

HOUSING ELEMENT

Goals, Objectives, and Policies

Goal 1 The Village of El Portal shall continue to assure the availability of a mix of housing types that are affordable, accessible, and in sound condition.

Objective 1.1 The Village shall continue to assist the private sector in providing the limited “in-fill” housing that El Portal can accommodate. “In-fill” housing is new housing on scattered lots in neighborhoods which are largely developed.

Policy 1.1.1 The Village shall continue to utilize the Future Land Use Plan and zoning map to assure a diversity of housing types.

Policy 1.1.2 The Village shall continue a municipal development application review process that minimizes delay yet assures quality control.

Policy 1.1.3 The Village shall encourage the development and redevelopment of housing that provides a diversity of building types, enhances public safety, minimizes adverse effects to the environment, and encourages energy efficiency.

Objective 1.2 The Village shall continue to maintain a stock with no structurally substandard units.

Policy 1.2.1 The Village shall continue to enforce the minimum housing standards ordinance in order to prevent substandard housing.

Policy 1.2.2 The Village code enforcement personnel shall continue to assist eligible homeowners in contacting County Housing and Urban Development officials relative to Community Development Block Grant low interest rehabilitation loans.

Policy 1.2.3 Through technical assistance by Village officials and coordination with the Miami-Dade County Office of Historic Preservation regarding potential designation, the Village shall continue to ~~facilitate the plans to renovate the historic house at 6 N.E. 89th Street;~~ monitor and preserve (through restoration) the ~~27 other~~ architecturally significant houses.

Policy 1.2.4 The Village shall continue to coordinate with Miami-Dade County Office of Historic Preservation and Dade Heritage Trust to document the cultural and architectural character of the housing in the Village, encourage local historic designation, and provide technical assistance,

education, and assistance with identifying opportunities for financial assistance, such as grants for the rehabilitation of historically significant housing.

Objective 1.3 The Village officials shall continue to provide technical assistance to developers seeking permits for quality “in-fill” development that reaches low or moderate income households.

Policy 1.3.1 In the development review process, the Village shall continue to assist and counsel any developer that plans to provide quality low or moderate income “in-fill” single- family units.

Objective 1.4 The Village shall continue to accommodate a fair share of the County’s group homes.

Policy 1.4.1 The Village shall continue to foster residential alternatives to institutionalization, group homes, and foster care facilities that are licensed/funded by the Florida Department of Health shall continue to be permitted to be established along the residential frontage of N.E. 2nd Avenue with the following limits/conditions: group homes and foster care facilities shall be designed to meet State law in general and Chapter 419, F.S., in particular, no more than six residents per facility, similar facilities may not be located within 1,500 feet of an established facility, with a specified minimum floor area per resident and each facility must maintain a residential appearance appropriate to the existing neighborhood character.

Objective 1.5 The Village shall coordinate with the appropriate agencies/developer to ensure that an adequate relocation plan is in place and that assistance is available for residents who are displaced by Federal, State, or local government programs and projects of the Little Farm Trailer Park who will be displaced by its redevelopment. See policy for measurability.

Policy 1.5.1 The Village shall not approve a site plan or zone change for development or redevelopment of any site the mobile home park unless a relocation plan (meeting applicable State requirements) has been received and approved by the Village Council.

~~**Objective 1.6** The Village Council shall appoint a housing implementation committee.~~

~~Policy 1.6.1 The housing implementation committee shall continue to monitor all aspects of housing but particularly the implementation of policies dealing with historic housing, low and moderate income housing, group homes and mobile home relocation. Its mission shall include coordination between the Village and the private or non-profit sectors.~~

Objective 1.76 The Village shall investigate strategies to address the need for affordable housing (homeownership and rental) for its existing and future residents.

Policy 1.76.1 The Village shall continue to provide residents and individuals employed in El Portal information pertaining to programs to aid in job training, day-care facilities, English language courses and high school equivalency (GED) which are currently provided by federal, State and County agencies, and; information about federal, State and County housing assistance programs to existing and future residents. The Village shall continue to seek funding sources to assist low and moderate income households with housing improvements necessary to meet Village code requirements.

Policy 1.76.2 The Village ~~will~~ shall review the zoning regulations in order to encourage developers to include affordable housing (homeownership and rental) among the mix of housing types in any future development or redevelopment proposal that consists of more than ten new residential units, and shall implement strategies to reduce regulatory barriers to the provision of affordable housing as appropriate and necessary.

Policy 1.6.3 If the Village pursues annexation of lots between NW 5 Avenue and I-95 and north of NW 87th St, then the Village shall produce a neighborhood plan and zoning district or districts that allow for a range of housing types, including single-family attached housing and multi-family housing, on those lands contemplated for annexation.