

**EVALUATION AND APPRAISAL REPORT
OF THE
CITY OF FELLSMERE COMPREHENSIVE PLAN
CHAPTER FOUR – RECOMMENDATIONS FOR POLICY AMENDMENTS TO THE HOUSING ELEMENT**

CHAPTER 3: HOUSING ELEMENT
(reference §9J-5.010(3), F.A.C.)

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 -2030 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.

Policies	Current 2009 Conditions	Comments
<p>Policy H-A-1.1: Housing Location Criteria. The City of Fellsmere shall adopt land development regulations within one year from the effective date of the Comprehensive Plan that incorporate criteria for locating various housing types that address the following issues:</p> <ol style="list-style-type: none"> 1. All multi-family developments are serviced by potable water and central wastewater systems; 2. Convenient access to employment centers and shopping areas that accommodate stores offering household goods and services needed on a frequent and recurring basis; 3. Residential developments with three or more lots or units shall be located on a paved street accessible to a street identified on the City's major thoroughfare plan; 4. Residential developments with less than three lots or units can be located on an unpaved street; 5. Accessible to public parks, recreation areas, and/or open space systems; and 6. Located on sites having adequate surface water management. 	<p>This policy has been implemented.</p>	<p>Revise policy to a maintenance policy.</p>
<p>Policy H-A.1.6: 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 a diversity of styles, prices, and neighborhoods to meet all income levels.</p>	<p>The City has been unable to attract a diversity housing types and prices although the FLUM and zoning maps accommodate such.</p>	<p>None. Create new policy committing the City to investigate additional means to attract a diversity of housing types.</p>

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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.

Policies	Current 2009 Conditions	Comments
<p>Policy H-A-4.3: Housing For the Elderly. The City's Land Development Regulations shall be amended within one year from the effective date of the Comprehensive Plan to permit development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Sites for housing for the elderly shall be approved if such sites have access to the following facilities, services and/or activity centers:</p> <ol style="list-style-type: none"> 1. Serviced by potable water and central wastewater systems; 2. Accessible to shopping areas which accommodate stores offering household goods and services needed on a frequent and recurring basis; 3. Located on a paved street accessible to a major street (i.e., included in the City's major thoroughfare plan); 4. Accessible to public parks, recreation areas, and/or open space systems; and <p>Located on sites having adequate surface water management and solid waste collection and disposal.</p>	This policy has been implemented.	Revise to a maintenance policy.

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.

Policies	Current 2009 Conditions	Comments
<p>Policy H-A.6.1: Provide Alternative Housing Sites for Displaced Structures and Residents Thereof. The City shall coordinate with the private sector in assuring that alternative sites, with comparable housing facilities, are available to persons directly displaced by City of Fellsmere action prior to their displacement.</p>	No displacement of residents have occurred during the review period as a result of City projects.	Revise to require consistency of City efforts with state and federal requirements as applicable.

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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.

Policies	Current 2009 Conditions	Comments
<p>Policy H-A-8.1: Review the Impact of Change Indicators on Housing Policy. Major shifts in the magnitude, distribution, and characteristics of population and housing shall serve as indicators of change in various aspects of housing supply and demand. The policy implications of major changes in housing supply and demand shall be evaluated on a continuing basis. Housing policy shall be refined as needed in order to remain responsive to changing problems and issues.</p>	<p>This policy is implemented through the continuing planning process.</p>	<p>Delete – address in Chapter 9, the Evaluation Element</p>
<p>Policy H-A-8.2: Schedule, Budget, and Implementing Programmed Activities. The timely scheduling, programming, budgeting and implementing of housing programs identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted housing goals, objectives, and policies.</p>	<p>This policy is implemented through the continuing planning process.</p>	<p>Delete – address in Chapter 9, the Evaluation Element</p>
<p>Policy H-A-8.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Housing Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in housing policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving housing problems and issues.</p>	<p>The City has successfully coordinated a number of new affordable housing projects and has improved the condition of the existing housing stock over the course of the review period.</p>	<p>Delete – address in Chapter 9, the Evaluation Element</p>
<p>Policy H-A-8.4: Achieve Effective Resolution of Housing Goals, Objectives, and Policies. The effectiveness of the Housing Element shall be measured by the City's success in achieving housing goals, objectives, and policies. The Housing Element incorporates a systematic planning process for identifying housing problems and issues and corrective actions.</p>	<p>The City has not implemented each and every policy of the Housing Element to date.</p>	<p>Delete – address in Chapter 9, the Evaluation Element</p>