



GMP

Growth Management Plan

Housing

CITY OF ORLANDO
PLANNING & DEVELOPMENT
GROWTH MANAGEMENT

Approved
August 12, 1991
Amended January 30, 2006

HOUSING GOALS, OBJECTIVES AND POLICIES

GOAL 1

To encourage the preservation of decent, safe and sanitary housing for the present and future residents of the City of Orlando.

*State Plan 187.201(5)(a)
ECFRPC 19
9J-5.010(3)(a)
9J-5.021(1)
Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636*

Objective 1.1 The City shall continue throughout the planning period to extend the life of the existing housing stock, so as to stabilize neighborhoods and promote neighborhood confidence.

*State Plan 187.201(5)(b)3
ECFRPC 19.1, 19.6
9J-5.010(3)(b)1,2,5,6,
9J-5.015(3)(b)1
9J-5.021(1)
Amended February 7, 2000
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Policy 1.1.1 The City shall continue its strong housing code enforcement program to monitor the conditions of the City's housing stock, reduce the amount of substandard housing, discourage boarded-up buildings, and preserve available housing stock.

*State Plan 187.201(5)(b)3
ECFRPC 19.5
9J-5.010(3)(c)3,4
9J-5.021(1)*

Policy 1.1.2 The City shall continue its housing rehabilitation program to provide funding for moderate, low, and very low income owner occupants, and expand the program as funding may become available.

*State Plan 187.201(5)(b)3
ECFRPC 19.6
9J-5.010(3)(c)3,4
9J-5.015(3)(c)1
Amended May 16, 1994
Effective Date July 28, 1994
Doc. No. 27538*

Policy 1.1.3 The City shall continue the rental rehabilitation program to provide low cost funding for property owners who provide housing for low and very low income households.

*State Plan 187.201(5)(b)3
ECFRPC 19.6
9J-5.010(3)(c)3,4
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Policy 1.1.4 The City shall survey all homeowners receiving substantial or moderate housing rehabilitation assistance after completion of the rehabilitation to evaluate the quality of the work and to determine homeowner satisfaction with the program.

*State Plan 187.201(5)(b)3
ECFRPC 19.6
9J-5.010(3)(c)3,4
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Policy 1.1.5 The City shall require a maximum 30 day waiting period from the time of the application for a residential demolition permit until the demolition may occur, to allow the Planning and Development Department to review, assess and attempt solutions to preserve the dwelling.

*State Plan 187.201(5)(b)3
ECFRPC 19.7
9J-5.010(3)(c)2,3,4
9J-5.021(1)
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Objective 1.2	In order to guide conservation, demolition and rehabilitation efforts, the City shall survey housing conditions city-wide as necessary or in selected areas at intervals of no greater than 5 years, prior to and in coordination with the five year update of the City's Growth Management Plan and the update to the Consolidated Plan. The City shall conduct more detailed and/or frequent surveys as the need arises.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.6 9J-5.010(3)(b)1,2,5 9J-5.021(1) Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 1.2.1	Census block groups in which 30% or more dwelling units were identified as substandard dwelling units according to the 1997 (or most recent) Housing Conditions Survey shall receive high priority for rehabilitation assistance.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.6 9J-5.010(3)(c)3,4 9J-5.021(1) Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 1.2.2	Dwelling units identified as being as being substandard - suitable for rehabilitation, according to the 1997 (or most recent) Housing Conditions Survey, shall receive highest priority for rehabilitation assistance.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.6 9J-5.010(3)(c)3,4 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 1.2.3	Dwelling units identified as being substandard - not suitable for continued occupancy, will be recommended for demolition.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.6 J-5.010(3)(c)3,4 9J-5.021(1) Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Objective 1.3	The City shall develop criteria for the placement of public facilities which will encourage the preservation of the existing housing stock, and which will minimize the relocation of residents and demolition of housing.	<i>State Plan 187.201(5)(b)3,4 ECFRPC 19.1 9J-5.010(3)(b)1,2,3,5,7 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 1.3.1	The placement of public facilities shall be planned so as to minimize the demolition of housing and related relocation of residents.	<i>State Plan 187.201(5)(b)1 ECFRPC 19.1 9J-5.010(3)(c)2,5 9J-5.021(1) See Future Land Use Element, Figure LU-1 for more detail Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 1.3.2	When housing must be removed as a result of City actions, the City shall assess the feasibility of moving the housing to another location and rehabilitating it to standard, affordable conditions, to preserve it as part of the City's housing stock.	<i>State Plan 187.201(5)(b)1,3 ECFRPC 19.1 9J-5.010(3)(c)2,3 9J-5.015(3)(c)1 9J-5.021(1) Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>

- Policy 1.3.3 When residents are displaced by City actions, through public development, or redevelopment, the City shall attempt to ensure residents are able to relocate to standard, affordable housing. When federal funds are used for acquisition, demolition, rehabilitation, or conversion, the City shall comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act and with Section 104(d) of the Housing and Community Development Act of 1974 (excluding acquisition), as amended from time to time and as implemented in the City’s “Local Displacement Strategy and Residential Antidisplacement and Relocation Assistance Plan.”
- Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636*
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- Objective 1.4** The City shall continue to assess adoption of the existing building code to promote reasonable and affordable renovation to housing. This code is intended to extend the life of a community’s housing stock and thus reduce the need for more expensive new construction without compromising the safety aspects of the Southern Standard Building Code.
- State Plan 187.201(5)(b)3
ECFRPC 19.4
9J-5.010(3)(b)1,3,5,6,7
Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636*
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- Policy 1.4.1 The City shall determine the feasibility of adopting the Existing Building Code and recommend amendments to the appropriate codes as needed.
- State Plan 187.201(5)(b)(3)
ECFRPC 19.1, 19.6
9J-5.010(3)(c)3,4,9
Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636*
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- Objective 1.5** The City of Orlando shall utilize Crime Prevention Through Environmental Design (CPTED) principles in order to increase the safety of affordable housing developments, through the planning period .
- Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636*
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- Policy 1.5.1 The City will provide technical assistance during the Affordable Housing Certification Process of affordable housing projects seeking local, state or federal funding to ensure compliance with CPTED principles, CPTED includes natural surveillance, natural access control, and territorial reinforcement. The applicant shall be strongly encouraged to utilize staff’s recommendations in order to provide for the safe design of affordable housing developments.
- Amended February 7, 2000
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Objective 1.6	The City shall provide neighborhood preservation mechanisms through the Land Development Code in residential neighborhoods.	<i>State Plan 187.201(5)(b)1,3 ECFRPC 19.1 9J-5.010(3)(c)2,3 J-5.015(3)c(1) 9J-5.021(1) Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 1.6.1	The City shall implement Sub-Area Policies in the Future Land Use Element of the Growth Management Plan. Such policies may include but not limited to: <ol style="list-style-type: none"> <li data-bbox="422 516 1008 552">1) non-expansion of incompatible land uses; <li data-bbox="422 583 1114 619">2) permitting only residential use where appropriate; <li data-bbox="422 651 959 686">3) non-residential height restriction; and <li data-bbox="422 718 1141 753">4) master plan review required prior to redevelopment. 	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 1.6.2	The City shall buffer and screen residential neighborhoods from nearby incompatible land uses through significant landscaped bufferyards and/or compatible transitional uses.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 1.6.3	The City shall protect residential neighborhoods from through traffic by means such as the use of selected roadway materials such as bricks, restrictions on use of roadways by nonresidential vehicles and redirecting traffic flow patterns.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 1.6.4	The City shall protect residential neighborhoods from noise, water and air pollution by regulating land development practices to ensure all applicable local, State and Federal air and water quality standards are met and maintained throughout the planning period and that activities creating noise related disturbances are restricted from inappropriate locations or are required to provide more stringent attenuation measures.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 1.6.5	The City shall encourage efficient mass transit in residential neighborhoods through the coordination of public transit routes and land use activity.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 1.6.6	The City shall support retail by increasing opportunities for appropriately located neighborhood serving retail development.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Objective 1.7	By January 1, 2005, the City shall review current Codes and where necessary make changes to encourage the	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>

use of sustainable construction methods and materials for residential development.

- Policy 1.7.1 Construction materials for residential development should be suited to the region's high humidity. *Amended February 7, 2000
Effective Date March 9, 2000
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- Objective 1.8** By January 2001, the City shall develop a plan to minimize the loss of units due to expiring Section 8 contracts. *Amended February 7, 2000
Effective Date March 9, 2000
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- Policy 1.8.1 The City shall encourage preservation of units threatened by expiring Section 8 by working with tenants, owners, and organizations who provide information about related issues. *Amended February 7, 2000
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GOAL 2

- To provide safe, clean, affordable housing for current and future very low, low and moderate income residents of the City of Orlando. *Amended February 7, 2000
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- Objective 2.1** Throughout the planning period, the definition of affordable housing in the Land Development Code shall be applied to applicable housing developments for the purpose of conducting affordable housing certifications and identifying affordable housing projects that are eligible for design and financial incentives. *Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636*
- Policy 2.1.1 The definition of affordable housing in the Land Development Code shall be applied to proposed housing developments for the purpose of implementing incentives and local, state and federal programs for residential units as follows:

Affordable: residential units priced so that monthly rents (utilities included) or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households qualifying as very low income, low income, or moderate income. The sales price of owner-occupied units must not exceed the threshold limits established by the City on a yearly basis. The rental rate must not exceed the rates provided by the Florida Housing Finance Corporation on a yearly basis.

Moderate income: total household income shall be from 81 percent up to but less than 120 percent of the Orlando Metropolitan Statistical Area (MSA) median income.

Low income: total household income shall be from 51 percent up to and including 80 percent of Orlando MSA median income. For purposes of the impact fee grant, the transportation impact fee reimbursement, and the school impact fee discount, certification shall be made up and including 60 percent of Orlando MSA median income.

Very low income: total household income does not exceed 50 percent of Orlando MSA median income.

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| Policy 2.1.2 | New affordable housing developments, particularly multifamily housing, shall comply with Future Land Use Element Goal 3 and associated objectives and policies. | <i>Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636</i> |
| Objective 2.2 | By January 1, 2001, the City shall develop policies and programs to discourage the concentration of affordable multifamily housing. | <i>Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636</i> |
| Policy 2.2.1 | The City shall discourage concentrations of affordable multi-family housing in economically and socially distressed areas of the City. | <i>Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636</i> |
| Policy 2.2.2 | When evaluating applications, awarding discretionary funds, and making recommendations concerning certified affordable housing projects, tax credits, and bond projects, the City shall consider the potential impact of proposed projects on achieving reductions in the concentration of affordable multifamily housing. | <i>Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636</i> |
| Objective 2.3 | The City shall establish and support public-private partnerships that provide affordable housing. | <i>Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636</i> |
| Policy 2.3.1 | The City shall participate in available Federal and State housing programs where funding will assist the City in achieving its affordable housing goals. | <i>Amended February 7, 2000
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- Policy 2.3.2 The City shall participate in the single family, mortgage revenue bond program of the Orange County Housing Finance Authority to stimulate affordable homeownership. *Amended February 7, 2000
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- Policy 2.3.3 The City shall participate in and support the activities of all approved CHDO's to provide technical assistance and housing information to City and County constituents. Such support may include but not be limited to financial and/or technical assistance and alternative development standards and code requirements. *Amended February 7, 2000
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- Policy 2.3.4 The City shall maintain communication with housing related non-profit organizations and other agencies which affect the development of housing through the Affordable Housing Advisory Committee, the Planning Department newsletter "Planning Poster", the affordable housing developer roster and other means which become available. *Amended February 7, 2000
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- Policy 2.3.5 The City shall continue the programs of Neighborhood Services to promote neighborhood pride, identity, organization, and communication between citizens and City government. *ECFRPC 19.8
9J-5.010(3)(c)3
Amended February 7, 2000
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- Policy 2.3.6 The City shall continue to provide assistance to outside agencies offering counseling referral services for families and individuals seeking affordable housing opportunities. *State Plan 187.201(5)(b)1,3
ECFRPC 19.8, 19.9
9J-5.010(3)(c)1
9J-5.021(1)
Amended February 7, 2000
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- Policy 2.3.7 The City shall continue to support the Orlando Utilities Commission Home Energy Fix -Up Program by informing City residents of the program in City publications. *State Plan 187.201(5)(b)3
ECFRPC 19.6
9J-5.010(3)(c)4
9J-5.021(1)
Amended February 7, 2000
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- Policy 2.3.8 The City shall continue to support the housing programs administered by the Orlando Housing Authority. *State Plan 187.201(5)(b)3
ECFRPC 19.1, 19.8, 19.9
9J-5.010(3)(c)1,7
9J-5.015(3)(c)1
9J-5.021(1)
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Policy 2.3.9	The City shall continue to work with the Orange County Finance Authority in the use of tax exempt financing to provide mortgages at below market interest rates to first time home buyers.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.8 9J-5.010(3)(c)1,7 9J-5.015(3)(c)1 9J-5.021(1) Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 2.3.10	The City shall support housing organizations serving very low income households with financial assistance to reduce the housing development costs and the concurrent need to maintain very low housing payments.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.1, 19.3, 19.8 9J-5.010(3)(c)1,7 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 2.3.11	The City shall support homeownership through programs such as the Down payment Assistance Program which provides down payment assistance (including closing costs) for first time moderate, low, and very low income homebuyers.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.1, 19.3 9J-5.010(3)(c)1,7 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 326368</i>
Policy 2.3.12	The City shall support the provision of HUD funding for the acquisition, rehabilitation, or construction of buildings and other facilities by nonprofit organizations when available and appropriate.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 2.3.13	The City shall continue to establish incentives for the construction of affordable housing, especially low and very low income housing, in those areas that are deficient as defined in the Consolidated Plan in order to encourage economic diversity throughout Orlando. The City recognizes market rate housing as an integral component of economically diverse developments.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 2.3.14	The City shall participate in and support activities that discourage the use of predatory lending practices. Such support may include but not be limited to the provision of financial / or technical assistance to community groups that specialize in education and outreach against predatory lending.	<i>Amended April 19, 2004 Effective Date July 5, 2004 Doc. No.: 040419907</i>
Objective 2.4	The City shall prioritize projects that utilize public/private partnerships to produce housing.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.8, 19.9, 9J-5.010(3)(c)1 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 2.4.1	The City shall leverage available funds with funding programs from other sources to assist the largest number of units possible.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.8, 19.9, 9J-5.010(3)(c)1 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>

Policy 2.4.2	The City shall prioritize residential projects that leverage federal, state, and/or local financial incentives.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.1, 19.3, 19.8 9J-5.010(3)(c)7 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 2.4.3	The City shall prioritize housing projects which provide support of services to assist low income and very low income persons. These programs could include but would not be limited to financial counseling, day care, health care and transportation.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.3, 19.8, 19.9 9J-5.010(3)(c)1,3,8 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Objective 2.5	The City shall continue to review and assess the structuring of impact fees in relation to City housing goals and shall make recommendations for amendments to the appropriate codes if necessary.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.10 9J-5.010(3)(c)2,7 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 2.5.1	The City shall continue assessing the structuring of impact fees in relation to the City's housing goals.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.10 9J-5.010(3)(c)2,7 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 2.5.2	The City shall conduct a study to determine the feasibility of allowing impact fee credits to be transferred between development sites, and differential impact fees based on the size of a dwelling unit.	<i>State Plan 187.201(5)(b)3 ECFRPC 19.10 9J-5.010(3)(b)1,3 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 2.5.3	The City shall provide reimbursement of impact fees to qualified developers of certified single family affordable housing projects to pay all or a portion of transportation impact fees and sewer benefit fees subject to funding availability.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Objective 2.6	By January 2001, the City shall establish a monitoring program for affordable housing projects receiving financial assistance, and make recommendations for amendments to the appropriate codes as needed .	<i>ECFRPC 19.3 9J-5.010(3)(b)1,3 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 2.6.1	The City shall monitor annually affordable housing projects receiving financial assistance or incentives to ensure that units comply with either tenancy (owner occupancy) or affordability (for rental units) requirements.	<i>ECFRPC 19.3 9J-5.010(3)(c)3,7 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>

Objective 2.7 The City shall continue to require Affordable Housing Certification of all residential projects utilizing City administered affordable housing programs.

*State Plan 187.201(5)(b)3
ECFRPC 19.10
J-5.010(3)(b)1,7
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Policy 2.7.1 All affordable housing projects shall be certified as eligible for any City administered affordable housing programs prior to receiving any incentives and/or funding.

GOAL 3

To provide housing that is accessible and available to all residents of the City of Orlando.

*Amended February 7, 2000
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Objective 3.1 The City shall not discriminate in the provision of housing assistance to benefit very low, low and moderate income households.

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Policy 3.1.1 The City shall continue its fair housing programs in accordance with Federal and State law to address housing discrimination based on race, color, religion, sex, disability or other handicap, familial status, marital status, ancestry, creed, age, status with regard to public assistance, or national origin.

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Objective 3.2 The City shall ensure compliance with Federal and State laws on accessibility.

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Policy 3.2.1 The City shall conduct periodic reviews, and amend as necessary, all land and housing development regulations to ensure compliance with Federal and State laws on accessibility.

*State Plan 187.201(5)(b)1,4
ECFRPC 19.5
9J-5.010(3)(c)2
9J-5.021(1)
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GOAL 4

To provide housing opportunities for people with special needs such as the homeless, the elderly, and the physically and/or mentally disabled.

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Objective 4.1 The City shall continue to review and revise where necessary land development regulations to ensure that adequate sites in residential areas are provided for special needs populations by means of group homes and foster care facilities licensed or funded by the State of

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Florida or other such means as shall be deemed appropriate by the Planning Official.

Policy 4.1.1 The City shall continue to provide, in the Land Development Code, adequate locational standards for sites in residential areas or areas of residential character for community residential homes, including group homes and foster care facilities, in accordance with applicable Florida Statutes.

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Objective 4.2 The City shall utilize the Technical Review Committee to review any proposed projects or City Code amendments that impact housing for special needs populations and to advise the City government with respect to establishing procedures, regulations, and standards affecting the development of housing for special needs population.

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Policy 4.2.1 A City staff member shall function as the contact person for any proposed projects or City Code amendments that impact housing for special needs populations.

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Objective 4.3 The City shall continue to support a variety of public and private housing initiatives for affordable housing for special needs populations.

Policy 4.3.1 The City shall continue to support organizations which provide shelter and related services to the homeless. Such support may include but not be limited to financial and/or technical assistance and alternative design standards and code requirements.

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Policy 4.3.2 The City shall continue to support organizations which assist elderly and handicapped citizens in finding decent, accessible, and affordable housing. Such support may include but not be limited to financial and/or technical assistance and alternative design standards and code requirements.

*State Plan 187.201(5)(b)1
ECFRPC 19.8, 19.9
9J-5.010(3)(c)1
9J-5.021(1)
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GOAL 5

To promote opportunities for infill housing development.

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Objective 5.1	The City shall continue to promote infill housing development by supporting alternative development standards where necessary and feasible.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 5.1.1	The City shall provide and retain residential land uses at varying densities and locations through comprehensive land use planning and land development code regulations. Residential uses shall be allowed in all zoning districts and associated land use categories with the exception of the Industrial; Public, Recreational and Institutional; and Conservation categories. Residential intensities shall range up to a maximum of 200 units per acre (before bonuses).	<i>State Plan 187.201(5)(b)1 ECFRPC 19.1 9J-5.010(3)©2,5 9J-5.021(1) See Future Land Use Element Figure LU-1 for more detail Amended February 7,2000 Effective Date March 9, 2000 Doc. No 32636</i>
Objective 5.2	The City shall continue to provide intensity bonuses for moderate cost housing in return for developer contributions (or on-site housing alternatives) to the City of Orlando Trust Fund for Low and Very Low income Housing.	<i>State Plan 187.201(5)(b)(3) ECFRPC 19.6 9J-5.010(3)(c)3,4,7 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 5.2.1	Twenty-five percent (25%) of the monies collected through the Trust Fund for Low and Very Low Income Housing shall be set aside for the rehabilitation of certified multifamily housing projects.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Objective 5.3	The City shall designate in the future Land Use Element adequate amounts of land to accommodate the projected growth of 14,466 single-family units (including mobile homes) and 19,464 multifamily housing units between 1998 and 2025.	<i>State Plan 187.201(5)(b)(3) ECFRPC 19.6 9J-5.010(3)(c)3,4,7 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 5.3.1	The City shall ensure adequate sites are correctly planned and zoned to accommodate the projected housing growth, including low and very low income housing, and mobile homes.	<i>State Plan 187.201(5)(b)1 ECFRPC 19.1 9J-5.010(3)(c)2,5 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 5.3.2	The City of Orlando will continue to allow mobile homes in a number of residential and mixed use zoning districts where adequate public facilities and services are available; and sufficient current and projected	<i>State Plan 187.201(5)(b)1 ECFRPC 19.1 9J-5.010(3)(c)2,5 9J-5.021(1) Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>

capacity is available to handle the travel demand generated by the increased intensity.

- Policy 5.3.3 The City shall support the development of manufactured housing as a permitted or conditional use. *Amended February 7, 2000
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- Policy 5.3.4 The City shall continue to review existing land development to determine the need for additional provisions such as higher densities or innovative designs. *Amended February 7, 2000
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- Policy 5.3.5 In order to accommodate the projected population, the City shall support a balanced mixture of both rental and home ownership housing opportunities.
- Policy 5.3.6 The City shall establish design incentives that provide flexible design options for residential development without compromising the quality of the resulting development. *Amended February 7, 2000
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- Objective 5.4** The City shall provide adequate sites for affordable housing in residential neighborhoods. *Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636*
- Policy 5.4.1 The City shall affirmatively support proposals for affordable housing that are consistent with the use and density provisions of this Plan, including certified single family affordable housing on sites designated Residential Medium Intensity (See Policy 2.4.10 of the Future Land Use Element). *Amended February 7, 2000
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- Policy 5.4.2 The City shall support amendments to this Plan and associated land development regulations that permit affordable housing proposals provided such locations:
- a) Avoid concentrations of low and very-low income households;
 - b) are provided full urban services and facilities;
 - c) are environmentally sensitive; and
 - d) would create a livable and supportive environment.
- Objective 5.5** The City shall continue to inventory vacant and underused residential land and provide this information *Amended February 7, 2000
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to housing developers to stimulate the development of affordable housing.

- Policy 5.5.1 The City shall survey vacant and underused City lands and real property at intervals no greater than three years to determine which land can be declared surplus, and make appropriate surplus land available with conditions sufficient to stimulate the development of affordable housing.
- Amended February 7, 2000
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- Objective 5.6** The City shall utilize the Technical Review Committee to review any proposed projects or City Code amendments that impact affordable housing and to advise the City government with respect to establishing procedures, regulations, and standards affecting the development of affordable housing.
- State Plan 187.201(5)(b)3,4
ECFRPC19.5, 19.8, 19.10
9J-5.010(3)(b)1,7
9J-.021(1)
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- Policy 5.6.1 A City staff member shall function as the Affordable housing Expediter to act as a point of contact for the public and to coordinate with the Technical Review Committee and the Affordable Housing Advisory Committee. Responsibilities should include monitoring and coordinating on a day to day basis designated affordable housing development proposals through the affordable housing certification process.
- Amended February 7, 2000
Effective Date March 9, 2000
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- Policy 5.6.2 The Housing Expediter shall maintain a roster of affordable housing developers and disseminate pertinent information affecting housing development, such as advance notice of fee and code changes, at least quarterly.
- Amended February 7, 2000
Effective Date March 9, 2000
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- Objective 5.7** The City shall conduct periodic reviews of existing land development regulations and consider, before adoption, policies, procedures, ordinances, regulations, or plan provisions that have an impact on the cost of housing.
- Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636*
- Policy 5.7.1 The City shall maintain the Affordable Housing Advisory Committee to provide citizens' advice to the City government regarding the adoption, modification, or repeal of policies, procedures, regulations, or plan provisions applicable to affordable housing. This Committee shall include at a minimum, a home builder, a residential real estate sales professional, a banker or lender, a representative of labor engaged in home.
- Amended February 7, 2000
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Objective 5.8	The City shall maintain a streamlined permitting process for land development in the City.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 5.8.1	The permitting process for land development in the City shall be streamlined through an ongoing review of the process and the adoption of a more efficient regulatory and permitting process.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 5.8.2	Centralized permitting shall continue as part of the streamlined process.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 5.8.3	The City shall require pre-application conferences for all land development projects in the City requiring Board review and for all residential projects requesting certification as affordable housing except where waived by the Planning Official.	<i>ECFRPC 19.8, 19.10 9J-5.010(3)(c)1, 2 Amended May 16, 1994 Effective Date July 28, 1994 Doc. No. 27538 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 5.8.4	The City shall continue publishing a developer's guide which shall include all pertinent information and staff contacts necessary for developing affordable housing in the City.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Objective 5.9	The City shall continue to participate in affordable housing demonstration projects where the City will negotiate development standards and code requirements with developers interested in constructing a variety of affordable housing units.	<i>State Plan 187.201(5)(b)4 ECFRPC 19.5 9J-5.010(3)(c)1,2,7 9J-5.021(1) Amended May 16, 1994 Effective Date July 28, 1994 Doc. No. 27538</i>
Policy 5.9.1	The City shall be supportive of innovative affordable housing projects that serve a mixture of income groups, provide amenities on-site, and/or demonstrate design concepts that provide cost savings without compromising the quality of the development.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Policy 5.9.2	The City shall continue to provide intensity bonuses for moderate cost housing through the Land Development Code.	<i>Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>
Objective 5.10	The City will participate in the Parramore Heritage Renovation Project to rebuild Orlando's Callahan/Holden/Parramore community through the empowerment of residents and business people. This initiative will work to build a partnership between the public and the private sectors in order to revitalize the area. Among other issues such as crime and economic	<i>State Plan 187.201(5)(b)3 ECFRPC 19.1, 19.3, 19.6, 19.8, 19.9 9J-5.010(3)(c)1,2,3,4,7,8 Amended February 7, 2000 Effective Date March 9, 2000 Doc. No. 32636</i>

development, the community will focus on issues such as affordable housing.

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| Policy 5.10.1 | The City shall support reasonable efforts to make the Parramore Heritage Renovation Area a mixed income, economically diversified neighborhood with housing and employment opportunities for all. | <i>Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636</i> |
| Policy 5.10.2 | The City shall encourage neighborhood revitalization, affordable housing and homeownership throughout the Parramore Heritage Renovation Area by implementing programs and regulations that promote a wide variety of housing types, including single-family dwelling units, accessory cottage dwellings, townhouses, condominiums and rental apartments. | <i>Amended January 30, 2006
Effective Date March 2, 2006
Doc. No. 060130908</i> |
| Policy 5.10.3 | The City shall encourage new construction of single family homes for moderate and upper income households. | <i>Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636</i> |
| Policy 5.10.4 | The City shall encourage an overall mixture of housing tenure by actively encouraging owner-occupancy within the neighborhood. | <i>Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636</i> |
| Policy 5.10.5 | The City shall promote design standards that promote image improvement opportunities in the neighborhood. | <i>Amended February 7, 2000
Effective Date March 9, 2000
Doc. No. 32636</i> |