

**HOUSING
ELEMENT:**

*Goals, Objectives
and Policies*

Goal 1: *Provide affordable, structurally-sound Workforce Housing opportunities in sufficient quantity to accommodate the housing needs of present and future residents of Jupiter.*

Managed Growth

Objective 1.1 *To provide adequate Workforce Housing to meet the future needs assessments identified in Tables 1 through 4 for very-low, low, moderate low and moderate high income households in the Town.*

**Table 1 – Very Low Income (50% AMI & Below)
Household Need Analysis 2010 – 2035**

Tenure	Up to 2015	2015 – 2020	2020 – 2025	2025 – 2030	2030 - 2035
Owner	2,605	129	57	102	91
Renter	2,012	112	53	71	65
Total	4,617	241	110	173	156

**Table 2 – Low Income (51% - 80% AMI)
Household Need Analysis 2010 – 2035**

Tenure	Up to 2015	2015 – 2020	2020 – 2025	2025 – 2030	2030 - 2035
Owner	1,765	79	30	54	59
Renter	922	48	21	27	32
Total	2,687	127	51	81	91

**Table 3 – Moderate Income (81% - 120% AMI)
Household Need Analysis 2010 – 2035**

Tenure	Up to 2015	2015 – 2020	2020 – 2025	2025 – 2030	2030 - 2035
Owner	1,375	53	10	26	45
Renter	247	14	6	9	8
Total	1,622	67	16	35	53

**Table 4 – Middle Income (121% - 140% AMI)
Household Need Analysis 2010 – 2035**

Tenure	Up to 2015	2015 – 2020	2020 – 2025	2025 – 2030	2030 - 2035
Owner	2,052	61	-1	14	66
Renter	80	5	2	4	3
Total	2,132	66	1	18	69

Data Source: 2014 Florida Housing Data Clearinghouse (FHDC) at the Shimberg Center. The FHDA was founded in 2000 to provide public access to data on Florida's housing needs and supply, subsidized rental housing, and housing demographics.

The most recent and accurate population projections categorize income levels slightly differently from the Town's Workforce Housing Program (WHP) and therefore differs slightly from the WHP areas of need. The lowest income category reflects all need up to 50% of AMI.

Policy 1.1.1 The location of future housing shall be guided through the Town's adopted Future Land Use Map and extension of public services.

Policy 1.1.2 Participate with Palm Beach County and other county municipalities to form a Housing Finance Authority which will utilize State "affordable housing" assistance loans and grants.

Policy 1.1.3 The Town strongly supports and encourages the infill, redevelopment and/or rehabilitation of existing residential homes and areas as a means to maintain and increase the Workforce Housing stock, including providing housing for essential workers. Further, the Town supports the concept of encouraging Workforce Housing through the use of auxiliary dwelling unit, patio, zero Z-lot line homes and the development of mixed use projects.

Policy 1.1.4 Review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive requirements, and amending or adding other requirements in order to increase private sector participation in meeting housing needs, while continuing to insure the health, welfare and safety of the residents.

Policy 1.1.5 The Town shall coordinate with public-private partnerships, private non-profit housing agencies, for-profit developers, lenders, Community Land Trusts (CLTs) and other housing agencies to assist in providing Workforce Housing

located east of the Beeline Highway and north of PGA Boulevard.

Policy 1.1.6 The Town shall encourage the development of auxiliary dwelling units (ADU's) associated with a principal dwelling unit in order to reduce the Workforce Housing unit deficit.

Policy 1.1.7 Provide opportunities for increased density for the development of Workforce Housing in proximity to transit.

Affordable Housing Implementation Programs

Objective 1.2 To develop new funding sources and development strategies to aid in expanding the Town's Workforce Housing stock through design of creative impact fees and density criteria.

Policy 1.2.1 The following definitions and standards for Workforce Housing and income categories shall be used by the Town in its Workforce Housing programs:

"WORKFORCE FOR-SALE HOUSING" means housing for which monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of the West Palm Beach-Boca Raton MSA median income as measured by the U.S. Bureau of the Census and updated annually by the U.S. Department of Housing and Urban Development. Other affordable/workforce housing definitions that are prescribed by affordable housing programs administered

by Federal or State agencies may be used if such programs are implemented by the Town to provide workforce housing.

- a) "LOW INCOME" means an income falling between 61 and 80 percent of the median income.
- b) "MODERATE LOW INCOME" means an income falling between 81 and 100 percent of the median income.
- c) "MODERATE HIGH INCOME" means an income falling between 101 and 120 percent of the median income.
- d) "MIDDLE INCOME" means an income falling between 121 and 140 percent of the median income.

"WORKFORCE RENTAL HOUSING" means housing for which monthly rents, and payments for utility services do not exceed 30 percent of the West Palm Beach-Boca Raton MSA median income "LOW INCOME" and "MODERATE LOW INCOME" listed in this policy.

"AFFORDABLE HOUSING" means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, that does not exceed 30 percent of the West Palm Beach-Boca Raton MSA very low income level (falling below 61 percent of the median income) as measured by the U.S. Bureau of the Census and updated annually by the U.S. Department of Housing and Urban Development.

Policy 1.2.2 The Town will assist in the coordination, outreach, education and information dissemination to residents, eligible households, and developers about Federal, State, County or local housing programs, subsidies, grants, or funds.

Policy 1.2.3 Support Countywide efforts to establish a "Workforce Housing Task Force" to assess the needs of the very low,

low and moderate income housing needs which results in the development of a "fair share" distribution formula countywide. At a minimum, the Task Force should be represented by elected officials, builders, and housing authorities.

Policy 1.2.4 Recommend and support that all Palm Beach County housing authorities join together and fund a position of housing assistance officer. This person would maintain a central locator file of available housing. Access to the information is available to all housing authorities.

Policy 1.2.5 The Town, as a U.S. Department of Housing and Urban Development Entitlement Community, shall continue to participate in the Community Development Block Grant (CDBG) program to secure funding for projects in the Town.

Policy 1.2.6 (Reserved. Portions of this policy have been incorporated into Policy 1.2.11)

Policy 1.2.7 (Reserved)

Policy 1.2.8 The Town shall apply a linkage fee based upon the net gross floor area increase of non-residential development, in furtherance of its the Workforce Housing Program. The Town will reevaluate the linkage fee as part of the Evaluation and Appraisal Report process.

Policy 1.2.9 The Town's Workforce Housing Program requires that residential dwelling units designated as "Workforce Housing" shall meet the following criteria:

- a) Workforce units shall be provided in perpetuity for for-sale units and 30 years for rental units;
- b) Workforce units shall be designed to be compatible with the overall development and adjacent properties;

- c) Workforce units are encouraged to be integrated within the development, and shall be designed in a way that promotes a mixture of dwelling unit types and income level;
- d) Workforce units may be allowed in any land use category which permits residential uses;
- e) The sale of for-sale Workforce units may be in accordance with the community land trust land lease, assuring an ongoing supply of workforce housing.

Policy 1.2.10 The Town’s mandatory Workforce Housing Program requires new residential developments and redevelopment of existing developments, that will have a minimum of ten permitted residential dwelling units, to provide a minimum of 6% of the total units for low, moderate low, moderate high and middle income households for developments that require no land use change. Developments comprised solely of Workforce Housing units shall not be required to provide any additional Workforce Housing units. For those developments that the Town changes the land use to increase development rights, the percentage of Workforce Housing units required associated with the increased development rights will be 12%. The 6% and 12% requirements shall not apply to any additional density which is subject to a greater percentage per Policy 1.2.11. In lieu of developing the required total number of Workforce Housing units on-site, a developer may donate land which is restricted to the development of Workforce Housing, provide Workforce Housing units off-site, or make a payment to the Town’s affordable and Workforce Housing Trust Fund as detailed in the Workforce Housing Program land development regulations. The off-site Workforce Housing units shall be constructed either within the Town, or within an unincorporated enclave located

within the Town’s Future Annexation Area (east of I-95). Residential developments granted density bonus units, based on Policy 1.2.11, are not eligible to pay an in lieu fee, build off-site Workforce Housing units or donate land in lieu of developing required associated Workforce Housing units. Density bonus units granted as part of another program in the Town are eligible to pay an in lieu fee, build off-site workforce housing units or donate land in lieu of developing workforce housing units.

Policy 1.2.11 The Town hereby establishes incentives to encourage the development of Workforce Housing:

- a) Density bonus incentives:
 - 1) A density bonus of 30 percent of the base density in all residential land use categories provided 40 percent of the density bonus units are developed as Workforce Housing units.
 - 2) A density bonus greater than 30 percent and up to 100 percent of the base density may be granted to development, and redevelopment with a residential component, which includes one or more of the following additional criteria, as further detailed in the Workforce Housing Program land development regulations:
 - a. At least 50 percent of bonus units are Workforce Housing units;
 - b. Located on land use designations with a maximum density of at least 6 units per acre;
 - c. Located within ½ mile of a funded (contained in a 5-year capital improvement plan) or developed Tri-Rail station;
 - d. Located in an appropriate Redevelopment Overlay Area.
- b) Density bonus incentives for development of additional Workforce

Housing units for low-income households - The density bonus for low income household housing units may be up to 65 percent of the maximum allowable density based on criteria further detailed in the Workforce Housing Program land development regulations, together with additional density from the transfer of development rights, up to a maximum gross-density of 15 dwelling units per acre.

- c) Prior to the granting of a density bonus associated with the redevelopment of existing residential units, the benefit of the number and affordability of the proposed workforce housing units shall be compared to the number, housing condition and affordability of the existing units, the Town Council shall determine that there is a net benefit to the Town and surrounding development.
- d) Traffic concurrency incentive: When determining Town Traffic Performance Standards on Town-maintained roads, the level of service standard permitted for all Workforce Housing units on affected roadway segments and intersections shall be up to 15% above the adopted LOS volumes on those segments and intersections. Any project seeking to utilize this Workforce Housing traffic concurrency exception, which significantly impacts any State Strategic Intermodal System (SIS), shall be required to address its impacts on the SIS facilities as may be required by applicable State law in effect at the time of the development order application.
- e) Expedited permitting: Any developer proposing Workforce Housing shall be entitled to expedited permitting.

Policy 1.2.12 (Reserved)

Policy 1.2.13 Developments may utilize the density bonuses in Policy 1.2.11 to obtain a

gross residential density for a development up to a maximum of 15 dwelling units per acre. Master planned transit oriented developments, which include workforce housing and are within a radius of one-half mile from a funded Tri-Rail station, may be granted density bonuses which increases the total density up to a maximum of 15 dwelling units per acre.

Policy 1.2.14 The Town shall maintain, amend as necessary, and establish land development regulations to encourage the maintenance and development of dwelling units through the Workforce Housing Program. The workforce housing units maintained or developed within the Town shall be made available only to income-eligible households. The household income levels for units developed pursuant to the Town’s Workforce Housing Program shall include an equal distribution of low, moderate low, moderate high, and middle income households as these income categories are defined in Policy 1.2.1. The number of for sale workforce housing dwelling units required to meet workforce housing requirements shall be equally allocated amongst the four eligible income household categories (low, moderate-low, moderate-high, and middle incomes), starting with the low income household category. Rental workforce housing dwelling units required to meet affordable housing requirements shall be equally allocated sequentially amongst the three eligible income household categories (low, moderate-low, and moderate-high incomes) starting with the low income household category.

Policy 1.2.15 The Town shall provide education awareness programs to inform the public about the need for affordable and workforce housing in the Town.

Special Housing Needs

Objective 1.3 To provide adequate sites and public services and facilities within identified infill and redevelopment areas to accommodate the need for low, moderate low, moderate high and middle income households, manufactured homes, group homes, and assisted living facilities within the Town, as specified by criteria in the adopted Land Development Regulations and relevant state statutes.

Policy 1.3.1 The Town shall continue to maintain non-discriminatory standards and criteria addressing the location of group homes and foster care facilities. For the purposes of the Comprehensive Plan, group homes and foster care home facilities are defined in Section 393.063, Florida Statutes, Definitions.

Policy 1.3.2 The Town shall provide for the integration of care facilities, group and foster homes, retirement communities which house the physically handicapped or elderly citizens into residential areas so long as the residential character and intensity is not changed or heightened.

Policy 1.3.3 The Town shall continue to permit assisted living facilities in residential areas so long as the facility is compatible to the surrounding residential neighborhood in terms of character and intensity of use.

Policy 1.3.4 Workforce Housing for low, moderate low, moderate high, and middle income households should be made available in redevelopment projects and/or, in proximity to employment opportunities, and necessary public services to the maximum extent consistent with other Town policies.

Policy 1.3.5 The Town should, where appropriate, amend the zoning code to enable the development of group homes, congregate housing and foster care facilities in locations near community, medical and social services.

Policy 1.3.6 The development of residential communities for the elderly not in proximity to necessary services shall include as part of the development a range of elderly care services deemed acceptable by the Town Council.

Policy 1.3.7 The Town building code should allow for and ensure that all housing design and construction for handicapped and elderly persons provide barrier free access and mobility.

Policy 1.3.8 The Town shall continue to include criteria for the location of housing for low income households, mobile home placement, and households with special needs. These criteria shall consider existing Town ordinances and appropriate state statutes.

Policy 1.3.9 The Town shall identify adequate infill and redevelopment sites to provide opportunities for Workforce Housing units within one-half mile or less of funded (contained in a 5-year capital improvement plan) or developed Tri-Rail stations within the Town’s municipal boundaries.

Structural Condition

Objective 1.4 The structural condition of the Town's housing stock will be maintained and where necessary improved to provide safe, sanitary housing opportunities for all residents.

Policy 1.4.1 Increase code enforcement activities, through regular annual inspections of the housing stock in neighborhoods where code violations are more prevalent, and institute special concentrated code enforcement activities where warranted.

Policy 1.4.2 The Town shall continue to upgrade or replace deteriorated or insufficient infrastructure and housing through an active capital improvements, demolition and rehabilitation programs. Utilizing redevelopment districts in order to achieve improvements needed will be considered in the Town's financial assessment of how the improvements will be paid for.

Policy 1.4.3 The Town should sponsor and encourage neighborhood improvement and beautification programs to improve the condition of houses and quality of neighborhood life.

Policy 1.4.4 Permit on a demonstration basis, mixed-use and other innovative reuses of the existing housing stock which will result in the removal of substandard housing units.

Demolition, Relocation, and Replacement

Objective 1.5 To provide for the relocation of residents or replacement of affordable and Workforce Housing units, which are part of a federal, state or Town approved housing assistance program, lost to demolition or redevelopment activities, the Town shall adhere to the following in addition to appropriate federal and state requirements and guidelines.

Policy 1.5.1 For redevelopment projects, prior to the demolition or replacement of existing approved affordable and Workforce

Housing units pursuant to Objective 1.5, which meets minimum housing standards in the Town Code and currently serves affordable and workforce housing income occupants, provisions shall be made by the developer for alternative housing opportunities in proximity to employment and necessary public services.

Policy 1.5.2 Properties containing Town-required Workforce Housing units, which are proposed to be redeveloped, shall meet Workforce Housing requirements pertaining to their existing development order and any Workforce Housing regulations in effect at the time of application submittal.

Preservation of Neighborhoods

Objective 1.6 To provide for the protection of the neighborhood character in the community and preserve historically significant structures.

Policy 1.6.1 Residential neighborhoods adjacent to areas zoned for commercial activities should be protected by a vegetated, open space buffer to prevent encroachment of the activity and its by-products, (e.g., noise, fumes, etc.) into the neighborhood.

Policy 1.6.2 The Town shall assist and cooperate with efforts to inventory, designate, and preserve buildings, sites, districts and other resources of historic significance in Jupiter. To this end, the Town shall assist in the efforts of the Loxahatchee River Historical Society or other historic societies. The Town shall maintain its Historic and Archaeological Preservation Ordinance.

Policy 1.6.3 The Town shall cooperate with the Loxahatchee River Historical Society or other local historic preservation societies to assist property owners in

applying for and utilizing state and federal assistance programs.

Policy 1.6.4 Through the implementation of the historic resources ordinance the Town will safeguard the Town’s unique history and heritage, foster civic pride and respect for the accomplishments of the past, and protect and enhance the Town’s attraction to visitors.

Policy 1.6.5 The Town shall recognize the value of strong and stable neighborhoods by encouraging neighborhood identity and promoting neighborhood enhancement projects.

Policy 1.6.6 The Town shall promote public/private programs and activities that strengthen, stabilize, improve and enhance neighborhoods.

Policy 1.6.7 The location of locally designated historic resources shall be included on the Future Land Use Map (FLUM).

Policy 1.6.8 Maintain the overcrowding and reasonable accommodation procedure provisions of the Town’s Housing Standards Ordinance to provide density control, reasonably regulate the safety and occupancy of dwelling units, and to preserve and enhance residential neighborhoods.