

3. HOUSING ELEMENT

Data Inventory and Analysis

Local governments are required to prepare and adopt a Housing Element consistent with the provisions of Chapter 163, Part III of the Florida Statutes. This Element presents an overview of the existing and projected future conditions pertinent to the preparation of the housing goals, objectives, and policies for the City's Comprehensive Plan. The best and latest data are provided by the US Census (2000 census and 2006-2008 American Community Survey Estimates when available), Florida Housing Data Clearinghouse (FHDC), and supplemented by local research.

EXISTING HOUSING CHARACTERISTICS

Tables 3.1 through 3.11 of this section provide an inventory and comparison of housing characteristics for the City of Altamonte Springs and Seminole County.

Dwelling Units by Structure Type

Table 3.1 denotes a comparison of dwelling units by structure type for the City of Altamonte Springs. Between 1990 and 2008, the number of housing units increased 22.68 percent from 17,140 to 21,027. All housing types, except for "Other" experienced an increase, with the most unit growth occurring in the single family and multi-family housing categories.

Table 3.1
Dwelling Units by Structure Type in Altamonte Springs

Housing Type	# of Units (1990)	# of Units (2000)	# of Units (2006-2008 Estimate)	% Change between 1990 and 2006-2008 Estimate
Single Family Detached	4,952	5,555	6,002	21.20%
Single Family Attached	1,283	1,568	1,678	30.79%
Duplex	181	324	297	64.09%
Multi-Family	10,564	12,704	12,963	22.71%
Mobile Home	9	20	20*	122.22%
Other (boat, RV, van, etc.)	151	9	0	-100.00%
Total	17,140	20,180	21,027	22.68%

Source: US Census (1990, 2000, 2006-2008 American Community Survey Estimate)

*=2006-2008 mobile home estimate provided by City staff

Multi-family housing comprises the majority of housing in Altamonte Springs at 61.65 percent while single family detached housing is the most prominent in Seminole County at 65.03 percent (see Table 3.2).

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Table 3.2
Comparison of Dwelling Units by Structure Type (2006-2008)

Housing Type	Altamonte Springs		Seminole County	
	Units	Percent	Units	Percent
Single Family Detached	6,002	28.54%	112,018	65.03%
Single Family Attached	1,678	7.98%	11,026	6.40%
Duplex	297	1.41%	1,692	0.98%
Multi-Family	12,963	61.65%	42,826	24.86%
Mobile Home	87	0.41%	4,690	2.72%
Other (boat, RV, van, etc.)	0	0.00%	0	0.00%
Total	21,027	100.00%	172,252	100.00%

Source: US Census 2006-2008 American Community Survey Estimates

Tenure. Table 3.3, Dwelling Units by Tenure, presents a comparison between owner-occupied dwelling units and renter-occupied dwelling units in Altamonte Springs and Seminole County. Between 1990 and 2000, the number of occupied housing units in Altamonte Springs grew 4.14 percent, from 15,432 units to 19,006 units. The percentage of occupied housing units in the City is comparable to the County at 94.18 and 94.90 percent respectively. The City has a slightly higher amount of vacant rental housing than the County, with almost 14 percent more vacancies available than the County.

Table 3.3
Dwelling Units by Tenure

Characteristics	City of Altamonte Springs (1990)		City of Altamonte Springs (2000)		Seminole County (2000)	
	Units	Percent	Units	Percent	Units	Percent
Total Housing Units	17,140	100.00%	20,180	100.00%	147,079	100.00%
Total Occupied	15,432	90.04%	19,006	94.18%	139,572	94.90%
Owner Occupied	6,038	39.13%	7,902	41.58%	96,956	69.47%
Renter Occupied	9,394	60.87%	11,104	58.42%	42,616	30.53%
Total Vacant	1,708	9.96%	1,174	5.82%	7,507	5.10%
Vacant for rent	989	57.90%	635	54.09%	3,018	40.20%
Vacant for sale only	213	12.47%	166	14.14%	1,500	19.98%
Rented or sold, not occupied	72	4.22%	24	2.04%	689	9.18%
For seasonal, recreational, or occasional use	273	15.98%	259	22.06%	1,183	15.76%
Other	161	9.43%	90	7.67%	1,117	14.88%

Source: US Census (1990, 2000)

Age of Year-Round Housing Units

Table 3.4, Age of Year Round Housing, compares the chronology of home construction in Altamonte Springs and Seminole County. The majority of year-round housing unit construction in the City took place in the 1980's, when over 37 percent of the City's housing units were constructed. This is also true of the County's year round housing stock with over 33 percent of the units being built in the 1980's. Both the City and the County experienced a significant decline in the rate of construction of housing units post 1989. The City declined from 37.59 percent to 18.47 percent while the County declined from 33.20 to 25.68 percent. More growth occurred in the County in the 1990's than the City, 25.68 percent compared with 18.47 percent.

Table 3.4
Age of Specified Year Round Housing (2000)

Year Structure Built	City of Altamonte Springs		Seminole County	
	Number of Units	Percentage of Total	Number of Units	Percentage of Total
Built 1999 to March 2000	475	2.35%	4,704	3.20%
Built 1995 to 1998	1,362	6.75%	13,818	9.39%
Built 1990 to 1994	1,891	9.37%	19,258	13.09%
Built 1980 to 1989	7,489	37.11%	48,832	33.20%
Built 1970 to 1979	6,981	34.59%	36,071	24.52%
Built 1960 to 1969	1,329	6.59%	12,865	8.75%
Built 1950 to 1959	456	2.26%	7,192	4.89%
Built 1940 to 1949	120	0.59%	1,820	1.24%
Built 1939 or earlier	77	0.38%	2,519	1.71%
Total	20,180	100.00%	147,079	100.00%

Source: 2000 US Census

Contract Rent. The median gross rent in Altamonte Springs increased 33 percent from \$553 a month to \$733 a month between 1990 and 2000 (see Table 3.5). The median gross rent is comparable to the \$731 a month gross rent in Seminole County.

Table 3.5
Gross Rent for Specified Housing Units

Gross Monthly Rent Range	City of Altamonte Springs (1990)		City of Altamonte Springs (2000)		Seminole County (2000)	
	Units	Percent	Units	Percent	Units	Percent
Less than \$200	15	0.16%	31	0.28%	685	1.61%
\$200 to \$299	21	0.22%	67	0.60%	650	1.53%
\$300 to \$499	367	3.91%	615	5.55%	3,591	8.44%
\$500 to \$749	2,397	25.52%	5,215	47.02%	17,148	40.30%
\$750 to \$999	5,642	60.06%	4,199	37.86%	13,194	31.01%
\$1,000 to \$1,499	675	7.19%	721	6.50%	4,863	11.43%
\$1,500 or more	206	2.19%	120	1.08%	1,060	2.49%
No cash rent	71	0.76%	122	1.10%	1,359	3.19%
Total	9,394	100.00%	11,090	100.00%	42,550	100.00%
Median rent per month	\$553		\$733		\$731	

Source: US Census (1990, 2000)

Monthly Cost of Owner-Occupied Units

Monthly owner costs for homeowners with a mortgage increased 23 percent between 1990 and 2000 in Altamonte Springs, increasing from \$828 a month to \$1,021 a month. Homeowners with a mortgage in the County pay approximately one percent more a month than homeowners with a mortgage in Altamonte Springs (see Table 3.6).

Table 3.6
Monthly Owner Costs with a Mortgage

Monthly Owner Costs	City of Altamonte Springs (1990)		City of Altamonte Springs (2000)		Seminole County (2000)	
	Units	Percent	Units	Percent	Units	Percent
Less than \$400	241	6.24%	48	0.97%	926	1.30%
\$400 to \$499	336	8.70%	87	1.76%	1,457	2.05%
\$500 to \$599	332	8.60%	202	4.09%	2,450	3.44%
\$600 to \$799	866	22.43%	818	16.55%	9,940	13.97%
\$800 to \$999	940	24.35%	1,208	24.43%	14,546	20.44%
\$1,000 to \$1,499	989	25.62%	1,920	38.83%	25,439	35.75%
\$1,500 to \$1,999	119	3.08%	456	9.22%	9,868	13.87%
\$2,000 or more	38	0.98%	205	4.15%	6,534	9.18%
Total	3861	100.00%	4,944	100.00%	71,160	100.00%
Median	\$828		\$1,021		\$1,102	

Source: US Census (1990, 2000)

Monthly costs for homeowners without a mortgage increased almost 60 percent between 1990 and 2000. Monthly owner costs for homeowners without a mortgage in the City are comparable to costs to homeowners without a mortgage in the County. On average, homeowners without a mortgage pay about \$20 more a month in the City than in the County (see Table 3.7).

Table 3.7
Monthly Owner Costs without a Mortgage

Monthly Owner Costs	City of Altamonte Springs (1990)		City of Altamonte Springs (2000)		Seminole County (2000)	
	Units	Percent	Units	Percent	Units	Percent
Less than \$200	369	45.95%	54	6.03%	1,928	13.16%
\$200 to \$299	332	41.34%	240	26.82%	4,648	31.73%
\$300 to \$399	87	10.83%	343	38.32%	4,005	27.34%
\$400 to \$499	15	1.87%	181	20.22%	1,939	13.24%
\$500 or more	*	*	77	8.60%	2,129	14.53%
Total	803	100.00%	895	100.00%	14,649	100.00%
Median	\$212		\$337		\$317	

*1990 Census only displays costs \$400 or more

Source: US Census (1990, 2000)

Value of Owner-Occupied Housing Units

The 2000 median home value in Altamonte Springs was \$112,200, \$7,700 lower than in Seminole County (\$119,900). Home values increased in both the City and County between 1990 and 2000, but by a higher rate in the County (32 percent) than in the City (25 percent) (see Table 3.8). The Census changed the unit value thresholds between the 1990 and 2000 census, making it difficult to compare the changes by house value from 1990 to 2000.

Table 3.8
Value of Owner-Occupied Housing Units (2000)

Housing Unit Value	Number of Units		Percentage	
	City	County	City	County
Less than \$66,999	553	8,788	9.47%	10.24%
\$70,000 to \$99,999	1,501	21,278	25.71%	24.80%
\$100,000 to \$149,999	2,790	28,313	47.78%	33.00%
\$150,000 to \$199,999	549	13,404	9.40%	15.62%
\$200,000 to \$249,999	231	5,993	3.96%	6.98%
\$250,000 to \$299,999	135	3,590	2.31%	4.18%
\$300,000 or more	80	4,443	1.37%	5.18%
Total	5,839	85,809	100.00%	100.00%
Median (2000)	\$112,200	\$119,900	N/A	N/A
Median (1990)	\$89,500	\$90,800	N/A	N/A

Source: US Census (1990, 2000)

Household Income

Table 3.9 shows the household income levels for Altamonte Springs. The median household income for the City increased 33 percent between 1989 and 1999 from \$31,538 to \$41,994. The median household income for the County grew at a slightly higher rate of 38 percent during the same time period. The household income in the County remains higher than in the City (approximately 17 percent higher in 1999).

Table 3.9
Altamonte Springs Household Income

Housing Income	Units (1989)	Percent (1989)	Units (1999)	Percent (1999)
Less than \$10,000	1,117	7.21%	1,206	6.37%
\$10,000 to \$14,999	1,195	7.72%	785	4.14%
\$15,000 to \$24,999	3,251	21.00%	2,285	12.07%
\$25,000 to \$34,999	3,240	20.92%	3,119	16.47%
\$35,000 to \$49,999	3,168	20.46%	4,023	21.24%
\$50,000 to \$74,999	2,482	16.03%	4,091	21.60%
\$75,000 to \$99,999	617	3.98%	1,877	9.91%
\$100,000 or more	414	2.67%	1,553	8.20%
Total	15,484	100.00%	18,939	100.00%
Median--City	\$31,538		\$41,994	
Median--Seminole County	\$35,637		\$49,326	

Source: US Census (1990, 2000)

Ratio of Income to Housing Cost

Table 3.10, Ratio of Income to Rent, and Table 3.11, Ratio of Income to Mortgage Costs, denote the ratio between housing costs and income within Altamonte Springs and Seminole County. City housing costs are impacted by several factors, including a limited supply of developable land. Land costs are rising since the City has very few acres of developable land available for housing. An issue facing the State, County and City is the availability of affordable housing, for both renters and owners. This is especially important for households that are classified as very low income (less than \$25,050), low income (between \$25,050 but below \$40,080) and moderate income (above \$40,080 but below \$60,120) households. Affordable housing is determined by comparing the cost of housing to household income. According to the Florida Department of Community Affairs, a household is paying an excessive proportion of their income for housing if their housing costs (rent or mortgage) to income ratio exceed 30 percent. According to the 2000 US Census, 35.93 percent of renters and 24.82 percent of owners had a housing unit to income ratio exceeding 30 percent within the City.

Rent-to-Income Ratio

Table 3.10 shows rent as a percentage of income for Altamonte Springs and Seminole County. According to the 2000 US Census almost 36 percent of all renter-occupied households in Altamonte Springs are paying over 30 percent of their income for housing. Comparatively, within Seminole County 38 percent of all renter-occupied households are paying over 30 percent of their income for housing. In Altamonte Springs 25.83 percent and in Seminole County 29.06 percent of all renter households are paying over 35 percent of their income for housing.

Table 3.10
Ratio of Income to Rent (2000)

Percentage of Income	Altamonte Springs		Seminole County	
	Households	Percent	Households	Percent
Less than 20 percent	3,513	31.68%	12,616	29.65%
20 to 24 percent	1,934	17.44%	6,902	16.22%
25 to 29 percent	1,396	12.59%	4,754	11.17%
30 to 34 percent	1,120	10.10%	3,837	9.02%
35 percent or more	2,864	25.83%	12,365	29.06%
Not computed	263	2.37%	2,076	4.88%
Total units	11,090	100.00%	42,550	100.00%

Source: 2000 US Census

Mortgage Costs to Income Ratio

The affordability issue is a problem for homeowners as well as renters. Table 3.11 shows the monthly mortgage costs-to-income ratio for both Altamonte Springs and Seminole County. Twenty-five percent of all owner-occupied households within the City are paying over 30 percent of their income for housing. Seminole County has 25.52 percent of their owner-occupied households paying over 30 percent of their income for housing.

Table 3.11
Ratio of Income to Mortgage Costs (2000)

Percentage of Income	Altamonte Springs		Seminole County	
	Households	Percent	Households	Percent
Less than 20 percent	2,194	44.38%	32,010	44.98%
20 to 24 percent	921	18.63%	12,585	17.69%
25 to 29 percent	578	11.69%	8,408	11.82%
30 to 34 percent	386	7.81%	5,412	7.61%
35 percent or more	841	17.01%	12,456	17.50%
Not computed	24	0.49%	289	0.41%
Total units	4,944	100.00%	71,160	100.00%

Source: 2000 US Census

INVENTORY OF STANDARD/SUBSTANDARD UNITS

The City's Building Division performs routine inspections of all multi-family units. Single family units are inspected on a complaint basis or by random inspection by the Building Division. Any violations of the building code result in notice to the property owner stating corrections must be made within 30 days. Failure to correct a violation results in a citation being given to the property owner. Citations which are not corrected within 30 days are referred to the Code Enforcement Board for further action. Internal inspections of residential units are conducted on a complaint basis, or where probable cause exists to believe violations are present. Internal inspections are only conducted with permission of the owner, the current occupant, or upon a court order.

The City defines substandard housing as those units which (1) lack complete plumbing facilities; (2)

contain more than 1.01 persons per room; (3) lack complete kitchen facilities; and/or (4) lack central heating facilities.

Plumbing

According to the 2000 US Census, 77 housing units in Altamonte Springs did not contain complete plumbing facilities. Complete plumbing facilities include hot and cold piped water, a flush toilet and a bathtub or shower. All three of these facilities must be located within the housing unit; however, they need not be in the same room.

Kitchen

Of the 17,140 housing units in Altamonte Springs in 2000, 96 did not contain complete kitchen facilities. A complete kitchen within the housing unit, although not necessarily in one room, contains all of the following facilities: an installed sink with piped water; a range, cooktop and convection or microwave oven; and a refrigerator. If one or more of these facilities are missing than it is considered lacking complete kitchen facilities.

Heat

Table 3.12 indicates the number of housing units by type of heating fuel used, as determined by the 2000 U.S. Census. Electricity is used most often to heat housing units in Altamonte Springs.

Table 3.12
Specified Housing Units by House Heating Fuel

House Heating Fuel Type	Number of Units	Percent of Total
Utility Gas	788	4.15%
Bottled, Tank or LP Gas	60	0.32%
Electricity	17,924	94.31%
Fuel Oil, Kerosene, etc	145	0.76%
Coal or coke	9	0.05%
Wood	15	0.08%
Other Fuel	0	0.00%
No fuel used	65	0.34%
Total	19,006	100.00%

Source: 2000 US Census

Overcrowding

The Federal Code of Regulations defines overcrowding as more than 1.0 person per room. According to the 2000 Census, Altamonte Springs had 1,033 housing units (or 5.4% of all occupied units) with 1.01 or more persons per room. Of the 1,033 housing units with 1.01 or more persons per room, 556 had more than 1.51 persons per room.

Structural Conditions

The City's review of housing conditions is intended to identify both "standard deteriorating" units as well as substandard units which are classified as "dilapidated" or "uninhabitable." These terms are defined below:

Standard Deteriorating: *Housing which is in standard condition except for very minor repairs such as painting, screen repair, or weatherization.*

Substandard Dilapidated: *Housing which has structural problems such as an eroding foundation or walls or roofing which appear to sag.*

Substandard Uninhabitable: *Housing which exposes occupants to the elements and is unsafe for occupancy due to missing windows, walls, or roofing or other major structural defects.*

According to the City's Fire Marshal/Building Official, the City has one home that is classified as Substandard Uninhabitable where active code enforcement action is currently underway. As deteriorating or substandard units are identified, the City pursues abatement and enforcement in accordance with the City's Unsafe Building Abatement Code. Most residents of the City take pride in their homes and maintain them in standard or above standard conditions.

FEDERAL HOUSING PROGRAMS

Section 8

The Section 8 Program provides rental subsidies to very low, low and moderate income households. The rental limits are set each year by the U.S. Department of Housing and Urban Development (HUD). The Sanford Housing Authority operates the Section 8 Program throughout Seminole County. There are currently no Section 8 units within the City.

Inventory of Rural and Farm Worker Housing

The City of Altamonte Springs has an urban environment with no land allocated to agricultural uses. As such, no rural or farm workers housing is required within the City, and no housing is designated for rural or farming purposes.

HOUSING FOR SPECIAL NEEDS

Special housing needs are necessary for the elderly, children, and those who have physical or emotional needs that require special residential accommodations. The type of residential accommodation varies based on the physical and emotional needs of elderly, adults and children. Such residential accommodations may or may not demand on-site professional medical assistance, twenty-four hour assistance, or other special facilities. In some cases, special housing situations can involve a group of unrelated residents that share living accommodations as a group because their physical or emotional needs require special services or assistance from other group members.

Section 163.3177(7)(f)d, Florida Statutes, states that housing elements must include "...The provision of adequate sites for future housing, including housing for low-income and moderate-

income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.” The State of Florida has adopted laws that control local government regulation of certain residential facilities serving special needs groups. These laws ensure that there are adequate sites for group homes in every community throughout the State (Chapter 419, F.S.). A group home is defined by Section 9J-5.003(52), Florida Administrative Code as “a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents.”

Special housing accommodations for Altamonte Springs’ residents can include nursing homes and group homes. Group homes can be further defined as a community residential home, adult family care homes, assisted living facilities, and family foster homes. These special housing facilities are generally defined as follows:

Nursing Homes

Any institution, building residence, private home or other place, whether operated for profit or not, which provides 24-hour nursing care, personal care, or custodial care for persons not related to the owner or manager by blood or marriage. The person under such care resides overnight at the home. See Section 400.021(8) F.S. for State definition.

Assisted Living Facilities

A facility designed to provide personal care services in the least restrictive and most home-like environment. These facilities can range in size from one resident to several hundred and may offer a wide variety of personal and nursing services designed specifically to meet an individual’s personal needs. See Section 400.402, F.S.

Adult Family Care Homes

A full-time, family-type living arrangement, in a private home, under which a person who owns or rents the home provides room, board, and personal care, on a 24-hour basis, for no more than five disabled adults or frail elders who are not relatives. See Section 400.618, F.S.

Community Residential Home

A dwelling unit licensed to serve clients of the Department of Children and Family Services, which provides a living environment for seven to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. See Section 419.001, F.S. "Resident" [as it applies to “Community Residential Home] means any of the following: a frail elder as defined in s. 400.618; a physically disabled or handicapped person as defined in s. 760.22(7)(a); a developmentally disabled person as defined in s. 393.063(12); a nondangerous mentally ill person as defined in s. 394.455(18); or a child as defined in s. 39.01(14), s. 984.03(9) or (12), or s. 985.03(8). (Section 419.001.1(d), F.S., Site selection of community residential homes.) Note that this definition applies only to dwelling units housing those who are “clients of the Department of Children and Family Services.” Community Residential Facility with seven to 14 residents may only locate in areas zoned multiple family. Those with less than seven residents may located within areas zoned for single family or multiple family dwelling units subject to State separation

requirements between such facilities.

Family Foster Home

A private residence in which children who are unattended by a parent or legal guardian are provided 24-hour care. Such homes include emergency shelter family homes, family foster group homes, and specialized foster homes for children with special needs. A person who cares for a child of a friend for a period not to exceed 90 days, a relative who cares for a child and does not receive reimbursement for such care from the state or federal government, or an adoptive home which has been approved by the department or by a licensed child-placing agency for children placed for adoption is not considered a family foster home. Section 409.175 FS.

Based on records maintained by the State Agency for Health Care Administration and the State's Facility Locator, Table 3.13 lists nursing homes, adult family care homes, and assisted living facilities located within the City of Altamonte Springs. Locations of foster family home sites are kept confidential. City Plan 2020 and the City's Land Development Code assure adequate locations for nursing homes and group homes and consistent with State laws.

**Table 3.13
Special Need Facilities and Residential Homes in Altamonte Springs, 2009**

Facility	Location	Capacity (# of beds)
Nursing Homes		
Consultate Health Care of West Altamonte	1009 West Town Parkway	116
Life Care Center of Altamonte Springs	989 Orienta Avenue	240
Assisted Living Facilities		
All Stars Assisted Living, Inc.	1131 W. Lake Brantley Road	13
Dolphin Paradise	1208 Forest Circle	6
Emeritus at Altamonte Springs	433 Orange Drive	180
Horizon Bay Vibrant Ret Living 443	360 Montgomery Road	115
Horizon Bay Vibrant Ret Living 445	217 Boston Avenue	170
Sutton Homes #3	515 Tivoli Court	5
Adult Day Care Center		
St. Mary Magdalen Adult Center	710 Spring Lake Rd. Suite 1100	30 (max participants)

Source: <http://www.floridahealthfinder.gov/FacilityLocator/FacilitySearch.aspx>, March 2010

Residential Historical Structure

The last Historical Property Survey in the City was completed in 1992. The Survey determined that no concentration of older or potentially historic buildings exists in Altamonte Springs. There are no properties in Altamonte Springs currently listed on the National Register of Historic Places. Two buildings within the City are eligible for listing. These structures are located at 825 East Altamonte Drive and 115 Maitland Avenue.

Mobile Homes

Mobile homes provide a housing resource for many low and moderate income families. According

to the 2006-2008 American Community Survey Estimate, 87 mobile homes were located in the City. These mobile homes are not located within mobile home parks and the Florida Department of Health has not licensed any mobile home parks in the City.

Housing Construction

Table 3.15a shows the number of new housing units constructed between 2000 and 2008. Table 3.15b shows residential building permits issued by Altamonte Springs from 2005 through 2009. This information shows that construction of new housing (both single family and multi-family) has significantly declined over the past five years. These numbers reveal the decline the housing market has faced as a result of the economic downturn.

Table 3.15a
Housing Construction Activity 2000 – 2008

Year	Residential Units
2000	20,180
2006-2008	21,027
New Units	846

Source: US Census (2000, 2006-2008 ACS Estimate)

Table 3.15b
Housing Construction 2005 - 2009

Permits	2005	2006	2007	2008	2009
Single Family	5	9	2	2	0
Multi-Family	1	0	0	1	3
TOTAL	6	9	2	3	3

Source: Altamonte Springs Growth Management Department, March 2010

EXISTING NEIGHBORHOODS

The residential portion of the City's southeast quadrant is primarily detached single family, except for the northern portion in which multi-family housing is concentrated. The residential development in the northeast quadrant is concentrated north of S.R. 436 and east of Palm Springs Drive. Residential development in the northwest quadrant of the City is concentrated between Montgomery Road and S.R. 434. The area north of Central Parkway and west of I-4 also contains some multi-family development. In the southwest quadrant, west of S.R. 434 and south of S.R. 436, there is a large planned unit development with a mixture of housing types. A multi-family housing area also exists along Wymore Road south of S.R. 436 and west of I-4.

HOUSING DATA ANALYSIS

Housing Projections

The following analyzes the housing needs for the anticipated future population. The analysis identifies needs by housing type, tenure, and income range through 2030. Planning projections do not assume a build-out by 2030, the plan's long-term planning horizon. The Comprehensive Plan

assumes that the City's population will grow, but with infill and redevelopment. The higher densities that may result in the City's activity centers will extend the build-out of the City beyond the 2030 planning horizon. All projections assume no significant annexations involving residential lands will occur in the planning period. More detailed housing and income data are scheduled to be published by the US Census Bureau sometime around 2012. The Housing Element should be updated at that time based on the new data.

Housing Needs

Housing needs are determined by forecasting future population. The additional land required to meet the housing needs of future populations will be based on the number of housing units per acre and the projected number of new units needed.

1. *Projected Population and Housing Need.* Table 3.16 shows the projected residential housing needs based upon population projections. The City had a 2000 population of 41,200 with 18,821 total households and an average of 2.17 persons per household. By 2030, Altamonte Springs is projected to have a population with 45,481 with 19,948 households, or 2.28 persons per household.

**Table 3.16
Residential Housing Demands**

Year	Population	Persons/ Household	Households	Total Housing Units
1990	34,879	2.26	15,432	17,140
2000	41,200	2.17	18,821	20,180
2010	42,620	2.28	18,693	19,848
2015	43,164	2.28	18,932	20,101
2020	44,023	2.28	19,308	20,502
2025	44,790	2.28	19,645	20,859
2030	45,481	2.28	19,948	21,181

Source: Population Estimates: Florida Housing Data Clearinghouse, Persons/Household Estimates: assumes ACS 2006-2008 estimate, Total Housing Units: assumes same percentage breakdown of occupied housing units as 2000 US Census

Population estimates are taken from the Florida Housing Data Clearinghouse, 2008, 2010, 2020, 2030 persons per household estimates are based on the 2006-2008 ACS Estimate Total Housing Unit estimate assumes 2000 occupancy rate of 94.18 percent.

2. *Housing Need and Acreage.* The City currently has approximately 280 acres of vacant, developable land suitable for residential development, including mixed-use areas. Residential units and future population were based upon estimates provided by the Florida Housing Data Clearinghouse. Future residential development will occur predominantly within the mixed use and Activity Center land use categories as vacant land within single residential land uses accounts for only 25 percent of the total vacant land suitable for residential development. Additional residential lands are not necessary to accommodate the projected population;

however, the data and analysis indicates that future residential development and redevelopment will need to occur at higher densities.

3. Projected Housing Units.

- a. *Projected Housing Units by Type.* Table 3.17 shows the projected housing demand by type of unit. The projections are based upon development of the land as described above.

Table 3.17
Projected Housing Need by Type of Unit

Unit Type	Number Of Units							Net Change 2000-2030
	2000	(2006-2008 Estimate)	2010	2015	2020	2025	2030	
Single Family Detached	5,555	6,002	5,666	5,738	5,852	5,954	6,046	8.84%
Single Family Attached	1,568	1,678	1,584	1,604	1,636	1,665	1,690	7.80%
Duplex	324	297	280	284	290	295	299	-7.66%
Multi-Family	12,704	12,963	12,236	12,392	12,639	12,859	13,058	2.78%
Mobile Home	20	87	82	83	85	86	88	338.18%
Other (boat, RV, van, etc.)	9	0	0	0	0	0	0	0.00%
Total	20,180	21,027	19,848	20,101	20,502	20,859	21,181	4.96%

Source: US Census (2000, 2006-2008 American Community Survey)

Unit type projections were derived from taking the same percentage breakdown as 2006-2008 ACS Estimate

- b. *Projected Housing Units by Tenure.* Table 3.18 shows the projected number of owner-occupied and renter-occupied housing units. The projections are based upon the 2000 percentages of owner occupied (41.58 percent) and renter-occupied (58.42 percent) units.

Table 3.18
Projected Housing Need by Tenure

Tenure	2000	2010	2015	2020	2025	2030
Owner-Occupied	7,902	7,772	7,871	8,028	18,503	8,294
Renter-Occupied	11,104	10,921	11,061	11,281	11,478	11,655
Total Occupied	19,006	18,693	18,932	19,309	19,645	19,948
Vacant	1,174	1,155	1,169	1,193	1,214	1,232
Total Housing Units	20,180	19,848	20,101	20,502	20,859	21,181

Source: 2000 US Census

Projected housing need was derived from taking the same percentage of 2000 Census breakdown.

- c. *Projected Housing Units by Household Income.* Table 3.19 shows the projected number of housing units by household income. Between 2000 and 2030, the number of very low income households (households with income equal to or below 50% of the median income will increase 25 percent, from 3,477 households to 4,358 households.

Table 3.19
Projected Housing Need by Household Income

Percent of Annual Median Income (AMI)	2000	2010	2015	2020	2025	2030
Less than 30 percent	1,725	1,834	1,889	1,961	2,030	2,096
30 to 50 percent	1,752	1,883	1,962	2,062	2,168	2,262
50 to 80 percent	3,085	3,275	3,365	3,477	3,592	3,697
80 to 120 percent	4,533	4,781	4,863	4,976	5,074	5,168
Greater than 120 percent	7,663	8,117	8,230	8,414	8,558	8,678

Source: Florida Housing Data Clearinghouse, 2008

AFFORDABLE HOUSING ASSESSMENT

Florida Statutes, Chapter 9J-5.010(2)(b) requires that an affordable housing assessment be performed using a methodology established by the Florida Department of Community Affairs. Data for the Affordable Housing Assessment for the City was provided by the Florida Housing Data Clearinghouse (FHDC). As a result, the following assessment was completed using the best available data. It is important to reiterate that although the projected needs for most of the housing indicators illustrate a decrease in need over time, the City is still in need of housing options for all income levels.

According to the FHDC, while summary indicators can provide a measure of the overall housing need, targeting housing assistance appropriately often requires a more detailed analysis on the income variation within the total number of low-income, severely cost-burdened households. The FHDC provides the following reasons why it is important:

- 1) If needs are to be addressed through construction of new units, income variation within low-income households means that not all new rent- or price-restricted units will be affordable to all households. For example, a household at 30 percent area median income (AMI) would still pay more than half of its income for rent in an apartment with rent set for households with incomes of 60 percent AMI.
- 2) A number of housing programs, such as the Low Income Housing Tax Credit and, in most cases, Section 8 Housing Vouchers, set income limits below 80 percent of area median.

FHDC projects housing needs based on the number of households that are cost burdened where the cost of housing exceeds 50 percent of their income and thus is not affordable. Table 3.20 presents the number of affordable homes needed over time for both owners and renters. Table 3.21 provides a summary of the severely cost burdened units with incomes less than 80 percent of the AMI.

Table 3.20
Cost Burden Housing Need Projections (units)

	2000	2010	2015	2020	2025	2030
Owner Units	7,828	8,498	8,767	9,199	9,566	9,885
Renter Units	10,930	11,392	11,542	11,724	11,856	12,016

Source: Florida Housing Data Clearinghouse, 2008

Table 3.21
Severely Cost Burdened Units with Income Less Than 80 Percent of AMI
by Tenure and Income Level

Household Income as Percent of AMI						
A. Owner	2000	2010	2015	2020	2025	2030
Less than 30 percent	351	391	416	450	487	519
30 to 50 percent	460	516	553	601	655	700
50 to 80 percent	873	969	1,026	1,101	1,186	1,256
Total	1,684	1,876	1,995	2,152	2,328	2,475
B. Renter						
Less than 30 percent	1,374	1,443	1,473	1,511	1,543	1,577
30 to 50 percent	1,292	1,367	1,409	1,461	1,513	1,562
50 to 80 percent	2,212	2,306	2,339	2,376	2,406	2,441
Total	4,878	5,116	5,221	5,348	5,462	5,580

Source: Florida Housing Data Clearinghouse, 2008

The FHDC also projects the growth of the severely cost burdened units by income and tenure over a multi-year period of time. This indicator can be an effective measure to determine the need over time for more units to accommodate the severely cost-burdened, low-income households.

Table 3.22
Growth in Severely Cost Burdened Units with Income Less
than 80 Percent of AMI by Tenure and Income Level

Growth in Severely Cost Burdened Units by Tenure and Income Level					
A. Owner	2000-2010	2010-2015	2015-2020	2020-2025	2025-2030
Less than 30 percent	40	25	34	37	32
30 to 50 percent	56	37	48	54	45
50 to 80 percent	96	57	75	85	70
Total	192	119	157	176	147
B. Renter					
Less than 30 percent	69	30	38	32	34
30 to 50 percent	75	42	52	52	49
50 to 80 percent	94	33	37	30	35
Total	238	105	127	114	118

Source: Florida Housing Data Clearinghouse, 2008

According to the FHDC, another useful indicator and measure of the need for affordable housing is the examination of the growth in two classes of renter households: those considered “prime homeowners” and those considered “prime renters.” These two classes of renter households are important to evaluate because their age and income are at a critical place in the cycle of housing consumption. The FHDC defines the “prime homeowner” segment as those renters between the ages of 35 and 64 whose incomes are between 50 percent and 80 percent of area median; “prime renters” include renter households aged 15 to 34 with incomes less than 50 percent of area median. Table 3.23 presents the total households for each of these segments by year. Between 2000 and 2030, prime homeowner households are anticipated to grow 2.5 percent. Prime renter households are anticipated to remain the same.

**Table 3.23
Growth in Renter Households**

	2000	2010	2015	2020	2025	2030
Prime Homeowner	925	981	973	976	964	948
Prime Renter	1,210	1,207	1,215	1,210	1,209	1,210

Source: Florida Housing Data Clearinghouse, 2008

ADEQUATE LOW/MODERATE INCOME HOUSING SITES

The land requirements analysis presented earlier shows that there are ample sites available, and suitable, for the future single family and multifamily needs. The discussion regarding the private sector role demonstrates that the private sector will supply both rental and purchase housing that is affordable for both low income and moderate income families.

IDENTIFICATION OF CONSERVATION, REHABILITATION OR DEMOLITION AND HISTORICALLY SIGNIFICANT HOUSING ACTIVITIES

The City of Altamonte Springs completed a Historic Properties Survey in 1992. The City has not designated any place or structure as a significant historical site. However, two buildings are potentially eligible for listing in the National Register of Historic Places: 825 East Altamonte Drive and 115 Maitland Avenue. The survey found 32 other structures built before 1945 scattered throughout the City but they did not appear to warrant the enactment of a local historic preservation ordinance based on number, location, quality and potential historic resources. The Florida Division of Historical Resources maintains a list of sites and structures that are designated as historical sites or have the potential for historical significance. The Future Land Use Element contains a list of sites appearing on the Division of Historical Resources' Master Site File as of July 2001 and contains a map identifying the location of the two potentially historic buildings described above.

Previous analyses have shown that there is no current need for rehabilitation or demolition of residential structures. The City will continue its building code monitoring program to identify as such needs in the future.

Substandard Structures

As mentioned previously, there are currently no substandard structures in the city. All structures in the City are subject to Code Compliance review. This program helps to ensure all buildings in the City are properly maintained and preserved. The City will continue its monitoring program to ensure that structures exhibiting substandard tendencies are quickly identified and corrected.

NEIGHBORHOOD PROTECTION

Altamonte Springs has consistently taken actions to preserve and enhance its neighborhoods. State highways divide the city into four distinct quadrants, with a community of neighborhoods. Each neighborhood contains schools, shopping and recreation facilities to minimize the need for neighborhood residents to cross major roadways to use these facilities.

In June 1989, the City held an open citizen forum to discuss the activities that should be taken to

maintain and enhance the quality of life for the residents of the City in the future. This session, called the City Visions Forum, produced an extensive list of actions that the City should consider in the preparation of this Plan and to provide general guidance to the City Commission in its decision making. The enhancement of existing residential neighborhoods was a principal concern of the Forum.

Neighborhood Protection Issues

Several issues continue to confront residents in these neighborhoods to varying degrees. Many areas, such as Barclay Woods in the southeast area, are faced with increasing traffic using the neighborhood streets as a shortcut between thoroughfares, or to escape congestion on the thoroughfares.

Another issue affecting residential neighborhoods is the pressure for intrusion of commercial/office uses. Office and/or retail uses located along major roadways often seek permission to expand into neighborhoods. This situation has been particularly prevalent along the east side of Maitland Avenue in the southeast area and along Palm Springs Drive in the northeast area and along SR 436.

Aesthetic quality of neighborhoods is also extremely important to residents. In addition to the factors mentioned above, parks and recreation facilities, public safety, refuse collection and code enforcement are major factors in maintaining and improving the aesthetic quality of neighborhoods. Enforcement of codes concerning such matters as fences, tree removal, illegally parked vehicles and satellite dishes are essential to neighborhood quality. Landscaping and buffering of adjacent more intensive land uses is also important in this effort. Lighting from retail areas often needs to be redirected away from adjacent residential properties.

In the past, well designed residential infill projects have been opposed by the residents. The City needs to review the development standards for infill projects and work with neighborhood groups to dispel their irrational opposition to such projects.

Winwood Neighborhood

Another area of concern to the city is the Winwood neighborhood. Winwood is adjacent to the city limits in the unincorporated area of the county in the north-east quadrant of SR 436 and CR 427. It has also been subject to numerous rezonings for non-residential uses in the past. It is one of the target areas for the Community Development Block Grant (CDBG) program administered by the County.

The CDBG program has made some improvements in the drainage conditions and has paved portions of two streets in the neighborhood. A more aggressive program is necessary to improve conditions for its residents and to protect the stability of the adjacent neighborhoods within the city limits. Improvements to the Winwood neighborhood will also result in reducing the crime rate which in turn benefits both city and county residents. An active, cooperative effort among city, county and private sector interests is necessary to accelerate the needed improvements in this area in order to prevent the blighted conditions from affecting the City.

STATE COMPREHENSIVE PLAN POLICIES RELATED TO THE HOUSING ELEMENT

Introduction

As part of their compliance review, the Department of Community Affairs (DCA) will review local government comprehensive plans for consistency with the State Comprehensive Plan (SCP) (Chapter 187, Fla. Stats.). Plans that are not sufficiently consistent with the SCP will receive a determination of non-compliance. The Plan must then be brought into compliance to avoid the sanctions available pursuant to Chapter 163.3184 (11) and the vagaries of the Administrative Procedures Act process (Chapter 120, F.S.).

Chapter 163, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act (the Growth Management Act) defines consistency as "...compatible with..." and "...furthers..." the SCP. "Compatible with" means that the Plan is "not in conflict with" the SCP. The term "furthers" means "to take action in the direction of realizing the goals or policies" of the SCP. (Chapter 163.3177 (10) (a)).

Since the SCP goals and policies are very broad, it is not difficult for the City to be "compatible" with them. It is considerably more difficult to demonstrate that the City's Plan has clearly "...taken action in the direction of realizing the goals and policies..." of the SCP.

In order to assist the City in developing goals, objectives and policies for the Housing Element of its Plan that are consistent with the SCP, the SCP was analyzed to determine which of its policies are applicable to the City's Housing Element. The SCP policies applicable to this Element are listed below in no particular order of importance.

Each SCP Goal is listed with its associated policies. The Goal and the Policies are reproduced verbatim. The policy number refers to a specific SCP policy and may therefore appear out of sequence. The list should not be considered as complete or the final authority of the applicability to the Housing Element. The DCA has the final authority to determine the City's compliance with the State Comprehensive Plan.

SCP Goals and Policies

GOAL 4 -- FLORIDA SHALL IMPROVE THE QUALITY OF LIFE FOR ITS ELDERLY BY PROMOTING IMPROVED PROVISIONS OF SERVICES, WITH AN EMPHASIS ON INDEPENDENCE AND SELF-SUFFICIENCY.

Policy 4 - Support cost-effective community alternatives to long term institutional care.

Policy 9 - Provide services designed to increase the involvement of elderly persons in the day-to-day life of the community, to ensure their adequate housing, and to improve employment opportunities for those elderly persons who are willing to work.

GOAL 5 -- THE PUBLIC AND PRIVATE SECTORS SHALL INCREASE THE AFFORDABILITY AND AVAILABILITY OF HOUSING FOR LOW-INCOME AND MODERATE-INCOME PERSONS, INCLUDING CITIZENS IN RURAL AREAS, WHILE AT THE SAME TIME ENCOURAGING SELF-SUFFICIENCY OF THE INDIVIDUAL AND ASSURING ENVIRONMENTAL AND STRUCTURAL QUALITY AND COST-EFFECTIVE OPERATIONS.

Policy 1 - Eliminate public policies which result in housing discrimination and develop policies which encourage housing opportunities for all Florida's citizens.

Policy 2 - Diminish the use of institutions to house persons by promoting deinstitutionalization to the maximum extent possible.

Policy 3 - Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.

Policy 4 - Reduce the cost of housing construction by eliminating unnecessary regulatory practices which add to the cost of housing.

GOAL 16 -- IN RECOGNITION OF THE IMPORTANCE OF PRESERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE OF THE STATE, DEVELOPMENT SHALL BE DIRECTED TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE THE LAND AND WATER RESOURCES, FISCAL ABILITIES, AND THE SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

Policy 3 - Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping and recreational activities.

GOAL 18 - BY 1995, FLORIDA SHALL INCREASE ACCESS TO ITS HISTORICAL AND CULTURAL RESOURCES AND PROGRAMS AND ENCOURAGE THE DEVELOPMENT OF CULTURAL PROGRAMS OF NATIONAL EXCELLENCE.

Policy 6 - Ensure that historic resources are taken into consideration in the planning of all capital programs and projects at all levels of government, and that such programs and projects are carried out in a manner which recognizes the preservation of historic resources.

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REGIONAL POLICY PLAN CONSISTENCY

As part of their compliance review, the Department of Community Affairs (DCA) will review local government comprehensive plans for consistency with the *Strategic Regional Policy Plan* (SRPP) adopted by the East Central Florida Regional Planning Council (ECFRPC) in 1998. The ECFRPC also reviews the Plan and makes a consistency recommendation to DCA. This consistency recommendation is based on the relationship of the City's Plan to the SRPP as a whole.

In addition, the City's Comprehensive Plan is striving to be consistent with the regional vision – "2050 How Shall We Grow". The City's Plan supports the "4 C's" of the regional vision as stated below.

The "4 C's" of the Regional Vision stand for:

- *Conservation*- Identifying and protecting our most critical natural resources of regional significance, and doing this first.
- *Centers*- Promoting more future growth and development in compact urban centers with great amenities (great places to live, work, shop and recreate in a more pedestrian-friendly setting).
- *Corridors*- Connecting centers with mixed-use corridors served by multi-modal (motor vehicles, light rail, commuter rail, bus, bus rapid transit, bike lanes and pedestrian trails) transportation systems.
- *Countryside*- Taking the pressure off countryside by increasing the density and intensity of great urban centers, and thus deferring the need for more sprawl into the countryside.

In order to assist the City in developing goals, objectives and policies for the Future Land Use Element consistent with the SRPP, the SRPP was reviewed to determine which of its policies were applicable to the City. The SRPP policies applicable to this Element are shown on the following page.

SRPP Sections	Policies
Economic Development	n/a
Emergency Management	n/a
Housing	3.1, 3.2, 3.3
Natural Resources	4.5, 4.7, 4.8, 4.9, 4.16, 4.24,
Transportation	5.6, 5.21,
Land Use	6.1, 6.2, 6.14, 6.15,
Public Facilities	7.3, 7.19