

A. HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 1: PROVISION OF HOUSING.

The City shall:

- o Ensure a sufficient supply of housing responsive to the diverse housing needs of the existing and future population; and
- o ~~Assist~~ Support the private sector in providing affordable quality housing in neighborhoods protected from incompatible uses and served by adequate public facilities

Objective 1.1: Housing Supply. ~~The City shall assist the private sector to provide additional units to have a total of approximately 11,391 dwelling units of various types, sizes, and costs by 2010, and 15,959 by 2025, which will be needed to house the~~ to meet the City's anticipated population through the planning horizon.

Policy 1.1.1: Adequate Housing. ~~The City's Future Land Use Map shall include adequate amounts of lands to accommodate the projected housing growth through a variety of housing types and housing values (See Land Use Element Policy 1.1.1). 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 to provide a diverse range of housing options (ownership/rent) and meet a range of income options.~~

Policy 1.1.2: ~~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 1.1.2 1.1.3: Partnerships. The City shall develop local government partnerships with the private sector in order to improve the efficiency, and expand the capacity of the housing delivery system. Actions shall include coordinating with Indian River County to promote the timely extension of ~~water and wastewater services~~ resources to residential areas needed in order to provide adequate public facilities to support development, as necessary. Similarly, the City shall also coordinate the installation of community facilities supportive to housing resources. 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 objective.

Policy ~~1.1.3~~ 1.1.4: Affordable Housing. The City shall continue to provide technical assistance, information, and housing data to the private sector to advance fair and affordable housing. ~~and elimination of discrimination in housing.~~ Technical assistance includes, but is not limited to, assistance meeting the development review requirements of the City and other regulatory agencies; referral to appropriate agencies for information and assistance in meeting infrastructure standards and requirements imposed by the City; and provision of data regarding housing needs and conditions. The definition according to Florida Statutes for affordable housing is that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of the median adjusted gross annual income for households.

Policy ~~1.1.4~~ 1.1.5: Manufactured Housing. The City's land development regulations shall allow manufactured housing, ~~as defined in LDC Section 54-5-22.2,~~ in all residential zoning districts provided the units comply with building standards of CH. 320 and 553, F.S., and the U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards (i.e., Sec 320.823, F.S.). ~~; and the definition for manufactured buildings contained in LDC Section 54-5-22.2.~~

Policy ~~1.1.5~~ 1.1.6: Safety. The City shall utilize Crime Prevention Through Environmental Design (CPTED) principles in order to increase the safety of housing developments.

Policy ~~1.1.6~~ 1.1.7: Mobile Homes. The City shall allow mobile home parks in certain residential zoning districts where adequate public facilities and services are available. Mobile home parks should be located adjacent to areas with a comparable density of development (or have the ability to mitigate for increased compatibility) or near small-scale convenience/ or neighborhood commercial activity in areas accessible to arterial and collector roads. ~~;~~ ~~and~~ They should also be located within reasonable proximity to community facilities including evacuation shelters.

Policy ~~1.1.7~~ 1.1.8: Mixed Use. The City shall promote mixed use developments that include provisions for a wide variety of housing types and prices in close proximity to support facilities.

Policy ~~1.1.8~~ 1.1.9: Changing Conditions. ~~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 changing housing conditions, problems, and issues. ~~unanticipated housing problems and issues.~~

Objective 1.2: Affordable Housing. The City shall encourage ~~and assist the private sector in~~ the provision of safe, clean, and affordable housing for special needs populations of the City, including the workforce and low and moderate-income households. The Federal Housing and Urban Development Agency (HUD) has developed the following definitions for different housing categories based on an Area Median Income (AMI) and family size.

- Affordable Housing - serves incomes between 30-80% of AMI.
- Community Housing - serves incomes less than 120% of AMI.
- Workforce Housing - serves incomes of less than 140% of AMI.

Policy 1.2.1: Housing Programs. The City shall encourage ~~private investors, developers, and landlords~~ the private sector to actively participate in meeting the housing needs of very low, low, and moderate income households through involvement in Federal, State, and local housing programs.

Policy 1.2.2: Regional Initiatives. The City shall participate in regional initiatives directed toward educating local governments of new techniques especially programs applicable to the region and/or the County, for promoting affordable housing.

Policy 1.2.3: Incentives. The City shall offer incentives to developments with affordable housing units that meet all ~~of the~~ location criteria. ~~in Policy 1.2.7.~~ These incentives shall include, but are not limited to, expedited permitting deferment and/or waiver of building permit fees, impact fees and inspection fees.

Policy 1.2.4: Barriers. ~~In drafting updated land development regulations,~~ The City shall ensure that regulatory techniques ~~the LDRs~~ and review procedures do not create barriers to affordable housing.

Policy 1.2.5: Housing Options. The City shall, through the LDRs ~~land development regulations~~, encourage the development/redevelopment of housing that will integrate ~~divergent choices of housing options,~~ including housing type and ownership status (own/rent), across all neighborhoods.

Policy 1.2.6: Regulatory Process. The City shall review the regulatory and permitting process to determine whether there is a need and/or ability to streamline the process.

Policy 1.2.7: Access. The City shall continue to require that sites for affordable housing have access to the following facilities and services: ~~and/or activity centers:~~

- Potable water and central wastewater systems;
- Employment centers, including ~~shopping centers~~ retail centers which accommodate stores offering household goods and services needed on a frequent and recurring basis;
- ~~A major street (i.e., included in the City's major thoroughfare plan)~~ Mobility options;
- Public parks, recreation areas, and/or open space systems; ~~and~~
- Adequate surface water management and solid waste collection and disposal; and
- Schools

Objective 1.3: Special Needs Households. The City of Sebastian 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 1.3.1: Community Residential Homes. The City shall include in the ~~land development regulations~~ LDRs adequate standards for the location of community residential homes, including group homes, in residential areas in accordance with applicable Florida Statutes.

Policy 1.3.2: City Support. The City shall continue to support organizations that assist ~~the~~ elderly and ~~handicapped~~ those needing special assistance ~~citizens~~ in finding decent, accessible, and affordable housing. Such support may include technical assistance including assistance with the private sector, education, etc. ~~and the adoption of alternative code requirements.~~

Policy 1.3.3: Adequate Public Facilities. All group homes, foster care facilities, community residential homes, and similar developments shall contain adequate public facilities. ~~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 1.3.4: Housing for the Elderly. In an effort to address problems of housing for ~~lower income~~ elderly residents ~~and other households~~ with special housing needs, the City shall allow for the placement of retirement communities and elderly care facilities in areas of residential character as long as they are designed in a manner that is compatible with the character of the neighborhood.

Objective 1.4: Relocation Housing. The City shall provide uniform and equitable treatment to persons and businesses displaced by State and local government programs, consistent with Section 421.55, F.S. and the City's Community Redevelopment Plan.

Policy 1.4.1: Displacement. When residents are displaced by City actions, though public development or redevelopment, the City shall attempt to ensure the residents are able to relocate to standard, affordable housing.

Policy 1.4.2: Relocation. The City shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents, before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- Timing of the relocation,
- Assessment of the need for the program which will displace households,
- Costs associated with the displacement of such households, and
- An assessment of the household's needs and the impact of the relocation on the household, including:
 - Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and
 - The adequacy of public transit, if applicable at the time, to serve the displaced household.

GOAL 2: PRESERVATION. Encourage the preservation of decent, safe, and sanitary housing for the present and future residents of the City of Sebastian.

Objective 2.1: Housing Stock and Neighborhoods. The useful life of the existing housing stock shall be conserved through effective implementation of regulatory action programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities, and code enforcement activities.

Policy 2.1.1: Rehabilitation. The City shall promote the rehabilitation of deteriorated substandard housing units to increase the supply of affordable housing.

Policy 2.1.2: Maintenance. The City shall continue to enforce the building, housing, plumbing, energy, electrical, and other construction codes to ensure the maintenance of standard housing and to achieve necessary corrective action where non-compliance exists.

Policy 2.1.3: Sufficient systems for delivery of public facilities and services supportive to a quality residential environment shall be planned, designed and implemented. Such facilities shall include, but not be limited to, central water and wastewater services as well as maintenance of the roadway network and surface water management system. 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 objective.

Policy ~~2.1.3~~ 2.1.4: Best Management Principles. Potential blighting influences within residential areas shall be minimized by promoting the use of land use planning, urban design, and landscaping best management principles and practices of land use planning, urban design and landscaping including those outlined in the City's Community Redevelopment Plan, in development and site plan review. For instance, adverse impacts of land use transition shall be minimized by managing the location as well as the density/ or intensity of ~~mixed or conflicting residential and non-residential~~ uses and through compatibility measures including but not limited to by requiring adequate screening, landscaping, and other design features which promote ~~land use compatibility and appropriate land use transition.~~

Policy ~~2.1.4~~ 2.1.5: Housing Rehabilitation. The City shall consider applying for housing rehabilitation grant funds and subsidy programs such as:

- o Community Development Block Grant (CDBG) funds administered by the U.S. Department of Housing and Urban Development, through Indian River County.
- o Florida Neighborhood Housing Services grant administered by the Florida Department of Community Affairs. (Chapter 420.429, F.S.).
- o Florida Small Cities CDBG Program Funds administered by the Department of Economic Opportunity, Florida Department of Community Affairs. (Chapter 290.0401-290.0489, F.S.).

Policy ~~2.1.5~~ 2.1.6: Rehabilitation Assistance. The City shall encourage low-income residents to apply for housing rehabilitation assistance individually or through the programs managed by the County.

Policy ~~2.1.6~~ 2.1.7: Condemnation and Demolition. The City shall use methods such as condemnation and demolition ~~condemn and require demolition~~ of those units which are determined by the Building Official to not be suitable for rehabilitation by public, private, or "sweat equity" means. This policy is to be implemented with caution and proper consideration when applied to units that are owner-occupied and when condemnation would cause undue hardship to the residents of the

structure.

~~**Policy 2.1.8:** The City shall require that zoning or structure use changes be evaluated as to their impact on citizens residing in the structure and the area.~~

Objective 2.2: Historically Significant Housing. Housing resources identified as historically significant shall be preserved and, if possible, maintained for residential uses or adaptive re-use.

Policy 2.2.1: Historical Resources. The City shall encourage the continued identification, analysis, and preservation of the City's historical resources. Such efforts shall include determination of their significance and vulnerability, as well as implementation of preservation management policies. These efforts shall be coordinated with the Sebastian River Historical Society.

Policy 2.2.2: Rehabilitation. 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 (DHR).

Policy 2.2.3: Historic Housing. The City shall assist property owners of historically significant housing in applying for and utilizing available State and federal assistance programs.

Policy 2.2.4: Historic Preservation Programs. The City shall assist the Sebastian River Historical Society in its efforts to provide public information, education, and technical assistance relating to historic preservation programs.

Policy 2.2.5: Funding. The City shall pursue available grants and alternative funding to expand the local knowledge and awareness of existing historic and archaeological sites and structures.

Policy 2.2.6: Historic Resource Staff. The City may include historic resource staff as a reviewing member of the Development Review Committee (DRC) charged with reviewing all development and redevelopment activities in the City. The City shall ensure historic resource staff review demolition permits for all structures.

Policy 2.2.7: Education. The City shall provide information and education to property owners to facilitate economic viability for the retention of historic structures such as alternatives for demolition.

Policy 2.2.8: Inventory. The City shall develop and maintain an inventory of historic resources to ensure all applicable resources are considered for federal, state, and local historic preservation designation.