

CHAPTER 3: HOUSING ELEMENT

GOAL 3-1: ACCOMMODATE AFFORDABLE, QUALITY HOUSING FOR CITY'S RESIDENTS. THE CITY OF SANFORD SHALL ALLOCATE LAND AREA TO ACCOMMODATE A SUPPLY OF HOUSING RESPONSIVE TO THE DIVERSE HOUSING NEEDS OF VERY-LOW, LOW, AND MODERATE INCOME HOUSEHOLDS, GROUP HOMES, FOSTER CARE FACILITIES, AND HOUSEHOLDS WITH SPECIAL NEEDS AND ASSIST THE PRIVATE SECTOR IN PROVIDING AFFORDABLE QUALITY HOUSING IN NEIGHBORHOODS RVED BY ADEQUATE PUBLIC FACILITIES.

Objective 3-1.1: Promote Affordable Quality Housing and Adequate Sites for Low and Moderate Income Housing. City of Sanford shall ensure that a sufficient number of affordable housing sites are available within the City. Furthermore, the City shall ensure that adequate sites for all housing types are achieved through the implementation of the following policies.

Policy 3-1.1.1: Provide Adequate Sites for Housing of Low and Moderate Income Families. The City's Future Land Use Map shall designate substantial acreage for housing sites which can be marketed and developed for all income ranges.

Policy 3-1.1.2: Implement State and Federal Housing Programs. The City of Sanford Housing Authority shall participate in federally subsidized rental housing programs. The Authority's activities shall include renovation of Authority-owned housing units as well as participation in the Section 8 housing program and other available programs to meet housing needs of the City of Sanford. The City of Sanford Community Development Office shall continue to seek State and federal assistance through the Community Development Block Grant (CDBG) Program. The City shall continue to use the Section 236 federal housing program which provides a reduction in interest payments to developers constructing rental and cooperative housing for lower income families.

Upon plan adoption the City shall develop a Comprehensive Housing Affordability Strategy (CHAS) in concert with Seminole County. The CHAS shall be drafted pursuant to CHAS program requirements administered through the State Department of Community Affairs and the Department of Housing and Urban Development.

Policy 3-1.1.3: Provide Technical Assistance, Information and Referral Services. The City shall provide technical assistance, information and referral services to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand and continue to advance fair housing and eliminate discrimination in housing.

Policy 3-1.1.4: Develop Public/Private 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. In addition, the City shall coordinate the timely extension of water and wastewater services as well as utilities and road improvements to developing or redeveloping residential areas in need of infrastructure supportive to new housing.

Policy 3-1.1.5: Select Sites for Affordable Housing for Very-Low, Low, and Moderate Income Households. The City of Sanford 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 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;
5. Located on sites having adequate surface water management and solid waste collection and disposal; and
6. Within ½-mile of a bus route.

Policy 3-1.1.6: Provide Opportunities for 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 3-1.1.7: Eliminate Barriers within the Land Development Regulations. Ensure that the proposed regulatory techniques and review procedures do not create barriers to affordable housing. The City shall also promote nondiscrimination in access to housing within the City by promoting fair housing laws and practices.

Objective 3-1.2: Use Conservation, Rehabilitation, and Demolition Program Techniques to achieve a Housing Stock Free of Substandard Units. The City shall continue to reduce the percentage of the City housing stock experiencing substandard conditions.

The City shall encourage the use of Community Development Block Grant (CDBG) funds to rehabilitate substandard units which may be improved through the CDBG program and shall demolish and clean dilapidated structures which are beyond repair and detrimental to the neighborhood environment. CDBG funds shall also be used to assist in defraying costs of persons who must relocate.

Policy 3-1.2.1: Eliminate Substandard Housing Conditions and Improve Neighborhood Quality in Redevelopment Areas. The City's CDBG program shall continue to maximize Community Block Grant Program funds of the county, state and federal government as well as other available resources required to eliminate substandard housing and improve neighborhood quality within areas in need of redevelopment.

To assist low and moderate income household unable to afford weatherization improvements for their homes, the City shall continue to apply State Department of Community Affairs grant funds to support a weatherization program.

In addition, the City shall refine land development regulations in order to create incentives which encourage and facilitate redevelopment in areas with a relatively high concentration of substandard housing such as Goldsboro and Georgetown and continue to enforce the City's adopted building codes in order to protect and preserve the structural integrity of the City's housing stock. The City shall contact owners of substandard housing units in order to

communicate necessary corrective actions and assist by informing owners of available federal, state and local housing assistance programs. Similarly, the City shall use funds from the Community Development Block program to reduce substandard housing and increase the supply of affordable housing consistent with Objective 3-1.1.

Policy 3-1.2.2: Provide Infrastructure to Support Low and Moderate Income Housing. The City shall continue to use the Community Development Block Grant Program and initiate a program of incentives to attract necessary financial resources required to provide infrastructure improvement needs by neighborhood cited in the analysis of redevelopment needs.

Objective 3-1.3: Provide Adequate Land Areas for Mobile Homes and Manufactured Housing. The City of Sanford shall continue to provide adequate land area to accommodate mobile home residences within its corporate limits. The City shall allow manufactured housing in all residential districts within the City if the housing meets the below stated policies

Policy 3-1.3.1: Comply with Building Codes. Building Codes with the City shall be consistent with State mandated criteria governing construction. The City's land development regulations shall continue to allow manufactured housing in all residential zoning districts provided the manufactured housing complies with building standards of Chapter 320 and 553, F.S., and the U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards of 1974.

Objective 3-1.4: Provide Opportunities for Group Homes, Housing for the Elderly, Foster Care Facilities and Emergency Temporary Housing Needs. The City of Sanford shall promote housing opportunities licensed by the State Department of Health and Rehabilitative Services to meet the unique housing needs of the elderly, dependent children and physically and mentally handicapped, developmentally disabled, and the temporarily homeless.

Policy 3-1.4.1: Provide areas for Foster Care Facilities. To advance the provision of foster care facilities within the City of Sanford, foster care facilities in single family homes shall continue to be allowed in residential and agricultural districts. The City shall continue to maintain land development regulations for foster care facilities including performance standards in order to ensure that all sites for foster care facilities contain requisite infrastructure including: potable water; adequate surface water management; an 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 3-1.4.2: Apply Criteria to Community Residential Facilities. The City shall adhere to the following requirements related to Community Residential facilities:

- 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.

- 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, shall be allowed in multi-family residential districts unless the City finds that the group home siting as proposed:
 1. Does not otherwise conform to existing zoning regulations applicable to other multi-family uses in the City.
 2. 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.
 3. 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.
- All distance requirements cited in this policy 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.
- All sites for 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.

Objective 3-1.5: Preserve Historically Significant Housing. The City shall promote the preservation and protection of housing resources identified as historically significant, especially those located in the designated Downtown Historic District as well as structures identified in the historically significant area south of the Central Business District.

Policy 3-1.5.1: Promote Identification of the City's Historically Significant Housing Resources. The City of Sanford shall encourage the continued identification, protection, analysis, and explanation of the City's historical district resources. Such efforts shall include determination of their worth and vulnerability, as well as implementation of preservation management.

Policy 3-1.5.2: Rehabilitate and Adaptively Re-Use Historically Significant Housing. The City's Historic Preservation Board shall assist the rehabilitation and adaptive re-use of historically significant housing by coordinating grantsmanship functions and carrying out information and referral services which link the private sector with potential sources of technical assistance and funding for rehabilitation and adaptive re-use of historically significant housing resources.

Policy 3-1.5.3: Assist with 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 3-1.6: Provide Equitable Displacement Treatment. The City shall provide uniform and equitable treatment of persons and businesses displaced by State and local government programs.

Policy 3-1.6.1: Provide Alternative Housing Sites for Displaced Structures and Residents. The City shall assist any person that is required to move from any real property as a result of the acquisition of such real property for public purposes by making other sites and housing facilities available to them as replacement dwellings. When planning the location of land acquisition for public purposes the City shall assess the degree of displacement which may be incurred and factor the costs of relocating such displaced persons into the total costs of alternative site acquisitions. In certain cases where federal-aid is being used for public projects or programs the City shall be guided in its relocation assistance by the Surface Transportation and Uniform Relocation Assistance Act of 1987 as may hereinafter be amended. The law provides for mandatory relocation assistance to persons displaced by certain federal-aid public projects and authorizes, as a last resort, the use of eminent domain power to acquire real property for replacement housing.

Objective 3-1.7: Conserve Neighborhood Quality and Existing Housing Stock. The useful life of the existing housing stock including affordable housing shall be conserved through effective implementation of laws, ordinances, and programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities, and code enforcement activities.

Policy 3-1.7.1: Maintain Housing Stock and Neighborhood Conservation. The City shall direct public funds through its Community Development Office to assist in maintaining sound housing by reducing the supply of deteriorated and dilapidated units and by providing neighborhood facilities improvements where such facilities as sewers, potable water distribution systems, drainage facilities, roads, or recreation areas are substandard. Funds shall also be directed to improving access to commercial and employment opportunities in order to stabilize neighborhood commercial activities. The Community Development Office shall use the Community Development Block Grant programs, including but not limited to, weatherization, rental housing rehabilitation, neighborhood facility improvements, economic development, and commercial revitalization.

The City shall also maintain an active code enforcement program as a means to identify housing accommodations and non-residential structures which fail to comply with minimum specification governing building construction, electrical facilities, water and sewer systems, construction, septic tanks and waste disposal fields, fire protection, flood prevention, and housing. Where structures are found to violate minimum standard specifications the City shall duly notice the violation and stipulate conditions for bringing the structure into compliance.

Policy 3-1.7.2: Plan Supportive Facilities and Services Necessary for Quality Residential Neighborhoods. The City of Sanford through the Community Development Block Grant Program shall work with Seminole County, the State of Florida, and the private sector in planning systems for delivery of public facilities and services supportive to a quality residential environment. The City shall use the Community Development Block Grant program and other available programs directed to improve conditions within Goldsboro and Georgetown. The City shall use the capital improvement program and budgeting process to schedule improvement needs. The City shall

coordinate with the State Department of Community Affairs in order to develop a Comprehensive Housing Affordability Strategy (CHAS) in concert with Seminole County in order to expand available technical and financial assistance for neighborhood improvement needs, especially within the primary target areas of Goldsboro and Georgetown.

Policy 3-1.7.3: 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 in development and site plan review. The Community Development Block Grant program shall be used to reduce dilapidated housing and increase the supply of standard housing equipped with neighborhood facilities operating at adequate levels of service.

Policy 3-1.7.4: Coordinate Public/Private Partnerships. In addressing housing issues requiring unique partnerships involving the public and private sector, the City of Sanford shall promote effective communication and innovative approaches to housing and neighborhood improvements which foster mutual benefits for the public and private sectors.

The City Community Development Office shall also establish highest priority for infrastructure improvements within redevelopment target areas using both private sector funding sources as well as available public assistance programs through the Community Development Block Grant Program.

Policy 3-1.7.5: Continue Housing Programs. The City shall carry out the following housing related programs:

- a. Population and Housing Research and Information System. Maintain and periodically update the population and housing information system.
- b. Housing Trends. Monitor and evaluate population and housing trends. Analysis of land use interrelationships shall be included in the continuing evaluation.
- c. 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. The review shall include consideration of the City's regulatory and administrative requirements for site plan review and permitting in order to assure that these policies and procedures do not impose unreasonable construction time requirements or building costs to providers of housing stock. This review shall include analysis to further the concept of one-stop permitting procedures, a policy adopted by the ECFRPC. 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.
- d. 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.

- e. Housing Code and Other Related Codes. Administer adopted housing and energy codes and other housing related codes.
- f. 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.
- g. 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.
- h. Development 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.
- i. Housing Policies. The City shall maintain a continuing review and evaluation of housing policies as identified in this Element. 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.
- j. Energy Efficiency in New Housing. The City shall add language to the Land Development Regulations that add requirements for new housing to adhere to energy efficiency standards during the design and construction phases. It must be demonstrated prior to the permitting of new housing construction how the energy efficiency requirements will be adhered to.

Policy 3-1.7.6: Undertake 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.

Policy 3-1.7.7: Encourage Neighborhood Planning. City staff shall continue to work with neighborhoods to encourage neighborhood planning and the development of neighborhood plans in order to increase public involvement. These plans should create neighborhood goals that provide opportunities to strengthen neighborhoods and identify desired improvements and needs of residents.

Objective 3-1.8: Continue Evaluation of Housing Element Effectiveness. The City shall use the following policies as criteria in evaluating the effectiveness of the Housing Element.

Policy 3-1.8.1: 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 3-1.8.2: Schedule, Budget and Implementing Programmed Activities. The timely scheduling, programming, budgeting and implementation 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 3-1.8.3: 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 3-1.8.4: 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.

Objective 3-1.9: Implement Energy Efficient Housing. The City will encourage energy efficient housing through use of renewable energy resources in existing and new housing.

Policy 3-1.9.1: Educate Residents on Energy Efficiency. The City will provide educational materials and conduct programs to educate residents on energy reduction measures for implementation inside homes as well as landscaping.

Policy 3-1.9.2: Encourage Green Housing Construction. The City shall encourage housing construction that meets Leadership in Energy and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards or other nationally recognized green building rating systems.

