



***Wellington Comprehensive Plan  
Housing Element***

## **HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES**

Wellington is approaching “built-out” condition, and does not plan for any extensive annexation of contiguous, undeveloped area. In 2007, Wellington’s Building Department records indicated that 136 permits were issued for new residential construction and 16 permits for new commercial construction. The population is projected to continue to grow, but at a progressively declining rate as Wellington approaches built-out status.

There currently is an inventory of approximately 1,000 approved but un-built dwelling units. In addition to the remaining approved units, as discussed in Table 1-2 of the Introduction to the Comprehensive Plan, there are approximately 3,788 acres suitable for development based on physical characteristics and availability of services. The developable vacant areas have good access and are available for development at this time. Utilities are readily available. Potable water, sanitary sewer, drainage, solid waste, recreation, and transportation are generally provided by Wellington. Except for the vacant land used for conservation, the remaining vacant land is primarily in private ownership.

Residential units to be constructed in the future may range from villas associated with a senior continuing care facility to rental apartment complexes to large scale, equestrian oriented single family dwellings. Based upon a planning horizon of ten years, it is estimated that an average of 50-100 homes will be constructed annually from 2008 – 2018 although this may vary due to economic conditions and housing demand for new dwelling units. Prior Wellington estimates of 300 Dwelling Units (DU) per year were based on planning analysis conducted at that time.

### **Affordable Housing**

The Palm Beach County Comprehensive Plan defines an “affordable” home as a household paying 30% or less of its annual income for gross housing costs. Renter-occupied gross housing costs include rent plus utilities costs, while owner-occupied housing may include costs such as mortgage loan principal, interest, taxes, and insurance (PITI) plus utilities and association fees. Currently Wellington has an inventory of rental and individually-owned housing stock that meets the requirements of most income levels and fulfills the need for these housing categories as demonstrated in Tables 2 and 3.

Wellington has several neighborhoods that include Palm Beach County Section 8 rent subsidy housing. Additionally, the Boca Raton, West Palm Beach and Delray Beach Housing Authorities have located portions of their Section 8 housing vouchers within Wellington. Wellington recognizes that Section 8 Housing is not necessarily permanent and does not represent a long-term solution to workforce or affordable housing needs within the community.

### Workforce Housing

Palm Beach County defines workforce housing as housing affordable to households in a range of 60 - 150% of Area Median Income (AMI). AMI is the dollar amount where half the population earns less and half earns more. Wellington is located within the West Palm Beach and Boca Raton Metropolitan Statistical Area (MSA). Table 1 describes the AMI for this MSA. The percentage included in the header indicates the amount below or above AMI for the listed median family income.

**Table 1**  
**Annual Income Limits for West Palm Beach and Boca Raton Metropolitan**  
**Statistical Area (MSA). FY 2009 Median Family Income**

<b>Number of People in Household</b>	<b>Extremely Low Income (30%)</b>	<b>Very Low Income (50%)</b>	<b>Low Income (80%)</b>	<b>Moderate Income (120%)</b>
1	\$15,800.00	\$26,400.00	\$42,200.00	\$ 63,360.00
2	\$18,100.00	\$30,150.00	\$48,250.00	\$72,360.00
3	\$20,350.00	\$33,950.00	\$54,250.00	\$81,480.00
4	\$22,600.00	\$37,700.00	\$60,300.00	\$90,480.00
5	\$24,400.00	\$40,700.00	\$65,100.00	\$97,680.00
6	\$26,200.00	\$43,750.00	\$69,950.00	\$105,000.00
7	\$28,000.00	\$46,750.00	\$74,750.00	\$112,200.00
8	\$29,850.00	\$49,750.00	\$79,600.00	\$119,400.00

Source: Palm Beach County 2009

### Costs of Housing within Wellington

As discussed earlier, Wellington has a large variety of housing types with a wide range of housing costs. In order to calculate availability of housing inventory for different income groups, the following ratios are used:

- (1) Housing purchase ratio - approximately three times annual household income.
- (2) Rental ratio – approximately one-quarter monthly household income.

Using Wellington's 2000 U.S. Census average household size of approximately three persons, Tables 2 and 3 correlate West Palm Beach and Boca Raton MSA family income categories with the appropriate cost of housing. Costs of housing within Wellington are based upon the market value, as estimated in 2008 by the Palm Beach County Property Appraiser, and includes both homestead and non-homestead properties. This information is presented in Table 2. This is intended only to be a guide to provide a general overview of the current conditions in the range of housing stock within Wellington for the extremely low income to moderate income families. The figures do not include additional costs that may exist such as utilities and PITI.

**Table 2**  
**Housing Inventory Matching Annual Income Limits for**  
**West Palm Beach and Boca Raton Metropolitan Statistical Area (MSA)**

<b>Income Category</b>	<b>Income Limit</b>	<b>Approximate Housing Cost Limit*</b>	<b>Wellington Housing Inventory**</b>
Extremely Low Income (30% of AMI Earnings)	\$20,350.00	\$61,050.00	15 units
Very Low Income (50%)	\$33,950.00	\$101,850.00	147 units
Low Income (80%)	\$54,250.00	162,750.00	2,941 units
Moderate Income (120%)	\$81,480.00	\$244,440.00	7,607 units
Housing Values Exceeding Annual Limits	N/A	N/A	9,027 units

\*Excluding utility costs

\*\*Source: Palm Beach County Tax Appraiser. Wellington 2008 Tax Roll Summaries (projected for 2010) - indicates approximate market value.

Table 2 depicts only housing inventory matching the specific income category range. It does not include a cumulative count that includes the lower income categories inventory. For example, in addition to the inventory from their designated category in Table 2, a home buyer from the Low Income category also has additional housing options from any of the lower income category inventories.

Rental costs within Wellington are more difficult to quantify and are much more incomplete than the data for housing costs. Based upon information obtained from the Realtors Regional Multiple Listing Service, Table 3 indicates the availability of rental housing within Wellington.

**Table 3**  
**Approximate Rental Ratio for Three Person Household**  
**West Palm Beach and Boca Raton Metropolitan Statistical Area (MSA).**

<b>Category</b>	<b>Income Limit</b>	<b>Approximate Rental Limit (monthly)*</b>	<b>June 2009 Approximate Number of Units Available for Rent (2 BR min)**</b>
Extremely Low Income (30%)	\$20,350.00	\$423.95	0 units
Very Low Income (50%)	\$33,950.00	\$707.29	0 units
Low Income (80%)	\$54,250.00	\$1130.21	50 units
Moderate Income (120%)	\$81,480.00	\$1697.50	130 units

\*excluding PITI

\*\*Source: Regional Multiple Listing Service

As Tables 1, 2 and 3 demonstrate, Wellington currently has an inventory of housing stock that meets the majority of incomes for this MSA. As of June of 2009, Wellington had housing units representing all income groups. The lowest inventory is found within the Extremely Low Income category, which represents households earning 30% or under of the AMI. For rental units the limited data indicates Wellington currently has units appropriate for the Low and Moderate income groups but may not currently have rental units for the Extremely Low and Very Low Income categories.

Wellington anticipated the private provision of very low, low, moderate income and workforce housing during the redevelopment of the State Road 7 Corridor. The SR 7 Corridor Study was initiated by Wellington in 2006 in conjunction with the Florida Department of Transportation (FDOT), the Treasure Coast Regional Planning Council, Palm Beach County, The Village of Royal Palm Beach, and the City of Greenacres. This was an attempt to establish an acceptable roadway level of service in an area that included more than 150 parcels and more than eight miles of shared roadway. The corridor study, a requirement of the county's comprehensive plan, was conducted over a period of approximately 24 months. Ultimately the proposed study was not transmitted by the county to DCA, due to concerns raised by Palm Beach County and Royal Palm Beach regarding the potential for a CRALLS (Constrained Roadway at Lower Level of Service) designation for the entire corridor. The disbandment of the study has delayed the progress of a SR 7 Corridor Master Plan and consequently much of the anticipated development/redevelopment of the corridor. Wellington is currently in the process of creating its own SR 7 Corridor & Master Plan, as detailed in the Future Land Use Element of this plan.

Based upon location and size, the locations along the State Road 7 Corridor may meet the criteria for workforce housing and all categories of affordable housing. Wellington shall continue to investigate these areas as potential locations for housing in these income categories.

**GOAL 1.0 *Provide decent, safe, well-maintained, and sanitary housing in suitable locations at affordable costs to meet the needs of Wellington's existing and future residents.***

**Objective 1.1** Wellington shall assist and encourage the private sector to provide a minimum of 50-100 new dwelling units per year through the year 2015 to meet the housing needs of all existing and anticipated populations of Wellington. Over time and in combination with existing units, these new units are intended to provide Wellington with a variety of housing types, sizes, and costs. Since the private sector, not Wellington, actually provides housing units and since the private sector will provide those units for which "need" is expressed via the private market, achievement of this objective will not be measured by the number of housing units constructed but by the implementation of the following policies designed to facilitate the workings of the private market.

**Policy 1.1.1** Wellington shall provide such information and assistance as might be

helpful to the private sector in maintaining a housing production capacity sufficient to meet the identified demands.

**Policy 1.1.2** Wellington shall review ordinances, codes, regulations, and permitting processes and revise, as needed and desirable, to provide more efficient mechanisms for reviewing proposed housing developments.

**Policy 1.1.3** Wellington shall maintain and improve, where appropriate, development code regulations which require and enable the private sector to renovate buildings as needed.

**Policy 1.1.4** Wellington shall maintain and continue to encourage Land Development Regulations providing for the continued use and construction of grooms quarters within the Equestrian Preserve. Until these regulations are complete, Wellington shall continue to utilize the standards found in Section 6.4 D. 47. of the LDR. In adopting such regulations Wellington shall at a minimum consider the size, number and placement of such units. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

**Policy 1.1.5** Wellington shall provide or facilitate the provision of supporting infrastructure for housing; including roads, potable water facilities, sanitary sewer facilities, drainage facilities, and park facilities. The provision of such infrastructure shall be at a level consistent with Wellington's ability to pay and consistent with other demands on Wellington. The balancing of such demands may be done on an ongoing basis and shall be a legislative judgment of The Wellington Council. Furthermore, Wellington shall manage growth in such a way to ensure that no new development occurs unless infrastructure is adequate to meet the standards established in the goals, objectives and policies of this comprehensive plan.

**Objective 1.2** Provide adequate sites for very low, low, and moderate income households and create affordable and workforce housing for all current and anticipated future residents who might need such housing. In particular, facilitate development of as much new affordable and workforce housing as can be accommodated given: 1) the residential densities set forth in the Future Land Use Map; 2) market economics; and 3) available federal, state and county subsidies. Such development shall be either within Wellington or outside Wellington. Market conditions make the provisions of such housing in Wellington difficult; consequently the need for workforce, very low, low and moderate income housing has been met in locations largely outside of Wellington. Wellington shall continue to explore solutions of how to meet workforce housing needs. The objective shall be measurable by its implementing policies.

**Policy 1.2.1** The Wellington Manager or designee shall monitor the housing and related activities of Palm Beach County agencies, the Treasure Coast Regional Planning Council and nearby local jurisdictions. The purpose of such monitoring shall be to identify activities to which Wellington may make a specific contribution. The

Wellington manager shall inform The Wellington Council of these activities and shall recommend, as appropriate, Wellington actions 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. Among the actions that may be considered are specific agreements with other local governments concerning the provision of affordable housing<sup>1</sup>.

**Policy 1.2.2** Wellington shall maintain and improve, where appropriate, land development code provisions which are consistent with the Future Land Use Map, including the land uses and densities and intensities specified thereon and the descriptions of the requirements of those categories, which appear in the Future Land Use Element under the heading “Future Land Use Category Descriptions.” The map and descriptions are incorporated by reference into this Policy 1.2.2. This policy shall be interpreted in light of these two facts: 1) Wellington has made a legislative judgment that the mix of residential uses contained on the Future Land Use Map offers one of the best possibilities for developing affordable housing in Wellington; and 2) Wellington has made a legislative judgment that 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. However, this policy shall not be interpreted as a constraint on amending the Future Land Use Map.

**Policy 1.2.3** Wellington shall periodically review: 1) its own development permitting procedures; 2) best current practices employed by other jurisdictions; and 3) best current practices 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 1.2.4** Manufactured housing may be permitted in any area designated by this plan for residential use. Mobile homes shall not be permitted in Wellington unless they meet the same standards as a manufactured home.

**Policy 1.2.5** Housing for very low, low, 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, low 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.

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<sup>1</sup>Wellington has already entered into an Interlocal Agreement with Palm Beach County by Resolution 96-12. This agreement is predicated on the fact that both Wellington and Palm Beach County “have common power to perform Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) activities within the County” pursuant to Section 125.01, F.S. and Chapter 163, Part III F.S. Under the agreement, Wellington and the County will “cooperate in the implementation of the goals and objectives of the County’s Consolidated [affordable housing assistance] Plan,” as approved by the U. S. Department of Housing and Urban Development and “for the purpose of implementing the CDBG and HOME programs.” The cooperation will enable the County to expend CDBG and HOME funds in Wellington. Activities furthered will include community renewal and lower income housing assistance. By entering the agreement, Wellington gave up its right to apply for grants under the Small Cities or State CDBG Programs or to participate directly in the Home Program.

**Policy 1.2.6** Wellington shall assist, to the extent feasible, the Palm Beach County Housing Authority in identifying housing units which may be eligible for participation in the Palm Beach County Section 8 Rent Subsidy Program.

**Objective 1.3** Wellington shall preserve affordable and workforce housing for all current and anticipated future residents. In particular, Wellington shall preserve the existing housing stock in sound condition. The existing affordable and workforce housing in Wellington is being preserved by market forces and the enforcement of Wellington's housing conditions standards. This objective shall be made measurable by its implementing policies.

**Policy 1.3.1** Wellington hereby adopts by reference the Palm Beach County Housing Code as part of its own land development code or any appropriate modification thereof. Any modification thereof which has the net effect of lowering standards shall be deemed inconsistent with this plan. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

**Policy 1.3.2** Wellington shall from time to time informally evaluate alternate strategies to guide enforcement of the 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 subareas of Wellington.

**Policy 1.3.3** Wellington shall continue to enforce its adopted Land Development Regulations that further the objective of protecting the character and quality of the individual neighborhoods that comprise Wellington. At a minimum these regulations shall include: setback, height, density and intensity regulations consistent with this plan and property maintenance standards such as lot mowing, exterior maintenance and use standards consistent with this plan and the individual neighborhoods that make up this community. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

**Objective 1.4** Wellington shall eliminate any substandard housing condition which may arise; structurally and aesthetically improve housing; and conserve, rehabilitate, and demolish substandard housing. In particular: 1) initiate a program which encourages the renovation or razing of all substandard housing which may be identified in the future within one year of identification; and 2) encourage private property owners to maintain and improve their properties so as to protect property values and ensure safe and sanitary housing. This objective shall be achieved primarily by the maintaining Wellington's housing conditions standards and strict code enforcement process. This objective shall be made measurable by its implementing policies and by the absence of substandard housing units in Wellington.



Policy 1.4.1 For the purposes of this plan, the locally determined definition of substandard housing shall be all housing which falls below the standards established by the Palm Beach County *existing housing code* (as opposed to new construction), or by Wellington's *existing housing code*, should Wellington enact such a code.

Policy 1.4.2 Wellington shall require owners of substandard structures to promptly renovate or remove such structures.

Policy 1.4.3 Wellington shall assist qualified owners of substandard housing to obtain appropriate financial assistance for renovation from Palm Beach County, State of Florida, or Federal sources.<sup>2</sup>

Policy 1.4.4 Wellington shall maintain an effective housing code enforcement program.

Policy 1.4.5 Wellington shall maintain a reasonably accurate inventory of the housing units within Wellington.

Policy 1.4.6 Wellington shall continue to maintain and improve minimum single family and multifamily housing standards through enforcement of the state mandated housing code, the International Property Maintenance Code (IPMC), Wellington's Code of Ordinances and Wellington's Land Development Regulations.

Policy 1.4.7 Policy 1.3.1 is herein incorporated by reference.

Policy 1.4.8 Policy 1.3.3 is herein incorporated by reference.

**Objective 1.5** Wellington shall continue to provide adequate sites for manufactured homes in its Comprehensive Plan. This objective shall be made measurable by its implementing policies.

Policy 1.5.1 Manufactured housing shall be permitted in all areas designated by this plan for residential use.

**Objective 1.6** Wellington shall accommodate to the extent required by law small group homes and foster care facilities in residential areas and areas with residential character. This objective shall be made measurable by its implementing policies.

Policy 1.6.1 Wellington shall notify the Florida Agency for Health Care Administration (AHCA) of applications to construct congregate living facilities.

Policy 1.6.2 Wellington shall maintain and improve land development code regulations that permit HRS-licensed group homes, including foster care facilities. Such

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<sup>2</sup>See Exhibit 1 of the Data and Analysis portion for a summary of kinds of programs available at the time this policy was drafted. Such programs are subject to change from time to time.

regulations shall permit small scale group homes and foster care facilities housing six or fewer residents providing housing and living services to children, aged persons, physically disabled persons, developmentally disabled persons as defined in section 393.063 (9) of the Florida Statutes, non-dangerously mentally ill persons as defined in section 394.455 (18) of the Florida Statutes, safe house shelters or maternity homes excluding birthing centers or clinics in residential areas and areas with residential character and shall otherwise be designed to meet State law and Chapter 419, F.S., in particular. Wellington shall encourage the siting of these facilities in a manner that is not harmful to the existing residential character and so that a concentration of these facilities should not occur. At a minimum, no such facility shall be located within 1,000 feet of another group home facility. Prior to enactment of such regulations, Wellington shall interpret and enforce applicable existing regulations in a manner that is fully consistent with State law and administrative code requirements pertaining to group homes. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

**Objective 1.7** The Wellington Manager shall be responsible for achieving housing policy implementation.

**Policy 1.7.1** Wellington shall maintain formal communications with appropriate private and non-profit housing agencies so that adequate information on Wellington housing policies flows to housing providers. This list shall include the Board of Realtors, the Home Builders Association and relevant, private non-profit associations.

**Policy 1.7.2** Wellington shall fully cooperate with any developer using Palm Beach County or other subsidy mechanisms.

**Policy 1.7.3** Wellington hereby adopts by reference the Interlocal Cooperation Agreement between Palm Beach County and Wellington of Wellington (Palm Beach County Resolution Number 96-795). This agreement generally provides for the County's use of municipal population in the allocation process by which the Federal Government determines grant eligibility amounts and specifically provides for: 1. Cooperation between the County and Wellington so that the County may expend CDBG and HOME funds for eligible activities within Wellington under Title I of the Housing and Community Development Act of 1992 and Title II of National Affordable Housing Act of 1990 and receive funds under these Acts. 2. The County and will cooperate to undertake and assist community renewal and lower income housing assistance activities. 3. Wellington will assist in the County in the preparation of the Consolidated Plan as required by the US Department of Housing and Urban Development. 4. Wellington and the County will take all actions necessary to assure compliance with the urban county's certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974 as amend. 5. The County to carry out activities that will be funded from annual appropriations of CDBG and HOME entitlement funds and program income.

**Objective 1.8** Wellington shall consider adoption of a senior housing policy that encourages a variety of housing options for existing and future senior residents of Wellington.

Policy 1.8.1 Wellington shall consider policies that provide for the following: 1) an "aging in place" program to encourage residents to remain in their residences for an extended period of time; 2) senior housing options such as group homes, congregate living facilities, and assisted living facilities; and 3) use of recently adopted Comprehensive Plan policies and development regulations providing additional residential densities for senior residential facilities.

Policy 1.8.2 Wellington shall consider support of senior housing projects seeking to utilize federal, state or county housing incentive, tax credit, etc., programs to provide affordable housing for seniors.

Policy 1.8.3 Wellington shall consider support of housing construction techniques that assist with reducing the overall costs of providing senior housing.

**Objective 1.9** Wellington will address Greenhouse Gas (GHG) Reduction Strategies which requires that housing elements provide for GHG reduction and energy efficiency strategies that both address energy efficiency in the design and construction of new housing and address use of renewable energy resources in the design and construction of new housing.

Many of Wellington's GHG reduction strategies are contained within goals, objectives and policies throughout the Housing Element. These strategies are also intended to utilize Wellington Land Development Regulations and Building Code to promote GHG reduction strategies.

Policy 1.9.1 Wellington shall continue to promote new housing development and redevelopment that utilizes compact building design principles, promotes pedestrian activity and support multi-modal transportation options by ensuring land use and zoning categories permit such development.

Policy 1.9.2 Wellington shall continue to enforce the Florida Building Code, including Chapter 13 relating to energy efficiency.

Policy 1.9.3 Wellington shall continue to encourage mixed-use development and concentrations of higher residential densities along major transportation corridors and nodes by adoption of mixed use land development regulations.

Policy 1.9.4 Wellington shall continue to enforce minimum tree preservation and planting requirements for all existing and proposed development.

Policy 1.9.5 Wellington shall continue to encourage developers to comply with green certification standards found within 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 development such as Wellington's Expedited Permitting program.

Policy 1.9.6 Wellington shall continue to allow the use of alternative, renewable sources of energy including the use of solar panels in residential areas. This shall not preclude Wellington from requiring proper installation locations and buffering.

Policy 1.9.7 Wellington shall continue to provide educational materials to its residents and property owners on energy saving strategies, including the suggested placement of landscape materials to reduce energy consumption.

Policy 1.9.8 Wellington shall continue to allow home-based businesses in residential areas providing such uses are consistent with the Land Development Regulations.

Policy 1.9.9 Wellington shall continue to allow congregate living facilities in residential areas providing such uses are consistent with the Land Development Regulations.

**~~9J-5.040~~ Section 163.3177(6)(f) F.S. Objective and policy requirements not applicable to Wellington:** Section 163.3177 of the Florida Statutes requires communities to adopt objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of 163.3177 F.S. are deemed by Wellington to be inapplicable:

163.3177(6)(f)1d F.S. provide adequate sites for mobile homes.

163.3177(6)(f)3 F.S. establish standards addressing the identification and improvement of historically significant housing.