

**EVALUATION AND APPRAISAL REPORT  
OF THE  
CITY OF FELLSMERE COMPREHENSIVE PLAN  
CHAPTER THREE – SUCCESSES & SHORTCOMINGS OF THE  
HOUSING ELEMENT**

**HOUSING**

The Housing Element (HE) contains eight objectives under one goal statement. The objectives address primarily two of the major issues facing the community: Maintaining the Historic Character of the City and Economic Development. A review of each objective is provided below including an assessment as to whether the plan objectives as they relate to major issues have been achieved. In addition, the review of each objective will identify, as appropriate, any unforeseen or unanticipated changes in circumstances that have occurred resulting in problems or opportunities with respect to the major issues and the social, economic, and environmental impacts of the issue.

**OBJECTIVE H A-1: ALLOW AFFORDABLE HOUSING AND ADEQUATE SITES FOR VERY LOW, LOW, AND MODERATE INCOME HOUSING.** *The City projects the total need for very low, low, and moderate income-housing units for the period 2000 through 2020 to be met. The City anticipates that the supply of affordable housing units will exceed the demand by at least 200 units each year. Appendix A of this element provides the specific analysis associated with these figures. Through the implementation of the following policies, the City shall ensure that adequate sites are available to the private sector for very-low, low, and moderate income housing units.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Achievement of Objective A-1, as written, is based upon the completion of the underlying policies. From this measurement, the objective has mostly been achieved. In relation to the major issues, achievement of the objective will result in the resolution of one major issue – provision of central sewer. Policy H A-1.1 requires affordable housing to be served by central sewer. Ensuring adequate affordable housing in the future will also help achieve economic development by providing a range of housing options to allow a diverse population needed to serve a growing economy.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

During the evaluation period, three affordable housing communities have been developed. The projects were developed with various partnerships from Habitat for Humanity to the use of Low Income Housing Tax Credits and Migrant Farm Worker Housing. These projects have considerably increased the supply of high quality affordable housing. With the annexation of vast vacant lands, adequate lands exist to easily accommodate future affordable housing needs.

**Required Actions for Objective H A-1:**

- Update objective to meet the 2035 planning horizon.

**OBJECTIVE H A-2: MAINTAIN HOUSING STOCK FREE OF SUBSTANDARD UNITS.** *The City has identified areas with substandard housing units. The City shall use the code enforcement program to take necessary actions to correct deficiencies in order to reduce the number of substandard units, and take advantage of grants available through the CDBG Neighborhood Revitalization Program.*

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**Has the plan objective, as it relates to the major issues, been achieved?**

Objective A-2 has mostly been achieved. Until census data is available from the 2010 census, the City is not able to determine if the measure reflected by the underlying policy has also been achieved. Achievement of this objective does not address any major issue of the City.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

The severe downturn in the economy has resulted in a reduction in code enforcement activity due to resource constraints. Also, the City desires to provide some additional flexibility during these times to allow families to focus on sustaining a living wage. The City has maintained strong enforcement of unsafe structures and public health nuisances.

**Required Actions for Objective H A-2:**

- None.

***OBJECTIVE H A-3: MANUFACTURED HOUSING.*** *The City of Fellsmere shall allow manufactured housing in the Low Density Mobile Home (LDMH) residential designation of the Future Land Use Map within the City if the housing meets the below stated policy.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective A-3 has been achieved. Its achievement does not address any major issue of the City.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

The annexation of large tracts of land into the City will allow a broader range of housing choices in the future.

**Required Actions for Objective H A-3:**

- None.

***OBJECTIVE H A-4: PROVIDE OPPORTUNITIES FOR GROUP HOMES, HOUSING FOR THE ELDERLY AND FOSTER CARE FACILITIES.*** *The City of Fellsmere shall ensure that opportunities for group homes and foster care facilities as well as housing for the elderly are provided within the City. This objective shall be measured through the implementation of the following policies.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective A-4 does not directly relate to any specific major issue. During the evaluation period, no new group homes, housing for the elderly or foster care facilities were developed in the City.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**What are the social, economic, and environmental impacts of the issue?**

None.

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**Required Actions for Objective H A-4:**

- None

**OBJECTIVE H A-5: PRESERVE HISTORICALLY SIGNIFICANT HOUSING.** *Housing resources identified as historically significant shall be preserved, if feasible, and encouraged for residential uses. This objective shall be measured through the implementation of the following policies.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Achievement of Objective A-5 will help to maintain the historic character of the City. During the evaluation period, the City has been quite successful in preserving historically significant buildings. Most of this success has come from direct government efforts resulting in actual ownership of the historic structure. This objective has generally been achieved; however, until all historic structures are either preserved or destroyed, this objective still has merit.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective H A-5:**

- None.

**OBJECTIVE H A-6: RELOCATION HOUSING.** *Uniform and equitable treatment of persons and businesses displaced by State and local government programs shall be provided consistent with §421.55, F.S. This objective shall be measured through the implementation of the following policies.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective A-6 does not directly relate to any specific major issue. During the evaluation period, no displacements occurred.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective H A-6:**

- None

**OBJECTIVE H A-7: CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK.** *The useful life of the existing housing stock shall be conserved through effective implementation of regulatory action programs directed toward preserving neighborhood quality, maintenance of community facilities, and code enforcement activities.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective A-7 does not directly relate to any specific major issue; however, conserving neighborhood quality is an important factor in economic development and maintaining the

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historic character of the City. The underlying policies are generally supportive of the objective. In general, the City implements the underlying policies and thus achieves the objective on a continuing basis.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

The City has realized the imbalance of lower priced homes within the community and the overabundance of mobile homes. As part of the City's economic development program, the City has sought to designate new lands for residential development to help attract new housing with a wider range of housing values and styles.

**Required Actions for Objective H A-7:**

- None.

***OBJECTIVE H A-8: CONTINUING EVALUATION OF HOUSING ELEMENT***

***EFFECTIVENESS.*** *The City shall use the following policies as criteria in evaluating the effectiveness of the Housing Element.*

**Has the plan objective, as it relates to the major issues, been achieved?**

The objective and its implementing policies seek to set forth an evaluation process of the effectiveness of the Plan. Since this is the topic of Chapter 9 of the Plan, this objective can be deleted and its supportive policies relocated to Chapter 9 as appropriate.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective H A-8:**

- Delete objective and address monitoring and evaluation in Chapter 9 of the Plan.