

3. HOUSING ELEMENT

Goals, Objectives and Policies

GOAL 3: TO PROVIDE GUIDANCE FOR THE PROVISION OF HOUSING RESOURCES FOR ALL CITIZENS THROUGH INTERGOVERNMENTAL COORDINATION AND PUBLIC/PRIVATE COOPERATIVE ARRANGEMENTS.

OBJECTIVE 3-1.1: ADEQUATE HOUSING SITES. The City shall support adequate housing sites for all residents of Altamonte Springs including very-low, low, and moderate income households as well as mobile homes and manufactured housing through the implementation of the following policies.

Policy 3-1.1.1: Sufficient Residential Areas. To provide sufficient land and development opportunities to meet future housing needs for a City with limited vacant residential lands for new residential development, the following planning activities shall be implemented:

- (a) Activity Centers will accommodate high density residential development;
- (b) Buildings within Activity Centers may accommodate a mix of land uses including residential;
- (c) Existing established residential neighborhoods shall be protected from the encroachment of non-residential uses except for strategic locations where such transition is planned and addressed within the Comprehensive Plan.
- (d) The Future Land Use Map shall designate sufficient land area and assign appropriate development densities to accommodate population growth and housing requirements anticipated within the Comprehensive Plan.

Policy 3-1.1.2: Promote High Density Residential. The City will continue to permit high density residential development in Activity Centers. Minimum density standards shall be established for high density residential development to promote density that supports and complements transit and other multi-modal transportation services.

Policy 3-1.1.3: Promote Affordable Housing through the FLUM. The Future Land Use Map (FLUM) shall accommodate adequate sites appropriated for mobile homes and manufactured homes. Development densities and land use characteristics shall accommodate development needs necessary to support affordable housing within the FLUM.

OBJECTIVE 3-1.2: PROMOTE AFFORDABLE HOUSING. The City of Altamonte Springs shall provide adequate and affordable housing for current and future populations by maintaining a net affordable housing surplus. In order to achieve this objective the following policies shall be implemented.

Policy 3-1.2.1: Monitor Housing Needs and Trends. By 2013, the City will compare the 2010 Census housing needs and trends appearing in data to the 2000 Census and, as may be necessary, amend the Comprehensive Plan, and the Land Development Code to address the particular needs of elderly, disabled, and low income households. The City will also coordinate with the East Central Florida Regional Planning Council (ECFRPC) to identify housing needs and trends.

Policy 3-1.2.2: Eliminate Barriers to Affordable Housing. By December 2012, the City shall review its Land Development Code and develop a review process to identify and eliminate barriers for affordable housing.

Policy 3-1.2.3: Integrate Affordable Housing with Multi-Modal Transportation. Higher density multiple family development shall be directed to Activity Centers where transit service will be accessible to lower income household groups that likely will rely upon public transportation. Any affordable housing projects shall be encouraged to locate where transit service and pedestrian systems are in place or planned.

OBJECTIVE 3-1.3: PRESERVE ESTABLISHED RESIDENTIAL NEIGHBORHOODS. The City shall continue to protect the character of existing residential areas throughout the City by diverting through traffic; active code enforcement; and giving priority consideration to residential infill proposals through implementation of the following policies.

Policy 3-1.3.1: Reduce Traffic Impacts on Residential Streets. In order to divert through-traffic from local residential streets, it shall be the policy of the City to give priority to maintaining adequate level of service (LOS) and reduce traffic congestion along arterial and major collector roadways by promoting improved transit service, implementing sidewalk and bicycle system improvements, and, where appropriate, constructing roadway capacity improvements.

Policy 3-1.3.2: Residential Collector Roadways. The City will not consider or support construction of additional through-lanes residential collector streets unless demonstrated that implementation of multi-modal transportation or roadway capacity improvements to arterial roads cannot maintain LOS standards or resolve public safety concerns.

Policy 3-1.3.3: Continue Code Enforcement Programs. The City will continue its code enforcement program, not only on a complaint basis, but will actively continue to monitor the City by staff observation of code violations.

Policy 3-1.3.4: Direct Commercial Development to Activity Centers. The City will continue to preserve neighborhood stability by directing commercial development into the City's Activity Centers.

Policy 3-1.3.5: Prevent Residential Blight Along Major Corridors. Where blight is anticipated to occur at residential houses located adjacent to major corridors, the City will assign Future Land Use designations that accommodate diverse land uses supporting the conversion to professional office uses. Such land uses and associated development activity will occur in a manner that minimizes impacts to adjacent residential areas and that creates land use transition.

Policy 3-1.3.6: Activity Center Priority. Compatible residential infill projects at densities supporting transit service and located within Activity Centers will be given priority consideration.

OBJECTIVE 3-1.4: EVALUATE HOUSING CONDITIONS. The City shall annually assess the condition of the City's housing stock and amend the Plan, and/or the Land Development Code, as necessary, to address any identified substandard housing problems.

Policy 3-1.4.1: Evaluation through Code Enforcement Program. The City will evaluate housing conditions through its code enforcement program on an on-going basis in residential areas that exhibit a decline in physical condition.

Policy 3-1.4.2: Elimination of Substandard Conditions. Should the City's code enforcement inspections monitoring identify structures with substandard conditions, the City will require renovations to correct substandard conditions.

OBJECTIVE 3-1.5: ELIMINATE BARRIERS TO AFFORDABLE HOUSING. The City shall eliminate barriers to affordable housing by creating development incentive programs and an expedited development review process within the Land Development Code.

Policy 3-1.5.1: Affordable Housing Incentive Program. The City shall develop an affordable housing incentive program that provides for an option to contribute to an affordable housing land trust, or use a density/intensity bonus. The Land Development Code shall incorporate such program by December 2012.

Policy 3-1.5.2: Financial Incentives. The City shall allow developers of affordable housing projects to either delay payment of the concurrency management fees, or reduce such fees under certain conditions. Conditions for the delay or reduction of fees shall be defined within the Land Development Code.

Policy 3-1.5.3: Amend Land Development Code. By December 2012, the City shall review the Land Development Code and Building Code to consider modifications that will reduce development and construction costs for affordable housing projects serving very low, low, and moderate income households.

Policy 3-1.5.4: Expedited Review Process. The City shall continue to offer an expedited development review process for housing projects, including those dedicated to very low and low income households.

OBJECTIVE 3-1.6: SPECIAL HOUSING NEEDS. The City shall permit construction of community residential homes in low and medium density residential classifications consistent with Florida housing statutes.

Policy 3-1.6.1: Community Residential Homes and Foster Homes. The City will permit sites for community residential homes and foster homes in the City in conformance with Chapter 419 requirements.

Policy 3-1.6.2: High Density Retirement Community Development. The City will continue to permit the development of high density retirement communities and adult congregate living centers within the Regional Business Center where adequate services and facilities are available to meet the special needs of the elderly.

Policy 3-1.6.3: Consistency with Florida Statutes. The City will continue to implement Chapter 419 requirements regarding community residential homes.

Policy 3-1.6.4: Special Needs Housing Locations. By December 2013, the Land Development Code shall be amended to address adequate site and performance standards for group homes, community residential homes, adult congregate living facilities, and other similar special housing needs. Land use management and development regulations applicable to special need housing shall be consistent with Florida Statutes.

OBJECTIVE 3-1.7: PROTECTION OF HISTORIC HOUSING. The City shall ensure the identification, evaluation and protection of its archeological and historic resources within residential property or structures through implementation of the policies shown below.

Policy 3-1.7.1: Historic Designations. At such time a property is designated as on the National Register of Historic Places or when the City identifies properties with historic significance, the City shall amend the Land Development Code to address regulations to protect such structures or sites and establish procedures for the redevelopment and change of use of the property.

OBJECTIVE 3-1.8: RELOCATION NEEDS. The City shall provide equitable and uniform relocation services for all persons and businesses displaced by governmental action in conformance with the requirements of Chapter 42I.55, F.S.

Policy 3-1.8.1: Relocation Considerations in Public Projects. The City will require all public projects to thoroughly analyze their relocation affects, including any associated costs, as part of the project justification study.

Policy 3-1.8.2: Relocation Needs Created by City Projects. For City-sponsored public projects creating a need for relocation assistance, the City will ensure that relocation payments and assistance are provided to assist in securing adequate housing for the relocated households. For public projects conducted by other government agencies, the City will coordinate with said agency to request that relocation needs and assistance are provided for City residents.

Policy 3-1.8.3: Relocation Assistance Provided by Private Development. The City shall require private developers, which cause residential displacement to implement a relocation assistance program prior to issuance of a final development order.

OBJECTIVE 3-1.9: QUALITY RESIDENTIAL DEVELOPMENT. The City shall ensure that public and private activities prevent substandard housing conditions, support multi-jurisdictional housing research program; eliminate cut-through traffic from neighborhoods and make use of subsidy programs through implementation of the policies listed below.

Policy 3-1.9.1: Priorities for Housing Resources. The City hereby establishes the following priorities for all actions related to provision of housing resources:

- (a) Prohibit intrusion of commercial/industrial uses into residential neighborhoods;
- (b) Identify neighborhoods within significant “cut-through” traffic and develop a program to mitigate this problem in each neighborhood;
- (c) Continue code enforcement activities;
- (d) Contact appropriate housing agencies, residential developers and other governments to develop public/private partnerships, such as interlocal agreements with various governmental housing agencies, to provide housing resources for low and moderate income households and households with special needs.
- (e) Amend the home occupation regulations to permit them in certain defined conditions.

Policy 3-1.9.2: Support Seminole County Programs for Winwood. The City will support the efforts of Seminole County to develop an accelerated comprehensive redevelopment and rehabilitation program for the Winwood area, located adjacent to the east side of the City in unincorporated Seminole County.

Policy 3-1.9.3: Meeting the Affordable Housing Need. The City understands that affordable housing is an issue that should be addressed. Therefore, the City is committed to the following courses of action to improve affordable housing supply on a county and region-wide basis:

- (a) *Coordination with Seminole County.* The City of Altamonte Springs should work with Seminole County on any County-wide affordable housing initiative.
- (b) *Coordination with Regional Agencies.* The City of Altamonte Springs shall participate in the East Central Florida Regional Planning Council's affordable housing committees and supports the establishment of an affordable housing component of the ECFRPC annual work program.
- (c) *Coordination with Appropriate Agencies.* Where appropriate, the City shall coordinate planning efforts with the Housing Authorities in Seminole County as well as appropriate Federal and State agencies.
- (d) *Coordination with State Departments.* The City shall coordinate siting and permitting activities impacting group home facilities with the State Department of Health and the State Department of Children and Family Services.

Policy 3-1.9.4: Assessment of Housing Assistance Programs. The City shall at least once every three years assess the effectiveness of the City's use of state and federal government subsidy programs in accomplishing the policies listed above.

OBJECTIVE 3-1.10: REQUIREMENTS AND STANDARDS FOR MANUFACTURED HOMES. The City shall not impose construction, or safety standards, for any manufactured housing which are more stringent than those requirements set by the Federal government in 42 USC, Section 5403 and shall permit their location in mobile home parks, or mobile home subdivisions, within areas classified as medium density residential on the FLUM.

Policy 3-1.10.1: Locations for Mobile Homes and Mobile Home Parks. The City shall permit mobile homes within mobile home parks, or mobile home subdivisions in areas classified as medium density residential on the FLUM.

Policy 3-1.10.2: Fair Code Enforcement and Development Regulations. The City shall not discriminate against mobile homes in the enforcement of building codes and land development regulations.

OBJECTIVE 3-1.11: CREATE AND PRESERVE AFFORDABLE HOUSING. The City, through the implementation of the following policies, shall ensure that affordable housing is available, and work toward the creation of additional affordable housing to meet identified future affordable housing needs.

Policy 3-1.11.1: Barriers within the Land Development Regulations. All amendments to the City's land development regulations shall be reviewed by the City to ensure that the proposed regulatory techniques and review procedures do not create barriers to affordable housing. The City shall review the existing land development regulations for potential barriers. The City shall also promote nondiscrimination in access to housing within the City by promoting fair housing laws and practices.

Policy 3-1.11.2: Affordable Housing Incentives. By December 2013, the City shall consider an ordinance amending the Comprehensive Plan and Land Development Code to provide incentives to developments with affordable housing units that meet all of the location criteria in Policy 3-1.11.3.

Policy 3-1.11.3: Selecting Sites for Affordable Housing for Very Low, Low, and Moderate Income Households. The City of Altamonte Springs is committed to fair, open, and affordable housing and shall approve sites for very-low, low, and moderate income housing units that are consistent with the Land Development Code. The City shall not approve affordable housing development proposals unless such proposed sites are:

- (a) Serviced by potable water and central wastewater systems;
- (b) Accessible to employment centers, including shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis;
- (c) Located on a paved street accessible to a major street identified on the City's major thoroughfare plan;
- (d) Accessible to public parks, recreation areas, and/or open space systems;
- (e) Located on sites having adequate surface water management and solid waste collection and disposal, and
- (f) For multi-family development, the project is located along or within one-half mile of an active transit route or where a route is planned.

Policy 3-1.11.4: Provision of Diverse Housing Types. The City shall continue to provide land use designations and zoning districts on the Future Land Use and the Official Zoning Maps, respectively, to ensure that single family, duplex, and multi-family housing units are allowed within the City.

Policy 3-1.11.5: Housing Location Criteria. The City of Altamonte Springs shall continue to enforce land development regulations that incorporate criteria for locating various housing types. These include the following:

- (a) All multi-family developments are serviced by potable water and central wastewater systems;
- (b) Convenience access to employment centers and shopping areas which accommodate stores offering household goods and services needed on a frequent and recurring basis;
- (c) All residential developments shall be located on a paved street accessible to a major street identified on the City's major thoroughfare plan;
- (d) Accessible to public parks, recreation areas, and/or open space systems; and
- (e) Located on sites having adequate surface water management and solid waste collection and disposal;
- (f) Higher density residential development shall be located where transit service occurs or where such service is planned. Transit service shall be considered available if an active LYNX route is within one-half mile from a residential structure.

Policy 3-1.11.6: Economic Solutions to Improve Access to Affordable Housing. By December 2015, the City shall determine the feasibility of using economic solutions to improve the supply of affordable housing units. Economic solutions include federal programs (i.e., Youthbuild) that provide job training/creation by constructing housing units. If Altamonte Springs determines that the feasibility exists, then the City shall apply for at least one of these federal programs within three years of the determination.

OBJECTIVE 3-1.12: ENERGY EFFICIENCY. The City shall promote energy efficiency in the design and construction of new housing.

Policy 3-1.12.1: The City shall continue to encourage new state legislation and changes to the Florida Building Code by the Florida Building Commission that promotes energy efficiency, use of

alternative energy, and conservation alternatives, in the construction and rehabilitation of existing buildings.

Policy 3-1.12.2: The City shall encourage City staff to obtain LEED accreditation.

Policy 3-1.12.3: The City shall undertake an ongoing review and improvement of City codes to promote energy conservation and remove obstacles to green building.

Policy 3-1.12.4: The City shall create incentive programs for housing projects that meet nationally recognized energy efficiency standards.