually, the City will review city owned vacant property and identify any parcels which may be suitable for affordable housing as per Florida Statutes Chapter 166.0451.