

HOUSING ELEMENT



CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE

PLAN OUR GROWTH THROUGH A COLLABORATIVE PROCESS THAT PROTECTS OUR CITY'S TIMELESS SCALE AND CHARACTER

ENHANCE THE WINTER PARK BRAND THROUGH A FLOURISHING COMMUNITY OF ARTS AND CULTURE

BUILD AND EMBRACE OUR LOCAL INSTITUTIONS FOR LIFELONG LEARNING AND FUTURE GENERATIONS

GOAL 3-1: QUALITY RESIDENTIAL ENVIRONMENT

Allocate land area to accommodate a supply of housing responsive to the diverse housing needs of the existing and future population and assist the private sector to responsively meet demand for quality housing in neighborhoods protected from incompatible uses and served by adequate public facilities.

OBJECTIVE 3-1.1: Provide Adequate Sites for Residential Uses. Winter Park shall develop programs and strategies to achieve adequate, and safe housing for current and future populations and shall maintain a sufficient ratio of affordable housing.

Policy 3-1.1.1: Regulations to Support Housing Diversity. The City's Future Land Use Map shall allocate land resources that shall accommodate a range of housing densities and structure types to accommodate current and future population needs.

Policy 3-1.1.2: Technical Assistance to Private Sector. The City shall provide technical assistance, information, and referral services to the housing industry in order to maintain housing production sufficient to meet the projected housing market demand, particularly for affordable housing construction activities.

Policy 3-1.1.3: Developing Public/Private Partnerships. Winter Park shall explore developing local government partnerships with the private sector to improve and expand the efficiency of the affordable housing delivery system. Similarly, the City shall also coordinate the installation of community facilities supportive to housing resources.

Policy 3-1.1.4: Housing Demands Generated by College Students. The City shall coordinate with Rollins College regarding campus development plans and the availability of on-campus housing. The purpose of such coordination is to evaluate impacts college enrollment places on housing needs within the City.

OBJECTIVE 3-1.2: Support & Protect Affordable Housing. The City shall establish programs and activities intended to discourage loss of existing affordable housing and to support construction of new affordable housing.

Policy 3-1.2.1: Winter Park Affordable Housing Program. The City shall establish programs and activities intended to discourage loss of existing affordable housing and to support construction of new affordable housing through existing Winter Park Affordable Housing programs where warranted and consistent with broader comprehensive plan policies. The Winter Park Affordable Housing programs includes, but is not limited, to the following activities intended to improve and protect the City's supply of affordable housing as well as to link qualified households with affordable housing assistance:

- 1. Affordable Housing Partnerships.** The City shall establish and support partnerships with non-profit affordable housing entities, charitable foundations and other groups as needed to accomplish the affordable housing implementation goals of the City.
- 2. Explore a Land Bank Program.** The City will explore a land bank program for use by the City or a private partner to implement the affordable housing goals of the City, as needed.
- 3. Affordable Housing Linkage Fee.** The City shall continue to administer and impose an affordable housing linkage fee on new development as a revenue source to fund construction of affordable or workforce housing for Winter Park residents, as needed. Periodically the City shall evaluate the linkage fee program to determine if affordable housing needs and construction costs warrant adjustment of linkage fee rates.
- 4. Affordable Housing Construction.** The City shall continue to directly support the construction of affordable housing units through revenue generated by the affordable housing linkage fee revenue, county, state, federal programs and the private sector.
- 5. Affordable Housing Rehabilitation Program.** The City shall continue to support the preservation of the existing affordable housing stock through its housing rehabilitation program in concert with Orange County.
- 6. Winter Park Housing Authority.** The City shall continue to support the Winter Park Housing Authority public housing program for very-low and low-income households.
- 7. Promote Private Sector Investment in Affordable Housing.** The City shall encourage private sector housing providers and nonprofit organizations to construct affordable housing.
- 8. Technical Assistance, Information & Referral Services.** The City shall continue efforts to serve as a source of information regarding City and County housing assistance programs through brochures, pamphlets, and to provide staff assistance available through the City's Planning and Community Development Department and the Winter Park Housing Authority.

9. Identify City-owned Sites Available for Affordable Housing

Development. The City shall establish an internal review process for City owned sites suitable for development of workforce housing at various income levels.

Policy 3-1.2.2: Selecting Sites for Affordable Housing. The City shall continue to promote access to a broad range of housing opportunities with a full complement of public services through cooperation and coordination with the private sector, Orange County, and the East Central Florida Regional Planning Council.

Policy 3-1.2.3: Barriers to Affordable Housing within Land Development Regulations. The City shall ensure that its regulatory techniques and review procedures do not create cumbersome barriers to affordable housing. As part of the evaluation, the City shall evaluate the Future Land Use Map and the Official Zoning Map to assess whether sufficient land is available to support housing types for low to moderate income households. The City's Future Land Use Map and Zoning Map shall include provisions that allow locations for diverse housing types such as, but not limited to, Planned Unit Residential Developments, cluster housing townhouses, apartment units, and apartments in upper floors above retail and office uses.

Policy 3-1.2.4: Maintain a Streamlined Development Review Process. Within one year from the effective date of the Winter Park Comprehensive Plan, the City shall establish a streamlined development review and permitting process for affordable and workforce housing developments and redevelopment.

Policy 3-1.2.5: Maximize Use of Orange County Housing Programs. The City shall maximize use of housing programs administered by the Orange County Division of Housing and Community Development by annually coordinating with the County to identify assistance programs and funds available to Winter Park residents. The City shall continue efforts to jointly work with the Orange County Division of Housing and Community Development regarding housing assistance programs for very low, low, and moderate-income households.

Policy 3-1.2.6: Coordination with State Planning Agencies. The City shall coordinate with the Florida Department of Economic Opportunity, Department of Health, and Department of Children and Family Services regarding grant programs available to Winter Park for affordable housing, housing rehabilitation, and group home facilities.

Policy 3-1.2.7: Coordination with Regional Agencies. Winter Park shall continue participation on affordable housing committees sponsored by the East Central Florida Regional Planning Council.

Policy 3-1.2.8: Public Involvement in Housing Production. Winter Park shall support the involvement of county, regional, state, and federal agencies in housing production, where such housing is consistent with the City's Comprehensive Plan and

implementing regulations. The City shall also promote nondiscrimination in access to housing within the City by promoting fair housing laws and practices.

Policy 3-1.2.9: Housing Assistance Grant Programs. The City shall continue to pursue grant funds from federal, state, and county agencies for affordable housing assistance, housing construction, and supporting neighborhood infrastructure improvements.

OBJECTIVE 3-1.3: Eliminate Substandard Housing Conditions. Winter Park shall implement activities and programs that eliminate and prevent substandard housing conditions as measured by the following policies:

Policy 3-1.3.1: Implement Progress to Eliminate Substandard Housing. The City shall continue to ensure that new housing construction, as well as remodeling or rehabilitation of existing residences, conforms to the Florida Building Code. At each update of the Florida Building Code, the City shall evaluate its administrative and technical manpower and the overall condition of the City's housing resources and commit necessary resources to reconciling related issues identified.

Policy 3-1.3.2: Maintain Housing Condition Records. The City shall attempt to contact owners of substandard housing units to communicate necessary corrective actions and to inform property owners of available federal, state, and local housing assistance programs for housing rehabilitation.

Policy 3-1.3.3: Enforcement Program Capabilities. The City shall annually monitor the City's capability to responsively remedy code enforcement violations.

Policy 3-1.3.4: Housing Demolition and Rehabilitation. The City shall require rehabilitation of deteriorated or unsafe housing identified as a threat to the safety of occupants or the welfare of the community. If the extent of deterioration prevents rehabilitation, or if the property owner is unwilling to improve an unsafe structure, the City shall require the house to be demolished.

Policy 3-1.3.5: Infrastructure Improvements for Targeted Neighborhoods. The City shall continue coordination with the Orange County Division of Housing and Community Development regarding the use of Community Development Block Grant funds for infrastructure improvements within the Hannibal Square neighborhood.

Policy 3-1.3.6: Sewer Extensions to Lower Income Neighborhoods. The City shall evaluate the merits and feasibility of a city grant program or similar assistance program to assist with costs to connect homes owned and occupied by very low and low income households to sewer lines within adjacent streets.

Policy 3-1.3.7: Coordination with Orange County Housing Improvement Programs. The City shall continue to support the County's designation of the Hannibal

Square neighborhood as a target community for receipt of Community Development Block Grant (CDBG) funds. The City shall provide the County with a list of infrastructure improvement needs warranting financial assistance from the CDBG program.

Policy 3-1.3.8: Implement of Green Building Practices and Programs. The City shall develop criteria that ensures that housing developed with public subsidies be cost effective to build, durable and practical to maintain. The green building practices criteria should ensure that housing developed with public subsidies results in high-quality, healthy living environments, lower utility costs, enhanced connections to nature, protection of the environment by the conservation of energy, water, materials and other resources, and the advancement of the health of local and regional ecosystems.

OBJECTIVE 3-1.4: Provide Opportunities for Group Homes, Housing for the Elderly & Foster Care Facilities. The City shall promote housing opportunities to meet the special housing needs of the elderly, dependent children, the physically and mentally handicapped, and the developmentally disabled.

Policy 3-1.4.1: Foster Care Facilities. The City shall continue to comply with state Laws and administrative rules designed to ensure availability of sites for foster care and adult foster care facilities.

Policy 3-1.4.2: Community Residential Homes. The City shall continue to permit community residential homes in residential zoning districts providing they meet criteria in Chapter 419, Florida Statutes. The facilities shall foster nondiscrimination and shall provide residential alternatives to institutionalization.

Policy 3-1.4.3: Housing for the Elderly. The City shall promote the development of housing alternatives specially designed for the elderly, including but not limited to adult living facilities and adult foster care homes. Sites for elderly housing shall be approved only if such sites have access appropriate infrastructure and are located on a paved street.

Policy 3-1.4.4: Nursing Homes. The City shall establish adequate locations for nursing homes with appropriate zoning categories and where central sewer and wastewater systems are available.

Policy 3-1.4.5: Adequate Sites for Special Housing Needs. The City shall support the placement of group homes, nursing homes, foster care facilities, and other special housing needs licensed or certified by the State of Florida. Location criteria for such uses shall at minimum comply with state laws.

OBJECTIVE 3-1.5: Conserve Neighborhood Quality & Existing Housing Stock. The useful life of existing housing stock shall be conserved through effective implementation of laws, ordinances, and programs directed toward preserving neighborhood quality, including

conservation of natural and historic resources, maintenance of community facilities, and code enforcement activities.

Policy 3-1.5.1: Conservation & Rehabilitation of Existing Housing. The City shall develop a method to promote the conservation and rehabilitation of existing housing as a means to maintain or improve residential conditions and reduce the waste of valuable housing resources, particularly those serving as affordable and workforce housing.

Policy 3-1.5.2: Maintain Active Code Enforcement. The City shall maintain an active code enforcement program to identify housing accommodations and nonresidential structures that fail to comply with the minimum specification governing building construction, electrical facilities, water and wastewater systems, construction, fire protection, flood prevention, and housing. Where structures fail to meet minimum standard specifications, the City shall duly notice the violation and stipulate conditions for bringing the structure into compliance.

Policy 3-1.5.3: Supportive Facilities & Services for Quality Residential Neighborhoods. The City shall ensure that sufficient public facilities and services supportive to a quality residential environment have been planned, designed and implemented where possible.

Policy 3-1.5.4: Compatibility of New Residential Development. Winter Park shall continue to ensure compatibility of proposed development with adjacent and surrounding residential uses through recognition of existing neighborhoods and minimizing impacts created by new development through the city's Land Development Code regulations.

Policy 3-1.5.5: Compatibility of Development. Where the Future Land Use Map allows both residential and commercial development, the City shall allow residential uses to occur with compatible nonresidential uses.

Policy 3-1.5.6: Monitor Housing Demolition. The City shall annually conduct an inventory of residential construction activity resulting in the demolition of residential units. As part of the inventory process, the City shall identify demolition removing affordable housing.

Policy 3-1.5.7: Protection of Established Neighborhoods. The City shall formalize a process for neighborhood planning to address traffic, parking, infrastructure and utility needs, land use and density ranges consistent with neighborhood character, natural and historic features, and public facilities to serve the area.

OBJECTIVE 3-1.6: Preserve Residential Historic or Architectural Resources.

Neighborhood character and housing diversity shall be protected and enhanced by preserving residential structures determined to have historic or architectural significance to the City of Winter Park by the Florida Master Site File survey report entitled *Architectural Survey and National Register Evaluation*, which may be amended from time to time.

Policy 3-1.6.1: Historical Housing Assessment & Survey. The City shall update its Florida Master Site File survey and National Register of Historic Places evaluation report as described in the Future Land Use Element.

Policy 3-1.6.2: Accessory Dwelling Units. The City shall continue to support the ability for properties that have been individually designated to the Winter Park Register of Historic Places or properties in historic districts that have been designated to the Winter Park Register of Historic Places to preserve existing accessory dwelling units and to construct new accessory dwelling units.

OBJECTIVE 3-1.7: Relocation Assistance & Housing. Winter Park shall apply uniform and equitable treatment of persons and businesses displaced by City programs, consistent with §421.55, FS.

Policy 3-1.7.1: Provide Alternative Housing Sites for Displaced Structures & Residents. The City shall continue to enforce its displacement and relocation ordinance. When planning the location of land acquisition for public purposes, the City shall assess the degree of displacement that may occur. Winter Park shall not be responsible for relocating City residents who are displaced as the result of county, state, or federal programs or actions.

OBJECTIVE 3-1.8: Coordinate Housing Type and Location with Transportation Programs & Plans. Land use and transportation planning shall be coordinated to assure that affordable housing, higher density housing, and housing for special groups are accessible to future public transportation programs or transit systems.

Policy 3-1.8.1: Transportation Programs. The City shall make available information and brochures regarding any transportation assistance programs available to the elderly, disabled, or transportation-disadvantaged.

Policy 3-1.8.2: Integration of Residential Design with Transportation Plans. Residential development and design shall be compatible in scale, type and density to adjacent roadway functional classifications.

OBJECTIVE 3-1.9: Conformance to the Live Local Act and Local Methods for Implementation of Affordable and Attainable Housing. As the city embodies the characteristics of a true city, that includes a population comprised of economic diversity, and as such, the city shall adopt methods to fund and implement local desires for affordable, workforce and attainable housing generally and in compliance with the Florida Live Local Act.

Policy 3-1.9.1: Adopting Minimum Standards for the Provision of Affordable Housing Within the City. The City adopts a minimum standard that five (5%) percent of all new housing units shall be low income or moderate/attainable income housing per the definitions of Florida Statutes 420.0004 and as otherwise referred to as affordable, workforce and attainable housing.

Policy 3-1.9.2 Defining Providers of Affordable Housing. In measuring the extent to which the goal of providing five (5%) of all new housing units as affordable or workforce housing, the City shall count in each calendar year the number of units produced/permitted by public, private and non-profit entities versus the total number of units produced/permitted in that calendar year.

Policy 3-1.9.3 Implement an Inclusionary Housing Ordinance. The City shall within one year of adoption of this Comprehensive Plan adopt an inclusionary housing ordinance to assist in meeting the affordable housing goals of the city in accordance with the enabling authority granted by Florida Statute 125.0103 (c).

Policy 3-1.9.4 Provide Alternative Methods of Compliance with an Inclusionary Housing Ordinance. The City shall provide alternative methods of compliance for any inclusionary housing ordinance requirements such as credits or fee-in-lieu mechanisms that provide financial incentives for the provision of affordable housing by other public, private or non-profit housing providers.

Policy 3-1.9.5 Mandate Continuation of the Housing Linkage Fee Program. In accordance with the Winter Park Housing Nexus Study and the adoption of the Housing linkage fee, the city shall maintain such a housing linkage fee at the rate of one dollar per square foot for all retail/office/business new construction and significant renovations and two dollars per square foot for all new food service/restaurant new construction and significant renovations. Such fees may be increased by the City Commission if deemed necessary but shall not be decreased below these amounts unless this policy is amended or repealed.

Policy 3-1.9.6 Implementation of the Live Local Act. The City shall implement the provisions of the Live Local Act pursuant to Florida Statute 166.04151 and shall provide criteria and standards for certification of compliance with the Act in order to foster implementation of the Live Local Act legislation.

Policy 3-1.9.7 Enabling Accessory Dwelling Units. The City shall within one year of adoption of this Comprehensive Plan, explore providing in the Land Development Code for the allowance for accessory dwelling units as market-rate, affordable, workforce or attainable housing subject to the future provisions of such code, as may be established including architectural standards to ensure compatibility with the primary home and the neighborhood and shall also consider incentives for the creation of such.

Policy 3-1.9.8. Incentives for Accessory Dwelling Units in the CRA. Within the CRA, the City shall explore providing financial incentives for the creation of accessory dwelling units from CRA revenues beginning in 2027.