

CHAPTER 3: HOUSING

(reference §9J-5.010(3), F.A.C.)

HOUSING GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Housing Element pursuant to ¶163.3177(6)(f), F.S., and §9J-5.010(3)(a-c), F.A.C.

Through the data and analysis, the City of Fellsmere has shown there is a diverse population, consisting of a large number of migrant workers; a predominance of low-moderate income housing, the majority of which are mobile homes; and some traditional single family neighborhood areas (middle income) that are receiving new infill housing.

With that history, the City desires to take certain pro-active steps regarding existing housing stock, existing neighborhoods, and new residential neighborhoods. These steps will be grounded in the following overriding principles:

1. The City will promote and support a variety of housing types and densities to be available throughout the urban area for all income levels, primarily focusing on promoting new middle and upper income housing neighborhoods and preserving and improving existing neighborhoods and housing opportunities.
2. The City will encourage a variety of housing types and densities, including new low density mixed-used developments, that are well-served by public facilities, various transportation modes, employment centers and other public amenities.
3. The City will promote the siting of medium and higher density housing near arterial, collector, or other similar higher classification roadways or areas adjacent to commercially designated areas to serve as a transition between those areas and nearby lower density residential areas.
4. The City will support and encourage public and private, for-profit and non-profit agencies or groups to supply and maintain housing that is balanced to the wages of the population.
5. The City will support and encourage public and private, for-profit and non-profit agencies or groups to meet the needs of special populations within the community as needed in order to comply with local needs and Florida Statutes.
6. Existing and new neighborhood stability should be maintained, preserved and enhanced through neighborhood planning programs, in concert with the residents, as well as through appropriate regulatory tools.
7. The City will explore opportunities to preserve existing historic residential structures.

GOAL H-A: HOUSING. ALLOCATE LAND AREA FOR ACCOMMODATING A SUPPLY OF HOUSING RESPONSIVE TO THE DIVERSE HOUSING NEEDS OF THE EXISTING AND PROJECTED FUTURE POPULATION AND ASSIST THE PRIVATE SECTOR IN PROVIDING AFFORDABLE QUALITY HOUSING IN NEIGHBORHOODS PROTECTED FROM INCOMPATIBLE USES AND SERVED BY ADEQUATE PUBLIC FACILITIES.

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.

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:

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.

Policy H A-1.2: Provision of Technical Assistance to the Private Housing Sector. Upon Plan adoption, the City shall provide technical assistance to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing demand, as well as advancing fair housing practices, and eliminating discrimination in housing. Technical assistance shall consist of providing interested parties with the best available information and housing data possessed by the City.

Policy H A-1.3: Developing Public/Private Partnerships. By 2005, the City shall have studied the feasibility of developing partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system. The City shall also coordinate the installation of community facilities supportive to housing resources.

Policy H A-1.4: Affordable Housing for Very Low, Low, and Moderate Income Households. The City of Fellsmere acknowledges the need for affordable very low, low, and moderate income housing. Although, City is meeting its share of affordable housing, Fellsmere will assist, where possible, to improve the affordable housing supply on a county-wide basis. The City shall assist other entities at the local, regional, state and federal levels in developing alternative solutions to improve access to affordable housing as described below:

1. **Coordination with Indian River County.** The City of Fellsmere should coordinate with Indian River County on any countywide affordable housing initiatives.
2. **Coordination with Regional Agencies.** The City of Fellsmere shall participate in the Treasure Coast Regional Planning Council's affordable housing committees.

3. **Coordination with Appropriate Agencies.** Where appropriate the City shall coordinate planning efforts with the Indian River County's Housing Authority as well as appropriate Federal and State agencies. The City will provide to residents and individuals employed in Fellsmere access to information pertaining to countywide programs to aid in job training, day-care facilities, English language courses and high school equivalency (GED). These programs are offered by the State Department of Children and Families, Indian River County Public Schools, Indian River Community College, and Indian River County Department of Human Services.

4. **Coordination with State Departments.** The City shall coordinate siting and permitting activities impacting group home facilities with the State Departments of Health and Children and Family Services.

Policy H A-1.5: Selecting Sites for Affordable Housing for Very Low, Low, and Moderate Income Households. Within one year from the effective date of the Comprehensive Plan, the City shall amend its land development regulations in order to include principles and criteria for locating very low, low, and moderate income housing. The City of Fellsmere is committed to fair, open, and affordable housing and shall approve sites for very-low, low, and moderate income housing units which are consistent with the Land Development Plan. The City shall continue to promote access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector and Indian River County. The City shall not approve affordable housing development proposals unless such proposed sites are:

1. Serviced by potable water and central wastewater systems;
2. Accessible to employment centers, including shopping centers 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 identified on the City's major thoroughfare plan;
4. Accessible to public parks, recreation areas, and/or open space systems; and
5. Located on sites having adequate surface water management and solid waste collection and disposal.

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 that single family, duplex, and multi-family housing units are allowed within the City.

Policy H A.1.7: 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. In the interim, the City shall review the existing land development regulations for potential barriers and investigate the need for streamlining the regulatory process. The City shall also promote nondiscrimination in access to housing within the City by promoting fair housing laws and practices.

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.

Policy H A.2.1: Code Enforcement Activities. The City shall implement code enforcement activities in order to reduce the number of substandard units by ten (10) percent by **December 31, 2005.**

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.

Policy H A.3.1: Location and Building Code Compliance. Building Codes within the City shall be consistent with State and Federal mandated criteria governing construction. The City's land development regulations shall allow manufactured housing in the LDMH residential land use designation, provided the manufactured housing complies with building standards of CH. 320 and 553, FS., and the U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards (i.e., Sec. 320.823, FS.)

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.

Policy H A.4.1: Foster Care Facilities. Upon Plan adoption, the City shall ensure that foster care facilities duly licensed by the Florida Department of Children and Family Services shall be allowed in both single-family and multi-family zoning districts pursuant to Florida Statutes. Additionally, all sites for foster care facilities shall contain requisite infrastructure, including: potable water; adequate surface water management; and approved system of wastewater disposal; and an adequate system for solid waste collection and disposal. The sites shall also be free of safety hazards and all structures shall comply with City ordinances and applicable State laws including applicable licensing and program requirements of the State.

Policy H A-4.2: Community Residential Facilities. Upon Plan adoption, the City shall adhere to the following requirements related to Community Residential facilities pursuant to CH. 419, FS:

1. Group homes of six (6) or fewer residents licensed as community residential homes by Department of Children and Family Services (DCFS) shall be deemed a single family unit and shall be allowed in single-family or multi-family zoning districts provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing duly licensed group home of six (6) or fewer residents.

2. Group homes duly licensed by DCFS as a community residential care facilities which have from seven (7) to fourteen (14) unrelated residents operating as a family, including supportive staff as defined in §419.001, FS, shall be allowed in multi-family residential districts unless the City finds that the group home siting as proposed:
 - Does not otherwise conform to existing zoning regulations applicable to other multi-family uses in the City.
 - Does not meet applicable licensing criteria established and determined by DCFS including requirements that the home be located to assure the safe care and supervision of all clients in the home.
 - Would result in excessive concentration of community residential homes. A home that is located within a radius of one thousand two hundred (1,200) feet of another existing community residential home in a multi-family zone shall be an over concentration of such homes that substantially alters the nature and character of the area. A home that is located within a radius of five hundred (500) feet of an area of single-family zoning substantially alters the nature and character of the area.
3. All distance requirements cited in this subsection shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home.
4. All sites for and group homes shall contain requisite infrastructure including: potable water; adequate surface water management; and approved system of wastewater disposal; and an adequate system for solid waste collection and disposal. The sites shall also be free of safety hazards and all structures shall comply with City ordinances and applicable State laws including applicable licensing and program requirements of the State.

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:

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
5. Located on sites having adequate surface water management and solid waste collection and disposal.

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.

Policy H A-5.1: Promote Identification of the City's Historically Significant Housing Resources. The City shall encourage the continued analysis, identification and preservation of

the City's historical resources. Such efforts shall include determination of their worth and vulnerability, as well as implementation of preservation management policies.

Policy H A-5.2: Rehabilitation and Adaptive Re-Use of Historically Significant Housing. The City shall assist the rehabilitation and adaptive re-use of historically significant housing through available technical and economic assistance programs. These efforts shall be coordinated with the State Division of Historical Resources.

Policy H A-5.3: Grants for Preserving Historically Significant Housing. The City shall assist property owners of historically significant housing in applying for and utilizing available State and federal assistance programs.

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.

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.

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.

Policy H A-7.1: Promote Maintenance of Housing Stock and Neighborhood Conservation. The City shall continue to enforce the City's building, housing, plumbing, energy, electrical, and other construction codes in order to promote maintenance of standard housing and to achieve necessary corrective action where non-compliances exist or come into existence in the future.

Policy H A-7.2: Plan Supportive Facilities and Services Necessary for Quality Residential Neighborhoods. Sufficient systems for delivery of public facilities and services supportive to a quality residential environment shall be planned, designed and implemented by the City. Such facilities shall include, but not be limited to, central water and wastewater services, maintenance of the roadway network, and surface water management systems. A capital improvement program and budget predicated on continuing review and evaluation of evolving housing problems and related infrastructure issues shall be the principal tool for realizing this policy.

Policy H A-7.3: Minimize Potential Blighting Influences. Potential blighting influences within residential areas shall be minimized by promoting use of best management principles and practices of land use planning, urban design, and landscaping during development review. For instance, adverse impacts of land use transition shall be minimized by managing the location as well as the density/intensity of conflicting residential and non-residential uses, and by requiring

adequate screening, landscaping, and other design features that promote land use compatibility and appropriate land use transitions.

Policy H A-7.4: Coordinate Public/Private Partnerships. In addressing housing issues, the City shall promote effective communication and innovative approaches that involve partnerships between the public and private sectors.

Policy H A.7.5: Continuing Housing Programs. The City shall carry out the following housing related programs:

1. **Population and Housing Research and Data.** Maintain and periodically update the population and housing data.
2. **Housing Trends.** Monitor and evaluate population and housing trends. Analysis of land use interrelationships shall be included in the continuing evaluation.
3. **Review Plans and Policies.** Review and amend as necessary adopted plans and policies based on continuing analysis of problems and issues related to housing and other plan elements. Major shifts in the magnitude, distribution, and demographic characteristics of the population, which are indicative of changes in housing demand, shall be analyzed. Similarly, shifts in the magnitude, distribution and structural characteristics of the City's housing stock shall be analyzed on a continuing basis.
4. **Fiscal Management.** Review and evaluate residential development and infrastructure policy, including fiscal implications. Each year fiscal management policies including the capital improvement program and budget shall be reviewed, evaluated, and refined to reflect current program priorities.
5. **Administer Housing Code and Other Related Codes.** Administer adopted housing and energy codes and other housing related codes.
6. **Public Assistance and Information Referral.** Provide housing information and referral services to the public pursuant to adopted goals, objectives and policies of this Housing Element.
 - a. **Intergovernmental Coordination.** Coordinate local housing program activities including discussions of related fiscal problems and issues with other public agencies at all levels of government pursuant to the Intergovernmental Coordination Element of this Plan.
 - b. **Manage Current Developmental Impacts.** Evaluate and manage impacts of proposed development pursuant to existing ordinances, including, but not limited to, impacts on residential neighborhoods, local housing supply and demand, public facility impacts, and natural environmental factors.
 - c. **Continuing Refinement of Housing Policies.** The City shall review and evaluate housing policies as identified in this Element. The report entitled, Comprehensive Plan Data Inventory and Analysis shall be updated on a continuing basis. This analysis shall provide a basis for continuing refinement of housing policies. Where such analysis reveals housing needs, required infrastructure improvements, or other related problems and issues, the City shall coordinate an effective response, including cooperation with the public and private sectors.

Policy H A-7.6: Special Housing Studies. In order to maintain housing policies responsive to changing conditions, problems, and issues, the City shall undertake special housing studies as

needed in order to develop specific local strategies for resolving unanticipated housing problems and issues.

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.

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.

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.

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.

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.

APPENDIX A: FUTURE AFFORDABLE HOUSING SUPPLY AND DEMAND ANALYSIS

1999 NET AFFORDABLE HOUSING UNITS					
INCOME LEVEL	HOUSEHOLDS	HOUSING UNITS			SURPLUS/(DEFICIT)
		OWNER	RENTER	TOTAL	
Very Low	134	302	28	330	196
Low	147	102	127	229	82
Moderate	160	99	65	164	4
TOTAL	441	502	220	722	282
2005 NET AFFORDABLE HOUSING UNITS					
INCOME LEVEL	HOUSEHOLDS	HOUSING UNITS			SURPLUS/(DEFICIT)
		OWNER	RENTER	TOTAL	
Very Low	186	419	39	458	272
Low	204	142	177	319	115
Moderate	222	137	91	228	6
TOTAL	612	697	307	1,004	393
2010 NET AFFORDABLE HOUSING UNITS					
INCOME LEVEL	HOUSEHOLDS	HOUSING UNITS			SURPLUS/(DEFICIT)
		OWNER	RENTER	TOTAL	
Very Low	363	818	76	895	531
Low	398	277	345	622	224
Moderate	434	267	178	445	11
TOTAL	1,196	1,362	599	1,962	766
2015 NET AFFORDABLE HOUSING UNITS					
INCOME LEVEL	HOUSEHOLDS	HOUSING UNITS			SURPLUS/(DEFICIT)
		OWNER	RENTER	TOTAL	
Very Low	562	1,267	118	1,385	823
Low	616	428	535	963	346
Moderate	672	414	275	689	17
TOTAL	1,851	2,109	928	3,036	1,185
2020 NET AFFORDABLE HOUSING UNITS					
INCOME LEVEL	HOUSEHOLDS	HOUSING UNITS			SURPLUS/(DEFICIT)
		OWNER	RENTER	TOTAL	
Very Low	761	1,715	160	1,875	1,114
Low	835	580	724	1,303	469
Moderate	910	560	372	932	22
TOTAL	2,506	2,855	1,256	4,111	1,605

Source: Solin and Associates, Inc., 2000