

# Housing Element

*Goals, Objectives, and Policies*

*Approved August 12, 1991 • Amended January 25, 2010*

POLICY DOCUMENT

**THIS PAGE INTENTIONALLY LEFT BLANK**

## **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.

*(Amended February 7, 2000, Effective 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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

**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.

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

*(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

**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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

**Policy 1.1.4** The City shall evaluate the quality of the work after completion of substantial or moderate housing rehabilitation to determine that it complies with the City's approved housing specifications and that the work was performed to the homeowner's satisfaction.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

**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 City Planning Division to review, assess and attempt solutions to preserve the dwelling.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

**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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

Policy 1.2.1 In order to reduce the concentration of substandard housing, the City shall prioritize rehabilitation assistance for dwelling units located in neighborhoods that have a high percentage of substandard units. The following neighborhoods meet this criteria: Callahan, Clear Lake, Lake Terrace, Rock Lake, East Central Park, Holden Heights, Parramore-Holden, Johnson Village, Lake Dot, Lake Sunset, Richmond Heights, Rio Grande Park, South Eola, and Washington Shores. The City shall reevaluate the list of eligible neighborhoods when a new the Housing Conditions Survey is completed.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

Policy 1.2.2 Dwelling units identified as being as being substandard - suitable for rehabilitation, according to the 2005 (or most recent) Housing Conditions Survey, shall receive highest priority for rehabilitation assistance.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

Policy 1.2.3 Dwelling units identified as being substandard - not suitable for continued occupancy, will be recommended for demolition.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

**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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

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 March 9, 2000, Doc. No. 32636)*

**Objective 1.4** The City shall continue to use the Florida 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 safety.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

Policy 1.4.1 The City shall determine the feasibility of adopting the optional portions of the Florida Existing Building Code and recommend amendments to the appropriate codes as needed to provide flexibility in renovating and rehabilitating existing housing.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

**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 March 9, 2000, Doc. No. 32636)*

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, Effective March 9, 2000, Doc. No. 32636)*

**Objective 1.6** The City shall provide neighborhood preservation mechanisms through the Land Development Code in residential neighborhoods.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

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:

1. non-expansion of incompatible land uses;
2. permitting only residential use where appropriate;

3. non-residential height restriction; and
4. master plan review required prior to redevelopment.

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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

Policy 1.6.6 The City shall support retail by increasing opportunities for appropriately located neighborhood serving retail development.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

**Objective 1.7** Throughout the planning period, the City shall review current Codes and where necessary make changes to encourage the use of sustainable construction methods and materials for residential development.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

Policy 1.7.1 Construction materials for residential development should be suited to the region's high humidity.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

Policy 1.7.2 The City shall encourage green building and architectural excellence in all residential developments, including those that include attainable housing. Residential developments that are LEED certified are preferred.

*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)*

**Objective 1.8** Throughout the planning period, the City shall monitor the loss of units due to expiring Section 8 contracts, condo conversions, and foreclosures that make up the City's affordable housing inventory.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

**Policy 1.8.1** The City shall encourage preservation of units threatened by expiring Section 8 contracts, condominium conversions, and foreclosures by working with tenants, owners, and organizations who provide information about related issues.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

**Policy 1.8.2** The City shall consider opportunities to assist displaced families with relocation and expanding affordable housing opportunities for families in emergency situations.

*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

## **GOAL 2**

To provide safe, clean, affordable, and attainable housing for current and future extremely low, very low, low and moderate income, and attainable income residents of the City of Orlando.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended January 25, 2010, Effective February 26, 2010, Doc No. 1001251102)*

**Objective 2.1** Throughout the planning period the City shall employ consistent definitions of housing terms as defined within the Land Development Code needed to conduct Affordable and Attainable Housing Certifications and through this process identify projects that are eligible for design and financial incentives.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended January 25, 2010, Effective February 26, 2010, Doc No. 1001251102)*

**Policy 2.1.1** The following definitions shall apply to this Housing Element:

Affordable Housing means residential units priced so that monthly rents (utilities included) or monthly mortgage payments (including taxes and insurance) do not exceed 30% of that amount which represents the median adjusted gross annual income for households qualifying as extremely low income, very low income, low, or moderate income.

Attainable Housing means well designed housing primarily for essential services personnel within the City of Orlando whose annual income is from 50% to 150% of the area median income.

*Supplement No. 2*

Essential services personnel: Those employees who have been deemed as responsible for performing duties necessary to maintain the day to day functioning of the community of Orlando such as administrative and office support personnel; teachers, educators, and other school district personnel; government personnel; medical and health care personnel; police and fire personnel; hospitality and tourism personnel; media, arts and entertainment personnel; retail and sales personnel; skilled and unskilled building trades and their ancillary support personnel; and transportation services personnel.

*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended January 25, 2010, Effective February 26, 2010, Doc No. 1001251102)*

**Policy 2.1.2** The City shall operate its Affordable Housing Certification Process based on the income definitions as stated in the Land Development Code and which are consistent with the United States Housing and Urban Development Income Guidelines; and, operate its Attainable Housing Certification Process based on the City's attainable income defined in the Land Development Code.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended January 25, 2010, Effective February 26, 2010, Doc No. 1001251102)*

**Policy 2.1.3** Affordable housing definitions that are prescribed by other affordable housing programs and which are administered by either the United States Department of Housing and Urban Development or the State of Florida may be used by the City of Orlando if such programs are implemented to provide affordable housing.

*(Amended January 25, 2010, Effective February 26, 2010, Doc No. 1001251102)*

**Policy 2.1.4** New affordable housing developments, particularly multifamily housing shall comply with Future Land Use Element Goal 3 and associated objectives and policies.

*(Amended January 25, 2010, Effective February 26, 2010, Doc No. 1001251102)*

**Objective 2.2** Throughout the planning period, the City shall develop and maintain policies and programs to discourage the concentration of affordable multifamily housing and to encourage mixed use and mixed income developments.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

**Policy 2.2.1** The City shall discourage concentrations of affordable multi-family housing in economically and socially distressed areas of the City and encourage mixed use and mixed income developments. The City shall consider, at a minimum, the impact of the following factors when evaluating projects:

- Availability of public services
- Land use compatibility
- Impact on natural resources

- Transportation access
- Existing concentration of multi-family housing

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

**THIS PAGE INTENTIONALLY LEFT BLANK**

- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Objective 2.3** The City shall establish and support public-private partnerships that provide affordable housing.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 2.3.2 The City shall participate in the single family mortgage revenue bond program and the tax exempt financing program of the Orange County Housing Finance Authority to stimulate affordable homeownership by providing mortgages at below market interest rates to first time home buyers.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Policy 2.3.3 The City shall participate in and support the activities of all approved Community Housing Development Organizations (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, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- 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 affordable housing developer roster and other means which become available.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Policy 2.3.5 The City shall continue implementing programs to promote neighborhood pride, identity, organization, and communication between citizens and City government.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 2.3.7 The City shall continue to support energy efficiency programs offered by different local organizations.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Policy 2.3.8 The City shall continue to support the housing programs administered by the Orlando Housing Authority.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 2.3.9 Reserved.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- 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.  
*(Amended April 19, 2004, Effective July 5, 2004, Doc. No. 040419907)*

- Policy 2.3.15 The City shall encourage local employers to work with the City to create Employer Assisted Housing (EAH) Programs.  
*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)*
- Policy 2.3.16 The City shall work with businesses that employ a significant number of essential services personnel to develop an Employer Assisted Housing (EAH) model as a demonstration program.  
*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)*
- Objective 2.4** The City shall prioritize projects that utilize public/private partnerships to produce housing.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 2.4.1 The City shall leverage available City funds with funding programs from other sources to assist the largest number of units possible to be available to very low, low, and moderate income households.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Policy 2.4.2 The City shall prioritize residential projects that leverage federal, state, and/or local financial incentives.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 2.4.3 The City shall prioritize housing projects which provide benefits to income-eligible persons. These programs include but are not limited to housing and financial counseling, down payment assistance, day care, health care and transportation.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Policy 2.4.4 The City shall support and provide regulatory, financial and other incentives to projects of medium to high density mixed-income and mixed-use developments. Priority shall be given to long-term attainable housing developments located within proximity of major employment centers or near public or mass transit and which demonstrate architectural excellence and which contribute to environmental sustainability.  
*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 2.5.1 The City shall continue assessing the structuring of impact fees in relation to the City's housing goals.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 2.5.3 The City shall provide funding assistance to qualified developers of certified affordable housing projects to pay all or a portion of transportation impact fees, school impact fees, and sewer benefit fees subject to funding availability.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Policy 2.5.4 The City will explore development of a program to expand the Housing and Community Development Department's ability to reimburse certain persons for the impact fees associated with development of public parking spaces and ground floor commercial uses which are located within a mixed-use development that includes a minimum percentage of certified attainable housing units.  
*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Objective 2.6** Throughout the planning period, the City shall continue to monitor affordable housing projects that receive financial assistance.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Objective 2.7** The City shall continue to require Affordable Housing Certification of all residential projects utilizing City administered affordable housing programs.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Objective 2.8** Throughout the planning period, the City, in consultation with the Regional Planning Council, shall encourage any development pursuing an amendment to an approved Development of Regional Impact (DRI) to increase the total amount of attainable housing units created by such Development.  
*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)*

Policy 2.8.1 The City will explore requirements for attainable housing units to be included within any new Developments of Regional Impact (DRI) in which residential development is planned.

*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)*

**Objective 2.9** The City will explore new local funding sources designated for the development of attainable housing units.

*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)*

Policy 2.9.1 The City will explore creation of a dedicated revenue source for development of attainable housing.

*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)*

### **GOAL 3**

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

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

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

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

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

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

### **GOAL 4**

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

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

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

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

**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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

**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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

**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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

**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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

**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.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

## **GOAL 5**

To promote opportunities for infill housing development.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

**Objective 5.1** The City shall continue to promote infill housing development by supporting alternative development standards where necessary and feasible.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

- 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).  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 5.1.2 The City will periodically review and refine City Code provisions related to the provision of affordable and attainable housing to reflect changing conditions in that market and to incorporate best development practices and policies.  
*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)*
- Objective 5.2** The City shall consider the provision of attainable housing units as appropriate justification for granting a density bonus.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Policy 5.2.1 Developers requesting a density bonus in exchange for providing attainable housing units may provide attainable units on site or pay a contribution to the City of Orlando Attainable Housing Trust Fund. At a minimum, twenty five percent (25%) of the funds collected through the Attainable Housing Trust Fund shall be set aside to create housing opportunities for households earning 121% to 150% of the area median income.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Objective 5.3** The City shall adopt future land use designations that will accommodate the projected growth of 9,387 single-family units (including mobile homes) and 44,052 multifamily housing units between 2007 and 2030.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- 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 capacity is available to handle the travel demand generated by the increased intensity.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 5.3.3 The City shall support the development of manufactured housing as a permitted or conditional use.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

- Policy 5.3.4 Throughout the planning period, the City shall continue to review existing land development regulations to determine the need for standards for regulations that increase the availability of attainable housing.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Policy 5.3.5 In order to accommodate the projected population and the demand for attainable housing units, the City shall support a balanced mixture of both rental and home ownership housing opportunities within mixed-use, mixed-income developments.  
*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- 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, Effective March 9, 2000, Doc. No. 32636)*
- Policy 5.3.7 The City will explore creation of catalyst areas in underutilized infill locations and seek opportunities to pair the development of attainable housing with major community projects.  
*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)*
- Objective 5.4** The City shall provide adequate sites for affordable housing in residential neighborhoods.  
*(Amended February 7, 2000, Effective 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, Effective March 9, 2000, Doc. No. 32636)*
- Policy 5.4.2 The City shall support Land Development Code amendments that allow affordable housing in locations that:
- a. Avoid concentrations of affordable housing;
  - b. have adequate public facilities;
  - c. are served by appropriate transportation and infrastructure; and
  - d. would create a livable and supportive environment.
- (Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Objective 5.5** The City shall continue to inventory vacant and underused residential land and provide this information to housing developers to stimulate the development of affordable housing.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

- 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, Effective March 9, 2000, Doc. No. 32636)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- 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 March 9, 2000, Doc. No. 32636)*
- 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 March 9, 2000, Doc. No. 32636)*
- 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 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Objective 5.8** The City shall maintain a streamlined permitting process for land development in the City.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

- Policy 5.8.2 Centralized permitting shall continue as part of the streamlined process.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- 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.  
*(Amended May 16, 1994, Effective July 28, 1994 Doc. No. 27538, Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 5.8.4 The City shall publish a developer’s guide which shall include all pertinent information and staff contacts necessary for developing affordable housing in the City.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*
- Policy 5.8.5 The City shall expedite the approval of development orders and/or permits for attainable housing developments.  
*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)*
- 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.  
*(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 5.9.2 The City shall continue to provide intensity bonuses for moderate cost housing through the Land Development Code.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 5.9.3 The City will explore options for creation of a Community Land Trust (CLT) for development of attainable housing and any necessary financial support for its administration.  
*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)*
- Policy 5.9.4 The City will explore developing incentive policies to mitigate some of the cost and risk involved in development of attainable housing.  
*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

- 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 development, the community will focus on issues such as affordable housing.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- 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.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- 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.  
*(Amended January 30, 2006, Effective March 2, 2006, Doc. No. 060130908)*
- Policy 5.10.3 The City shall encourage new construction of single family homes for moderate and upper income households.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 5.10.4 The City shall encourage an overall mixture of housing tenure by actively encouraging owner-occupancy within the neighborhood.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Policy 5.10.5 The City shall promote design standards that promote image improvement opportunities in the neighborhood.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*