

Housing & Neighborhoods



HOUSING & NEIGHBORHOODS GOALS	
GOAL H&N 1	PROTECTION & PRESERVATION Protect, preserve, and enhance the character, quality, and value of existing neighborhoods.
GOAL H&N 2	HOUSING CHOICE & AVAILABILITY Establish a balance of dwelling choices within the community by providing housing availability for the workers employed by the industries Wellington seeks to attract, and reinvestment in neighborhoods that have experienced economic, physical, and aesthetic decline.
GOAL H&N 3	SENIOR HOUSING Serve the needs of the existing and future senior community in Wellington to age in place, and facilitate the development of a full range of senior housing options.
GOAL H&N 4	ATTAINABLE HOUSING Retain residential development that provides attainable housing choices for the full income spectrum of workers within the community and encourage new residential development that promotes economic development by providing housing availability for the workers employed by the industries Wellington seeks to attract and accomplishes reinvestment in neighborhoods that have experienced economic, physical and aesthetic decline.
GOAL H&N 5	SUSTAINABILITY Promote sustainability for new residential construction and major renovations.



GOAL H&N 1
NEIGHBORHOOD PROTECTION & PRESERVATION

Protect, preserve, and enhance the character, quality, and value of existing neighborhoods.

[Revised Policy 1.3.3]

Objective H&N 1.1
Neighborhood Character

Continue to protect the character and quality of neighborhoods through the enforcement of setbacks, height, density, and intensity regulations, and adopted residential appearance standards.

[Revised Policy 1.3.3]

Policy H&N 1.1.1
Uniform Enforcement

Conduct uniform code enforcement programs to implementing adopted maintenance, appearance and landscape standards to maintain the character and quality of neighborhoods.

[Revised Policies 1.4.4 and 1.4.6]

Policy H&N 1.1.2
Housing Code

Wellington has previously adopted, and hereby retains by reference, the Palm Beach County Housing Code as part of its own land development code or any appropriate modification thereof. Any modification that has the net effect of lowering standards shall be deemed inconsistent with this plan.

[Revised Policy 4.4.4]

Policy H&N 1.1.3
Minimum Housing Standards Evaluation

Wellington shall from time to time evaluate alternate enforcement and education strategies to guide implementation of the minimum housing standards code to achieve maximum effectiveness. It is recognized by this policy that both systematic and *ad hoc* inspections are most appropriate at different times and in different subareas of Wellington.

[Revised Policy 1.3.2]

Objective H&N 1.2
Housing Reinvestment

Structurally and aesthetically improve housing, and conserve and rehabilitate housing, by requiring housing conditions that fall below the standards established by the state mandated housing code, the International Property Maintenance Code (IPMC), Wellington's Code of Ordinances, Wellington's Land Development Regulations, and the Palm Beach County Housing Code to be eliminated.

[Revised Policy 1.4.6]



Policy H&N 1.2.1

Substandard Housing Conditions

Require the prompt rehabilitation or demolition, by the owner(s), of any substandard housing condition that may be found.

[Revised Policy 1.4.1]

Policy H&N 1.2.2

Housing Assistance – Substandard Housing

Assist qualified owners of substandard housing to obtain financial assistance for renovation from Palm Beach County, the State of Florida, Federal or private sources.

[Revised Policy 1.4.3]

Policy 1.2.3

Neighborhood Improvement Programs

Continue neighborhood improvement programs to provide community enhancements that improve neighborhood appearance, safety, security and values. Programs may include, but are not limited to, streetscape, signage, drainage, grants, low interest loans and Village acquisition and renovation of properties.

[New]

Policy H&N 1.2.4

Housing Inventory

Maintain an inventory of various housing units and types within Wellington.

[Revised Policy 1.4.5]

Policy H&N 1.2.5

Update Regulations

Maintain and improve land development regulations that require and enable the private sector to renovate buildings.

[Revised Policy 1.4.6]

Objective H&N 1.3

Home-based Businesses

Facilitate the preservation of desirability and value of existing homes that are larger than current market demand by encouraging reinvestment for use as home-based business locations.

Note: Wellington's 2018 Housing and Economic Development Strategic Plan identifies home based businesses as a significant and growing sector of the community economy.

[Revised Policy 1.9.8]

Policy H&N 1.3.1

Home-based Businesses

Support and enhance Wellington's vibrant home-based business industry through flexibility in the LDR.

[Revised Policy 1.9.8]



**GOAL H&N 2
HOUSING CHOICE & AVAILABILITY**

Establish a balance of dwelling unit choices within the community by providing housing availability for the workers employed by the industries Wellington seeks to attract, and reinvestment in neighborhoods that have experienced economic, physical, and aesthetic decline.

[New]

**Objective H&N 2.1
Neighborhood Reinvestment**

Support reinvestment in neighborhoods that have experienced decline in quality, character, and value as a result of antiquated building types and design, as well as lack of proper maintenance and/or aesthetics through development incentives.

[Revised Policy 1.3.3]

**Policy H&N 2.1.1
Reinvestment Incentives**

Encourage reinvestment through incentives identified in the Land Use and Community Design Element of this Plan.

[New]

**Policy H&N 2.1.2
Design Principles**

Promote new housing development and redevelopment that utilizes compact building design principles, promotes pedestrian activity and supports multi-modal transportation options by ensuring land use and zoning categories permit such development.

[Revised Policy 1.9.1]

**Policy H&N 2.1.3
Mixed-Use Development**

Encourage mixed-use development and concentrations of higher residential densities along major transportation corridors and nodes and utilize mixed-use land development regulations to accommodate such development.

[Revised Policy 1.9.3]

**Objective H&N 2.2
Development – Residential**

Promote new development on properties within the Village that are residential or include residential components that predominantly contain dwelling unit types, sizes, and values consistent with Wellington's goal of providing a full range of housing.

[New]



**Policy H&N 2.2.1
Housing Information**

Provide information and assistance to the private sector in maintaining a housing production capacity sufficient to meet the identified demands.

[Revised Policy 1.1.1]

**Policy H&N 2.2.2
Efficient Permitting Processes**

Implement permitting processes to provide more efficient mechanisms for reviewing all proposed developments, including housing projects, to accomplish reduced processing times.

[Revised Policy 1.1.2]

**Policy H&N 2.2.3
Review Process Monitoring**

Continually monitor the development review processes, internally, to determine if there are potential substantive changes that can be made to further improve expeditious processing and streamlining.

[Revised Policy 1.1.2]

**Policy H&N 2.2.4
New Housing Compatibility**

Assure that all new housing is compatible with adjacent development by utilizing sufficient buffers and feathering densities, intensities, and dwelling types.

[New]

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**GOAL H&N 3
SENIOR HOUSING**

Serve the needs of the existing, and future, senior community in Wellington to age in place and facilitate the development of a full range of senior housing options.

[Revised Objective 1.8]

***Objective H&N 3.1
Aging in Place***

Assist the senior community desiring to age in place by continuing to provide social, recreational, and financial assistance programs.

[Revised Policy 1.8.1]

**Policy H&N 3.1.1
Funding - Seniors**

Utilize grant and low interest loan programs for those in need to provide funding for senior households to make home improvements and adjustments to accommodate senior living needs.

[New]

**Policy H&N 3.1.2
Grant Programs**

Continue to utilize grant programs for those in need to provide funding to senior households for maintenance services.

[New]

***Objective H&N 3.2
Independent Senior Housing***

Support private development initiatives for the provision and construction of independent senior housing.

[New]

**Policy H&N 3.2.1
Incentives for Senior Housing**

Allow density bonuses and other incentives for senior housing based on impact equivalency determinations.

[New]

**Policy H&N 3.2.2
Reinvestment Incentives for Senior Housing**

Encourage and provide incentives for the development of senior housing in areas identified for reinvestment/redevelopment.

[New]



Policy H&N 3.2.3

Senior Housing Projects

Support senior housing projects seeking to utilize federal, state or county housing incentives, tax credits, and other programs to provide affordable housing for seniors.

[Revised Policy 1.8.2]

Policy H&N 3.2.4

Reduced Construction Costs

Support housing construction techniques that assist with reducing the overall costs of providing senior housing.

[Revised Policy 1.8.3]

Objective H&N 3.3

Assisted Living Facilities

Support private development initiatives for the provision of assisted living facilities for seniors.

[Revised Policy 1.8.1]

Policy H&N 3.3.1

Congregate Living Facilities

Continue to allow congregate living facilities in residential areas.

[Revised Policy 1.8.1]

Policy H&N 3.3.2

Group Homes

Wellington shall maintain existing land development code regulations that permit HRS-licensed small group homes in any neighborhood where single-family detached homes are permitted.

[New]

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**GOAL H&N 4
ATTAINABLE HOUSING**

Retain residential development that provides attainable housing choices for the full income spectrum of workers within the community and encourage new residential development that promotes economic development by providing housing availability for the workers employed by the industries Wellington seeks to attract and accomplishes reinvestment in neighborhoods that have experienced economic, physical and aesthetic decline.

[Revised Objective 1.2]

**Objective H&N 4.1
Affordable and Workforce Housing**

Preserve affordable and workforce housing for all current and anticipated future residents and preserve the existing housing stock in sound condition.

[Revised Objective 1.2]

**Policy H&N 4.1.1
Housing Information**

Maintain formal communications with appropriate private and non-profit housing agencies so that adequate information on Wellington's housing policies and availability is continuously issued to housing providers.

[Revised Policy 1.7.1]

**Policy H&N 4.1.2
Grooms Quarters**

Continue to allow grooms quarters within the Equestrian Preserve Area. Encourage the inclusion of grooms quarters in the stable or barn for properties that are less than five acres.

[Revised Policy 1.1.4]

**Policy H&N 4.1.3
Wellington-based Employment Housing**

Facilitate private sector development of Wellington-based employment housing for all current and anticipated future residents needing such housing.

[Revised Policy 1.2.2]

**Policy H&N 4.1.4
Agency Monitoring**

Monitor housing and related activities of Palm Beach County agencies, the Treasure Coast Regional Planning Council, and nearby local jurisdictions that could help encourage the provision of adequate sites for the distribution of very low, low, and moderate-income families in communities with land values that can reasonably accommodate such housing.

[Revised Policy 1.2.1]



Policy H&N 4.1.5

Manufactured Housing

Permit manufactured/modular housing as defined in Florida Statute Sec. 553.36 in any area designated for residential use.

[Revised Policy 1.2.4]

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**GOAL H&N 5
SUSTAINABILITY**

Promote sustainability for new residential construction and major renovations.

[New]

Objective H&N 5.1

Residential Construction – Environmental Impact

Endeavor to accomplish reduced environmental impacts from existing and new residential construction by encouraging energy conservation and the emission of harmful waste products.

[New]

Policy H&N 5.1.1

Florida Building Code

Continue to enforce the Florida Building Code, including Chapter 13 relating to energy efficiency.

[Revised Policy 1.9.2]

Policy H&N 5.1.2

Green Building Standards

Encourage developers to comply with green certification standards of Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) or other acceptable environmental and commercial building standards by offering incentives to qualifying developments such as Wellington's Expedited Permitting program.

[Revised Policy 1.9.5]

Policy H&N 5.1.3

Educational Materials – Energy Savings

Provide educational materials to residents and property owners on energy saving strategies, including the suggested placement of landscape materials to reduce energy consumption.

[Revised Policy 1.9.7]

Policy H&N 5.1.4

Tree Preservation

Enforce minimum tree preservation and planting requirements for all existing and proposed development to reduce heat transfer and replenish oxygen in the atmosphere.

[Revised Policy 1.9.4]

Policy H&N 5.1.5

Energy Sources

Allow the use of renewable sources of energy, including the use of solar panels in residential areas.

[Revised Policy 1.9.6]



Objective H&N 5.1 ***Competitive Sustainability***

Retain competitive sustainability in the housing market by continuing to encourage new housing that is consistent with market demand and encouraging modernization and upgrading of existing homes.

[New]

Policy H&N 5.2.1 **Full Range of Housing**

Promote the opportunities for renovation and redevelopment of properties, including incentives for reinvestment, consistent with Goal 1, Objective 1.1.2 and Table LU and CD 1-1; and Goal 3, Objective 3.5 and Policies 3.5.1 through 3.5.4 of the Land Use and Community Design Element of this Comprehensive Plan.

[New]

Policy H&N 5.2.2 **Smart Home Technology**

Promote smart home technology for new residential construction and renovations to existing dwellings.

[New]

Policy H&N 5.2.3 **High-Speed Internet**

Facilitate the installation of high-speed internet by requiring conduit for future installation in all new residential development projects and including conduit in all infrastructure related projects in existing development areas.

[New]