



HOUSING ELEMENT

GOAL, OBJECTIVES & POLICIES

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GOAL HO. HOUSING FOR THE PUBLIC.

It is the goal of the City of Casselberry to ensure an adequate supply of a wide range of housing types of various levels of affordability that provide safe shelter for the public. The City establishes the objectives and policies below, identified by the precedent "HO", towards the accomplishment of this goal.

OBJECTIVE HO 1. PROVISION OF AN ADEQUATE HOUSING SUPPLY. It is the City of Casselberry's objective to take specific action during the planning period (2009-2019) to correct deficiencies, which may exist in the supply and provision of adequate and affordable housing for the public including low and moderate income families and mobile homes. The City establishes the measures, standards or actions stated in the numbered policies below, identified by the "HO 1" precedent towards the accomplishment of this objective.

Policy HO 1.1 Lawful Housing Development. All housing development within the corporate limits of the City of Casselberry shall meet or exceed all applicable city, regional, state, and federal building code standards, throughout the planning period (2009-2019).

Policy HO 1.2 Adequate Housing for the Existing Population. After adoption of the Comprehensive Plan, the City shall update the data and analysis sections of the Housing Element of the Casselberry Comprehensive Plan every five years. An analysis within the Housing Element shall consider the quality, adequacy, and affordability of the City's existing housing stock in relation to the City's existing population by comparing the distribution of the number and type of dwelling units and housing costs and the manner in which they correspond with the socio-economic characteristics of the population such as incomes, ages, and occupations.

Policy HO 1.3 Development within the Area of Existing Infrastructure and Public Facilities. Throughout the planning period (2009-2019), in order to encourage development in an orderly and economical manner, those areas within the City which have the necessary public facilities and services in place shall have priority for development in the planning process.

Policy HO 1.4 Wide Range of Sites and Alternative Housing Types. From 2009-2019, the City shall continue to encourage a wide range of alternative housing types in a wide range of densities in order to maintain housing alternatives within the City. Very low, low and moderate income housing shall be permitted within all residential Future Land Use designations.

Policy HO 1.5 Affordable Housing Alternatives. The City shall utilize a broad mix of housing types including mobile homes, multi-family, and single family units to encourage affordable housing alternatives within the City for very-low, low, and moderate income housing. In addition, the City shall investigate other tools to accommodate these income housing types through interlocal agreements and State and Federal grant monies.

- Policy HO 1.6** **Geographic Information System.** The City shall continue to utilize its geographic information system capabilities to monitor the quantity and quality of the City's housing stock.
- Policy HO 1.7** **Utilization of Federal, State and Local Subsidy Programs.** The City will seek, as necessary, to participate in and to utilize federal, state and other subsidy programs for the provision of adequate affordable housing.
- Policy HO 1.8** **Coordination with Seminole County.** The City shall coordinate with Seminole County to create regional funding opportunities for GAP housing. GAP housing shall be defined as housing priced so as to be available to individuals or families earning 81-150% of the area's median income, and spending no more than 30% of their income on housing.
- Policy HO 1.9** **Land Banking.** The City shall encourage Workforce housing initiatives by investigating the feasibility of land banking and/or land acquisition.
- Policy HO 1.10** **Expedited Processing.** The City shall include provisions in its Land Development Regulations that minimize costs and delays in the permitting processing and shall include provisions for the expeditious processing of GAP housing developments.
- Policy HO 1.11** **Housing Research.** The City will encourage innovative and effective housing strategies by the private sector to provide Workforce and attainable housing.

OBJECTIVE HO 2. ELIMINATION OF SUBSTANDARD HOUSING. It is the City of Casselberry's objective to perform specific actions during the planning period (2009-2019) to coordinate the prevention, reduction and eventual elimination of substandard housing based on relevant data and analysis. The City establishes the numbered policies below, identified by the precedent "HO 2", towards the accomplishment of this objective.

- Policy HO 2.1** **Housing Quality Standards.** The City shall continue to utilize the most recent edition of the Southern Standard Building Code and the City's Unified Land Development Code in preventing and eliminating substandard housing.
- Policy HO 2.2** **Preservation of Neighborhood Stability.** Throughout the planning period, the City shall continue the policy of building inspection per the Unified Land Development Code, Chapter 1, Article IV with the intent to the reduction and elimination of substandard housing, in recognition of the detrimental impact of such housing on the stability of neighborhoods.
- Policy HO 2.3** **Interlocal Coordination.** Casselberry shall continue throughout the planning period (2009-2019) to have both informal and formal contact with adjacent municipalities in order to work toward the elimination of substandard housing. Contact shall include meetings, telephone exchanges, letters and other written communication, and other forms of coordination up to and including the establishment of interlocal agreements.
- Policy HO 2.4** **Mobile Homes.** In order to provide for the health, safety, and welfare of the citizens of the City of Casselberry, a mobile home initiative will be enacted to ensure all mobile home structures are safe and livable. This will include increased code enforcement and possible education on maintenance of mobile home structures.

Policy HO 2.5 **Crime Prevention.** In all future development the principles of Crime Prevention through Environmental Design (CPTED) shall be encouraged.

OBJECTIVE HO 3. LICENSED GROUP HOMES AND FOSTER CARE FACILITIES. It is the City of Casselberry's objective to perform specific actions during the planning period (2009-2019) to allow group homes and foster care facilities, licensed by the Department of Children and Families under Section 400.619 F.S., within its corporate limits. The City establishes the numbered policies below, identified by the precedent "HO 3", towards the accomplishment of this objective.

Policy HO 3.1 **Criteria for Licensed Group Homes and Foster Care Sites.** The City shall allow community residential homes consistent with Chapter 419, Florida Statutes. Group homes that house up to six residents shall be allowed to locate in all residential land use categories. Group homes housing seven to fourteen residents shall be allowed to be located in multi-family districts with a minimum twelve-hundred (1200) foot separation from other such group homes.

Policy HO 3.2 **Public/Private Partnership.** The City will consider private/public ventures to meet the need for group and foster care facilities.

OBJECTIVE HO 4. HOUSING CONSERVATION AND PRESERVATION. It is the City of Casselberry's objective to perform specific actions during the planning period (2009-2019) to achieve housing conservation and preservation in accordance with relevant housing data and analysis. The City establishes the measures described in the numbered policies below, identified by the precedent "HO 4" towards the accomplishment of this objective.

Policy HO 4.1 **Conservation, Rehabilitation, and Demolition Principles.** The City of Casselberry shall continue to implement regulations included in the City Code of Ordinances relating to building inspections, condemnations, and rehabilitations or demolitions. This policy shall work in tandem with the City's objective of eliminating and preventing substandard housing as stated in Objective HO 2.

Policy HO 4.2 **Identification of Historical, Archeological and Culturally Significant Housing.** Before demolition of housing in the City of Casselberry can occur, the structure shall be assessed for its historical, archeological or cultural significance. Factors to assess include age and condition of structure, architectural style, and history significance. If the structure is found to be significant and structurally sound, then the structure should be preserved, saved, renovated or moved.

Policy HO 4.3 **Indiscriminate Destruction Prohibition.** During the planning period (2009-2019), indiscriminate destruction of structures and sites that are of historical, archeological and cultural significance is prohibited. Structures and sites that are designated by local ordinance, are included in the Florida Department of State Division of Historical Resources Master Site File, or in the National Register of Historic Places are defined as being of historical, archeological or cultural significance.

Policy HO 4.4 **Historic Preservation Survey.** On or before 2010, the City of Casselberry shall apply for an historic preservation grant from the Florida Department of State, Division of Historical

Resources to conduct an historic survey of historically significant properties within municipal boundaries.

Policy HO 4.5 **Historic Preservation Design Criteria.** The City shall incorporate Historic Preservation Design Criteria into policies established within the City's Community Redevelopment Area design guidelines.

OBJECTIVE HO 5. HOUSING STRATEGY. It is the City of Casselberry's objective to perform specific actions during the planning period (2009-2019) to implement a housing strategy.

Policy HO 5.1 **Regulatory and Permitting Processes Improvement.** The City will annually review its unified land development regulations to improve the permitting process for housing development, paying particular attention to the manner in which the process impacts the City's housing implementation strategy as established in the Housing Element of the Comprehensive Plan.

Re-inspection of housing units will be accomplished on a voluntary basis for all housing types as a service provided by the City. Emphasis will be placed on rental units and units applying for structural changes. The City Code of ordinances will be revised, as necessary, taking into consideration such reinspection opportunities in order to help arrest the deterioration of housing.

Policy HO 5.2 **Interlocal Coordination.** Casselberry shall continue throughout the planning period (2009-2019) to have both informal and formal contact with adjacent municipalities, partnerships, private, and non-profit sectors to improve coordination among participants involved in housing production. Contact shall include meetings, telephone exchanges, letters and other written communication, and other forms of coordination.

Policy HO 5.3 **Housing Implementation Strategy.** The City establishes the following statements in regard to actions it will take, or continue to pursue, in its housing implementation strategy. This strategy will apply to all households, including those with special needs:

1. The City shall maintain the integrity of residential neighborhoods.
2. Identify neighborhoods with deteriorating housing conditions and devise mechanisms to encourage their stabilization.
3. Enforce present code enforcement regulations. Revise code and enforcement actions to increase effectiveness as necessary.
4. Consider entering into public/private partnerships to provide housing resources for very low, low and moderate income households with special needs.
5. Revise land development regulations to allow office uses adjacent to medium-density residential areas.
6. Maintain and improve communication with local homeowners associations to enhance neighborhood identity and pride programs.

7. Enforcement of handicapped and elderly access as required by the Florida Accessibility Code (Florida Statute 553, Part II, 553.501 – 513).

Policy HO 5.4

Green Building Standards. By 2012, the City shall create guidelines within its ULDR to facilitate the development of "green" buildings in Casselberry without forcing excessive costs or other burdens upon developers, building owners or occupants. The guidelines would be developed for, and specifically apply to, the following building types:

- Institutional and Commercial Offices
- Light Industrial Buildings
- Commercial Retail Buildings
- Multi-Family Residences
- Hotels and Motels
- High Rise Buildings

The guidelines should not be intended to address development of single-family residential dwellings and duplexes or occupancies with special process demands (heavy industrial operations, car washes, service garages, etc.), however many of the recommended practices presented will be relevant to these building types as well.

Policy HO 5.5

Urban Design Standards. The City shall enforce Urban Design Standards within its Land Development Regulations to promote energy and resource conservation, Florida-friendly landscaping, low impact developments, and green building techniques to protect minerals, soils and vegetation.

EXECUTIVE SUMMARY

The condition of our housing stock and the delivery of a variety of types and costs of housing for the public has an important effect on our local quality of life. The Housing Element examines the City's housing characteristics and related data from the last decennial U.S. Census in 2000, in order to provide a guide to public officials for informed decision making based on our special housing needs. Comparisons are made with Seminole County's housing data.

First incorporated in 1940 with a population of 100, extensive home building began in 1946. In fact, more than 3,600 (35.3%) of the community's dwelling units were constructed between 1970 and 1979 and are not historically significant. As a profile from the U.S. Census in 2000, from 1980 to 1989, there were 2,798 (27%) dwelling units, from 1990 to 1994 1,218 (11.7%), and from March 1999 to March 2000 there were 55 units or .5% of the total of housing units in the City. By 2005, there were 10,885 households and the home ownership rate was 62%. The issue of housing affordability is receiving increasing emphasis everywhere, as housing costs have begun to take a larger percentage of household income. Once the upper limit of income spent for housing was 25%; that has risen to 30 percent. Those who earn less spend an even greater percentage of their income on housing- a problem that the city will have to contend with in terms of preserving housing stock. The delivery of affordable housing will be important through the long-range planning period. In 2005, 2,896 (27%) Casselberry households paid more than 30% of income for housing. By comparison, 28% of households statewide are cost burdened.

As Casselberry reaches the built-out stage, the importance of preserving the present adequacy of the housing stock, and of providing housing type variety to meet the needs of the growing population will increase as land use alternatives decrease. A shift is expected toward the need for more multi-family dwelling units as well as continuing to provide a variety of dwelling types for Casselberry's residents. New land development regulations and continued code enforcement will provide the basis to ensure that the City continues to encourage sound and affordable housing for its residents.