

HOUSING ELEMENT

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Goals, Objectives and Policies

GOAL #1: THE CITY OF TITUSVILLE SHALL, THROUGH ITS COMPREHENSIVE PLAN, MAKE PROVISION FOR ADEQUATE AND AFFORDABLE HOUSING THAT MEET THE PHYSICAL AND SOCIAL NEEDS OF ALL SEGMENTS OF THE CURRENT AND FUTURE POPULATION OF THE CITY. [9J-5.010(3)(a)]

OBJECTIVE #1: THE CITY SHALL PROVIDE AN ADEQUATE ENVIRONMENT FOR A VARIETY OF HOUSING TYPES AND PRICE LEVELS FOR ALL RESIDENTS LIVING IN OR MIGRATING TO THE AREA. [9J-5.010(3)(c)(5)]

Policy #1: The City shall support a suitable mix of housing by: [9J-5.010(3)(c)(5)]

Strategy #1: Coordinating the residential growth with the Land Use Plan and respective zoning.

Strategy #2: Supporting Planned Unit Developments and other mixed housing developments.

Policy #2: The City shall enact development regulations that establish a broad range of minimum square footage of dwelling units in the zoning ordinance. [9J-5.010(c)(2)]

OBJECTIVE #2: THE CITY OF TITUSVILLE SHALL MAKE ADEQUATE PROVISION TO INTEGRATE CARE FACILITIES, GROUP HOMES, CHILD/ADOLESCENT CARE FACILITIES AND RETIREMENT HOMES INTO A RESIDENTIAL AREA OR AREAS OF RESIDENTIAL CHARACTER BY: [9J-5.010(b)4]

Policy #1: Land development regulations shall be enacted in the Code of Ordinances to address these facilities.

Strategy #1: The ordinance shall allow the facilities to locate in residential areas by Conditional Use Permit (CUP), including appropriate location criteria, to ensure the facility residents have access in residential areas.

Strategy #2: The new ordinance shall be reviewed periodically to ensure its effectiveness in implementing the integration of these facilities into residential areas or areas of residential character.

OBJECTIVE #3: THE CITY SHALL SUPPORT/INCREASE THE COORDINATION BETWEEN THE PUBLIC AND PRIVATE SECTORS INVOLVED IN THE PROVISION OF HOUSING, COMMUNITY DEVELOPMENT AND REDEVELOPMENT ACTIVITIES BY: [9J-5.010(c)1]

Policy #1: Strengthening the communication amongst the various organizations comprising the housing market (i.e., public assistance agencies, financial institutions and realtors) through workshops and such activity.

Policy #2: The City shall coordinate with Brevard County to establish a Housing Assistance Center comprised of public and private sector representatives involved in the provision of housing to serve as an information "clearinghouse" to target the housing needs in the incorporated and unincorporated areas of the County.

Policy #3: The City shall establish a "one-step" permitting process for land and housing development.

Policy #4: By 1993, the City shall utilize the list maintained by the Community Development Office of the County of the various housing programs and opportunities that are available from the public and private sectors.

Policy #5: By 1993, the City shall refer persons to the "housing hotline" created by Brevard County to provide information on the Housing Assistance Programs available from the public and private sectors.

Policy #6: By 1993, the City shall work with Brevard County to maintain information on trends and needs in the housing market and to assist the participants in the Housing Delivery System in the provision of housing which meets the physical, economic, and social needs of the residents.

OBJECTIVE #4: THE CITY OF TITUSVILLE SHALL IDENTIFY AND REDUCE THE DEGREE OF SUBSTANDARD HOUSING AND IMPROVE THE STRUCTURAL AND AESTHETIC CONDITIONS OF EXISTING HOUSING. [9J-5.010(3)(b)2]

Policy #1: The City of Titusville shall participate in various federal, state, and local financial assistance programs to improve housing.

Strategy #1: Expand the application of grant monies to program eligible households by incorporating a spot rehabilitation program as part of the Titusville Improvement Program (TIP) funded by CDBG which would provide direct benefit to occupants of substandard units that meet income guidelines but live outside the strategy areas.

Strategy #2: Encourage other housing assistance programs through proposed Brevard County Housing Finance Authority and the Florida Housing Finance Agency.

Policy #2: The City shall, by 1993, complete an inventory of the housing stock within boundaries and work toward a computerized data base to keep this type of information up-to-date. [9J-5.010(c)3]

Policy #3: If warranted, the City's Code Enforcement Officers shall place special emphasis on areas of the City where prevalent Code violations exist in an attempt to improve the quality of the neighborhoods. [9J-5.010(c)3]

OBJECTIVE #5: THE CITY OF TITUSVILLE SHALL ENCOURAGE THE EQUITABLE DISTRIBUTION OF LOW AND MODERATE INCOME HOUSING THROUGHOUT ITS JURISDICTION. [9J-5.010(3)(b)1,3,7; 9J-5.010(2)(f)3 and 9J-5.010(2)(b)]

Policy #1: The City shall support fair housing practices by: [9J-5.010(3)(c)1,3 and 5]

Strategy #1: Enforcing the Fair Housing Ordinance and monitoring its effectiveness.

Strategy #2: Working with local financial institutions to eliminate "red lining" of particular residential areas.

Strategy #3: Cooperating with developers which are building HUD subsidized projects.

Strategy #4: Encouraging the utilization of federal grants which are designed to assist in the provision of housing for the low and moderate income residents.

OBJECTIVE #6: THE CITY OF TITUSVILLE SHALL PROVIDE THAT ITS DEVELOPMENT REGULATION ENSURE THAT HOUSING UNITS ARE AVAILABLE TO ALL RESIDENTS REGARDLESS OF AGE, RACE, HANDICAPS, SEX, FAMILY SIZE OR SPECIAL NEEDS INCLUDING THOSE OF RURAL AND FARMWORKER RESIDENTS. [9J-5.010(3)(b)1]

Policy #1: By 1993, the City will encourage members of the home builders profession, financial institutions, real estate companies and community organizations to endorse a coordinated affirmative marketing plan that complies with the fair housing laws and guidelines. [9J-5.010(3)(c)1,2,3]

Policy #2: The City shall continue to allow housing for those persons desiring adult living communities and retirement communities through the implementation of the City's zoning ordinance.

Policy #3: The City shall continue to make provisions ensuring the availability of affordable housing to families with children. [9J-5.010(3)(c)3,4]

OBJECTIVE #7: AS A RESULT OF PUBLIC ACTION, SUCH AS THE CONSTRUCTION OF ROADS OR UTILITIES, ANY OCCUPANT OF A HOUSING UNIT DISPLACED SHALL BE EQUITABLE RELOCATED. [9J-5.010(3)(b)6]

Policy #1: The City shall continue to participate in programs that assist displaced persons (CDBG, etc.). [9J-5.010(3)(c)8]

Policy #2: The relocation of housing should be comparable to the existing dwelling as much as possible, with emphasis on the number of rooms, size of living space, location to commercial and public facilities and place of employment and shall be within the financial means of the displaced household. Relocation housing shall be a safe, sound, and sanitary dwelling unit meeting all locally adopted minimum housing codes. (9J-5.010(3)(c)3,4,8]

Policy #3: Relocation housing or equitable compensation shall be provided prior to the time displacement occurs. [9J-5.010(3)(c)8]

Strategy #1: The City shall adopt a relocation policy.

OBJECTIVE #8: SUBSTANDARD STRUCTURES IDENTIFIED AS UNSAFE AND NONCORRECTABLE SHOULD BE ELIMINATED WITH ASSURANCE GIVEN OF FAIR AND ADEQUATE COMPENSATION AND/OR RELOCATION ASSISTANCE TO DISPLACED PERSONS AND FAMILIES. [9J-5.010(3)(b)2,5 and 9J-5.010(3)(b)(6)]

Policy #1: The adopted local housing code shall be enforced and amended as necessary, to ensure the construction and maintenance of sound, safe and sanitary housing for the public health, safety, and welfare. [9J-5.010(3)(c)(3) AND 9J-5.010(3)(c)(4)]

Policy #2: The City shall conduct a thorough inventory of substandard housing, when economically feasible, to identify those housing units suitable for rehabilitation and those suitable for demolition. [9J-5.010(3)(c)(3)]

Strategy #1: Prior to inventory, a definition for substandard housing shall be adopted and be based upon a set of criteria to assist in identifying structural, interior and exterior conditions.

Strategy #2: Housing units suitable for rehabilitation would be those which possess significant structure damage but the cost for rehabilitation does not exceed the market value of the unit.

Strategy #3: The demolition of housing units would be those dilapidated units with major structural damage which endanger the public health, safety, and welfare, and where the cost of rehabilitation exceeds the market value of the units.

Policy #3: The City of Titusville shall establish a system of housing inspection for residential rental properties which receive public subsidies to protect the health, safety, and welfare of the tenants. [9J-5.010(3)(c)2,3,4]

Strategy #1: Inspections of properties should be conducted on a periodic basis and shall be based on the City's adopted minimum code.

Policy #4: The City shall continue to use CDBG funds and other housing funds to rehabilitate and demolish residential structures as well as provide renovation and/or reconstruction of public facilities and services. [9J-5.010(3)(c)3,4,5,7,8]

OBJECTIVE #9: THE CITY SHALL CONTINUE TO PROMOTE THE PRESERVATION OF HISTORICALLY SIGNIFICANT HOUSING AND ENCOURAGE ITS UTILITY FOR RESIDENTIAL USE. [9J-5.010(3)(b)5]

Policy #1: The City shall continue to identify, evaluate, protect and preserve housing which is historically significant. historically significant housing would include those house listed on the National Register of Historic Places and the Florida Master Site File. [9J-5.010(3)(c)3]

Policy #2: The City shall establish a local register of Historic Places. [9J-5.010(3)(c)3]

Policy #3: The City shall continue to provide technical assistance to owners of historically significant housing or other individuals that are interested in preservation activities. [9J-5.010(3)(c)3]

Policy #4: The City shall adopt, by 1990, a local Historic Preservation Ordinance.

Policy #5: The City shall pursue available Federal, State, and local funding sources which support efforts to preserve or protect historically significant housing. [9J-5.010(3)(c)3,7]

OBJECTIVE #10: THE CITY OF TITUSVILLE SHOULD, WITHIN ITS REALM OF RESPONSIBILITY, ACT TO MAKE AFFORDABLE HOUSING AVAILABLE THROUGH HOUSING IMPLEMENTATION PROGRAMS, ESPECIALLY TO MEET THE NEEDS OF VERY LOW INCOME HOUSEHOLDS, FOR EXISTING AND FUTURE RESIDENTS.

Policy #1: Language will be contained in the land development regulations which will address the disincentives regarding the development of low cost housing and a means for balancing these disincentives.

Policy #2: The City will address the exemption of housing construction for very low income households in the collection of impact fees.

Policy #3: The Community Development Block Grant program will focus on the availability of affordable housing for very low income households and other groups with special needs.

Policy #4: The City will identify public or private vacant lands or structures that may be suitable as sites for affordable housing for those residents with special needs including mobile home residents and will identify possible funding sources for the acquisition and development of these properties.