

GOAL HSG-1

Cultivate a diverse, safe, and affordable housing stock which meets the needs of all current and future residents of Palm Bay.

Objective HSG-1.1

Provide opportunities to diversify the types, price points, and location of housing choices within the City.

Policy HSG-1.1A. Continue to work with the development community to identify opportunities for diversifying the City’s housing inventory while meeting local housing demands.

Policy HSG-1.1B. Identify and eliminate regulations which may prevent the development of missing middle housing within the City.

Policy HSG-1.1C. Amend the LDC to permit missing middle housing options (including duplexes, triplexes, quadplexes, etc.) in select low density residential districts.

Policy HSG-1.1D. Amend the LDC to ensure that missing middle housing units are designed to

match the aesthetic and character of the surrounding community.

Policy HSG-1.1E. Update the LDC to permit non-traditional housing options within select residential zoning districts, such as accessory dwelling units (ADUs), tiny homes, houseboats, cottage neighborhoods, etc.

Policy HSG-1.1F. Work with existing and prospective landlords to expand the City’s supply of rental housing units.

Policy HSG-1.1G. Ensure that the FLUM and Zoning Map include categories/designations that allow mobile homes.

Objective HSG-1.2

Seek to repair and improve substandard housing to prevent the need for City-initiated demolitions.

Policy HSG-1.2A. All housing rehabilitation and demolition activities within the City shall be in conformance with the provisions of the Palm Bay Code of Ordinances.

Policy HSG-1.2B. Develop a formal and systematic process for conducting regularly scheduled reviews of local housing conditions. The results of these reviews shall be inventoried

and included in an report that is published by the City each year.

Policy HSG-1.2C. The City shall continue to utilize federal, state, and local housing assistance funds, as available, to work with property owners to conduct a substandard housing rehabilitation program.

Policy HSG-1.2D. Explore opportunities to establish a formal demolition prevention program within Palm Bay to limit the need for City-initiated demolitions of substandard housing units.

Policy HSG-1.2E. Amend the LDC to include strategies which protect culturally significant housing within the City.

Objective HSG-1.3	Seek to implement affordable housing solutions to serve very low-, low-, and moderate-income households within the City.
--------------------------	--

Policy HSG-1.3A. Regularly work with the housing developers to identify (and potentially eliminate) regulatory barriers to providing affordable housing units within the City.

Initiatives Program (SHIP), HOME Investment Partnership Program, and similar federal, state, and local grant funding sources to provide housing assistance to very low-, low-, and moderate-income households.

Policy HSG-1.3B. Partner with developers to acquire and utilize vacant and blighted properties within neighborhoods as potential infill sites for affordable housing.

Policy HSG-1.3H. Assist in the establishment and growth of community land trusts which provide permanent affordable housing.

Policy HSG-1.3C. Explore amending the LDC to provide additional development flexibility for affordable housing projects.

Policy HSG-1.3I. Continue to utilize the Community Development Advisory Board (CDAB) to review proposed amendments to the Palm Bay LDC and Comprehensive Plan which may impact the existing or future supply of affordable housing within the City.

Policy HSG-1.3D. Consider offering development bonuses to developers who provide affordable housing units in single-family subdivisions exceeding 25 units.

Policy HSG-1.3J. Continue to implement and update the provisions of the 5-Year Consolidated Plan and annual Action Plan.

Policy HSG-1.3E. To the greatest extent practicable, coordinate with housing developers to avoid concentrations of affordable housing units within individual developments.

Policy HSG-1.3K. Housing programs shall be administered through the City's Housing and Community Development Department.

Policy HSG-1.3F. Provide expedited permitting for all affordable housing projects within the City.

Policy HSG-1.3L. Provide guidance and encouragement for rental property owners who wish to participate in the Section 8 Program.

Policy HSG-1.3G. Utilize Community Development Block Grant (CDBG), State Housing

Objective HSG-1.4	Provide opportunities for the development of group homes, foster care facilities, homeless shelters, and other permanent or temporary housing options intended to serve populations with special needs.
--------------------------	---

Policy HSG-1.4A. Ensure that the LDC clearly identifies the zoning districts where group homes,

foster care facilities, homeless shelters, and other permanent or temporary housing options are permitted.

Policy HSG-1.4B. Explore the possibility of establishing a taskforce designed to study the needs of the area’s unsheltered population and increase the ability of the City to provide support services for those experiencing homelessness.

Policy HSG-1.4C. Seek to establish an incentive program for landlords who provide housing

opportunities for individuals and families experiencing homelessness.

Policy HSG-1.4D. Continue to work with local nonprofit organizations and government agencies to support the provision of services aiding populations experiencing homelessness.

Policy HSG-1.4E. Enact a public information campaign to destigmatize populations experiencing homelessness.

Objective HSG-1.5	Ensure relocation housing is readily available for persons displaced by actions of the City.
--------------------------	--

Policy HSG-1.5A. The City shall take no action to displace persons until a report is submitted to City Council identifying standard and affordable housing available to those individuals.

Policy HSG-1.5B. The City shall continue to enforce the provisions of the Fair Housing Act.

Objective HSG-1.6	Establish energy efficient building design requirements and standards for new, redeveloped and renovated housing within the City.
--------------------------	---

Policy HSG-1.6A. Identify and remove procedural or regulatory barriers to implementing energy efficient building practices.

Policy HSG-1.6B. Plan review, housing assistance and building inspection staff will be trained in energy efficient building materials, practices, and techniques on an on-going basis.

Policy HSG-1.6C. Continue to offer an energy efficiency package for rehabilitation projects through the City's Housing Rehabilitation Program that considers the extent of the rehabilitation project but includes appliances meeting energy-star or similar rating standards, window upgrades, insulation, lighting, water saving fixtures, water heater upgrades and more efficient HVAC systems.