



CITY OF MELBOURNE

COMPREHENSIVE PLAN
CHAPTER IV
HOUSING ELEMENT

Goals, Objectives and Policies

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CHAPTER IV

HOUSING ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 1: PROVISION OF HOUSING

The City shall encourage and promote the provision of affordable, safe, and sanitary housing to meet the needs of the present and future population of the city.

Objective 1.1: Housing Supply. Assist the private sector to provide additional units to satisfy the projected demand of approximately 46,134 dwelling units of various types, sizes, and costs by 2020 and 49,593 by 2025, which will be needed to house the City's anticipated population through the planning horizon.

- Policy 1.1.1:** The City's Future Land Use Map shall provide adequate lands to accommodate the projected housing growth.
- Policy 1.1.2:** The City shall continue to provide land use designations and zoning districts on the Future Land Use and the Official Zoning Maps, to ensure a variety of housing types including single family, duplex, and multi-family are allowed within the City.
- Policy 1.1.3:** The City shall continue to utilize local government partnerships with the private sector in order to improve the efficiency, and expand the capacity of the housing delivery system.
- Policy 1.1.4:** The City shall continue to provide information, technical assistance and housing data to the private sector in order to maintain sufficient housing production capacity. Technical assistance includes, but is not limited to, assistance meeting the development review requirements of the City and other regulatory agencies; referral to appropriate agencies for information, assistance in meeting infrastructure standards and requirements imposed by the City; and provision of data regarding housing needs and conditions.
- Policy 1.1.5:** The City shall continue to endorse the federal and state regulations to advance fair housing and elimination of discrimination in housing.
- Policy 1.1.6:** The City's land development regulations shall allow manufactured buildings (as defined in Chapter 553, F.S.) in all residential zoning districts provided the units comply with building standards of CH. 320 and 553, F.S., and the U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards (i.e., Sec 320.823, F.S.).

- Policy 1.1.7:** The City shall explore utilizing “Crime Prevention Through Environmental Design” (CPTED) principles in order to increase the safety of housing developments.
- Policy 1.1.8:** The City shall permit mobile homes in the AEU and R-2T zoning districts, subject to the standards contained in City Code, where adequate public facilities and services are available.
- Policy 1.1.9:** The City shall promote mixed-use developments that include provisions for a wide variety of housing types and prices.
- Policy 1.1.10:** 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.

Objective 1.2: Affordable Housing. The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for workforce and low and moderate-income households.

- Policy 1.2.1:** The City shall encourage private investors, developers and property owners to actively participate in meeting the housing needs of very low, low and moderate income households through involvement in Federal, State and local housing programs.
- Policy 1.2.2:** The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for workforce, very low, low and moderate income households.
- Policy 1.2.3:** The City shall participate in Regional Planning Council initiatives directed toward educating local governments about new techniques, especially those programs which promote affordable housing.
- Policy 1.2.4:** The City shall continue implementing regulations in the Land Development Code to provide incentives to developments with affordable housing and workforce housing units while analyzing their effectiveness. These incentives could include, but are not limited to, increased densities; flexible development regulations; and deferment, subsidy and/or waiver of building permit fees, impact fees and inspection fees.
- Policy 1.2.5:** The City shall encourage the provision of affordable housing in infill/redevelopment areas by providing incentives. The City shall also encourage the development of affordable housing in the Community Redevelopment Districts.

- Policy 1.2.6:** In drafting updated land development regulations, the City shall ensure that regulatory techniques and review procedures do not create barriers to infill and affordable housing.
- Policy 1.2.7:** The City may, through the land development regulations, encourage the development/redevelopment of housing that will integrate divergent choices of housing across all neighborhoods.
- Policy 1.2.8:** The City shall review the regulatory and permitting process to determine whether there is a need to streamline the process.
- Policy 1.2.9:** The City shall develop Neighborhood Plans to identify the specific housing needs of areas throughout the City to assist in directing services to the affordable housing and the homeless population.
- Policy 1.2.10:** The City shall continue to require that sites for affordable housing have access to the following facilities, services and/or activity centers:
- Potable water and central wastewater systems;
 - Employment centers, including shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis;
 - A collector roadway or higher; and
 - Public parks, recreation areas, and/or open space systems.

Objective 1.3: Homeless. The City shall continue to seek supportive housing opportunities for the homeless and those at risk for homelessness, and to ensure that Melbourne and other governments and agencies are working jointly to address these needs. Every effort should be made to complement the impact of welfare changes being implemented by federal and state agencies.

- Policy 1.3.1:** The City shall refer to the Brevard County Continuum of Care Coalition goals to address homelessness in the City.
- Policy 1.3.2:** The City shall designate appropriate areas for providing services for the homeless.

Objective 1.4: Special Needs Households. The City of Melbourne shall promote opportunities for special needs populations in accordance with the provisions of the HOME Consortium's Five-Year Consolidated Plan and Annual Action Plan. This objective shall be measured through the implementation of the following policies.

- Policy 1.4.1:** The City shall ensure the availability of sites for special-needs residents such as the elderly and the handicapped. Such sites shall be evaluated for accessibility, convenience and infrastructure availability.
- Policy 1.4.2:** The City shall include in the Land Development Regulations adequate standards for the location of community residential homes, including group homes, in residential areas in accordance with applicable Florida Statutes.
- Policy 1.4.3:** The City shall continue to support organizations that assist elderly and handicapped citizens in finding appropriate, accessible, and affordable housing. Such support may include technical assistance and the adoption of alternative code requirements.
- Policy 1.4.4:** In an effort to address problems of housing for lower income elderly residents and other households with special housing needs, the City shall allow for the placement of retirement communities and elderly care facilities in areas of residential character as long as they are designed in a manner that is compatible with the character of the neighborhood.

Objective 1.5: Relocation Housing. The City shall provide uniform and equitable treatment to persons displaced by State and local government programs, consistent with Section 421.55, F.S., and to persons displaced by public projects or programs for which federal or federal-aid funds are available or are used, in accordance with the Surface Transportation and Uniform Relocation Assistance Act of 1987, Pub. L. No. 100-17.

- Policy 1.5.1:** When residents are displaced as a result of redevelopment, demolition or other public projects, the City shall attempt to ensure the residents are able to relocate to appropriate, affordable housing.
- Policy 1.5.2:** The City shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents, before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:
- Timing of the relocation,
 - Assessment of the need for the program that will displace households,
 - Costs associated with the displacement of such households, and
 - An assessment of the household's needs and the impact of the relocation on the household, including:
 - Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and

- The adequacy of public transit, if applicable at the time, to serve the displaced household.

Objective 1.6: Coordination. The City shall continue to coordinate with public and private sectors entities that provide housing services.

Policy 1.6.1: The City shall monitor housing, community, and redevelopment proposals for consistency with this Comprehensive Plan.

Policy 1.6.2: The City shall continue to coordinate development and redevelopment activities with:

- Adjacent municipalities.
- Brevard County.
- State agencies (such as the Florida Department of Transportation).
- Brevard County School Board.
- East Central Florida Regional Planning Council.
- Brevard County Housing Authority.
- Melbourne Housing Authority.
- Brevard County HOME Consortium

Objective 1.7: Energy Efficiency: Encourage energy efficiency in the design, construction and rehabilitation of new and existing residential buildings in the City and incorporate alternative energy technologies in the land development regulations.

Policy 1.7.1: The City shall continue to encourage new legislation that promotes energy efficiency, use of alternative energy, and conservation alternatives, in the construction and rehabilitation of existing buildings.

Policy 1.7.2: The City shall create incentive programs for housing projects that seek certification by Florida Green Building Coalition, United States Green Building Coalition (LEED Certifications), Energy Star, Water Star, or other types of certifications acceptable by the City. The incentives may be in the form of expedited plan review and permitting, flexibility of development standards, or monetary incentives.

Policy 1.7.3: The City shall consider creating a cross-departmental sustainability team to revise green building policies and engage the development community.

Policy 1.7.4: The City shall encourage City staff to obtain LEED accreditation.

- Policy 1.7.5:** The City shall continue the ongoing review and improvement of City codes to remove obstacles to green building.
- Policy 1.7.6:** The City shall promote energy conservation through its land development regulations.

GOAL 2: PRESERVATION OF HOUSING.

The City shall encourage the preservation of safe and sanitary housing for the present and future residents of the City of Melbourne.

Objective 2.1: Housing Stock and Neighborhoods. The useful life of the existing housing stock shall be conserved through the implementation of City Code regulations that preserve neighborhood quality, including the conservation of natural resources, the maintenance of community facilities, and code enforcement activities.

- Policy 2.1.1:** The City shall continue to promote the rehabilitation of deteriorated substandard housing units to increase the supply of affordable housing.
- Policy 2.1.2:** The City shall continue to enforce the building, housing, plumbing, energy, electrical, and other construction codes to ensure the maintenance of standard housing and to achieve necessary corrective action where non-compliance exists.
- Policy 2.1.3:** Potential blight within residential areas shall be minimized by promoting the use of best management principles and practices of land use planning, urban design and landscaping in development and site plan review. For instance, the adverse impacts of transition uses shall be minimized by requiring adequate screening, landscaping, and other design features which promote land use compatibility and appropriate land use transition.
- Policy 2.1.4:** The City shall continue applying for housing rehabilitation grant funds and subsidy programs such as:
- Community Development Block Grant (CDBG) funds administered by the U.S. Department of Housing and Urban Development.
 - HOME Investment Partnership Program Funds administered by the U.S. Department of Housing and Urban Development
 - State Housing Initiatives Partnership Funds administered by the Florida Housing Finance Corporation.
- Policy 2.1.5:** The City shall encourage low-income residents to apply for housing rehabilitation assistance offered by the City and other agencies.

Policy 2.1.6: The City shall condemn and require demolition of those units which are determined to not be suitable for rehabilitation by public, private, or "sweat equity" means. This policy is to be implemented with caution when applied to units that are owner-occupied and when condemnation would cause undue hardship to the residents of the structure.

Policy 2.1.7: The City shall continue to require that zoning use changes be evaluated as to their impact on citizens residing in the structure and the area.

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

Policy 2.2.1: The City shall encourage the continued identification, analysis, and preservation of the City's historical resources. Such efforts shall include determination of their significance and vulnerability, as well as implementation of preservation management policies.

Policy 2.2.2: The City shall assist the rehabilitation and adaptive re-use of historically significant housing through available technical and economic assistance programs such as grants, transfer of development rights, and designation of historically significant districts. These efforts shall be coordinated with the State Division of Historical Resources and the City's Historic Preservation Board.

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

Policy 2.2.4: The City shall participate in efforts initiated by other agencies to provide public information, education, and technical assistance relating to historic preservation programs.

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

Policy 2.2.6: The City shall promote the designation of appropriate areas as historic districts through the implementation of the adopted historic preservation ordinance which includes criteria for designating districts and guidelines for controlling standards of homes within these areas.

Policy 2.2.7: Using public information programs, the City should encourage full participation of private and nonprofit groups and organizations in historic preservation efforts.