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## CITY OF ARCADIA HOUSING ELEMENT

**GOAL:**       **PROMOTE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE NEIGHBORHOODS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE PRESENT AND FUTURE RESIDENTS OF THE CITY.**

***Objective 1:***   ***The City will assist the private sector to provide sufficient and affordable housing for the diversified needs of the present and future population.***

**Policy 1.1:**     Arcadia shall provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet the required production. "Technical assistance" will include, at a minimum: a) the assembly and distribution to local contractors and builders of findings of regional and state-wide housing task forces which address private sector involvement in the affordable housing issue; b) discussions with, and referrals to the Florida Low Income Housing Coalition or other non-profit housing organizations; and c) solicitation and marketing of new low interest housing loans from banks.

**Policy 1.2:**     Arcadia will develop local government partnerships with the private sector to improve the efficiency and expand the capacity of the housing delivery system. Such partnerships will focus on the development and marketing of low interest home ownership and rental housing loans for residents of Arcadia.

**Policy 1.3:**     Arcadia will review its ordinances, codes, regulations and permitting process to increase private sector participation in meeting housing needs, while maintaining the health, welfare and safety of the population. Conflicting or excessive City regulations shall be eliminated or modified. As part of its review and amendment of ordinances and regulations, the City will consider: a) the establishment of a maximum time limit for the review of development proposals; b) consolidation of multiple public hearings; and c) waiving of processing fees for affordable housing projects.

***Objective 2:***   ***Contingent on Community Development Block Grant or other state or federal funding, a program will be implemented by the City to annually rehabilitate or demolish and replace 10 substandard housing units. Rehabilitated or replacement housing shall be targeted to low or moderate income households. Existing housing will be renovated, rehabilitated and/or maintained to prevent its becoming substandard.***

**Policy 2.1:**     The City of Arcadia shall maintain code enforcement activities where warranted.

**Policy 2.2:** Arcadia shall seek federal and state funding on an annual or other appropriate basis for the demolition or rehabilitation of substandard housing, and its replacement where necessary. Arcadia shall continue to apply for Small Cities Community Development Block Grant funds and participate in activities funded by block grants and the Farmers Home Administration. The City shall consider the development of other federal or state-assisted programs that rehabilitate and/or replace housing for low and moderate income families, and households with special housing needs.

**Objective 3:** *Arcadia shall ensure that its zoning and site plan regulations provide for adequate sites for housing for low and moderate income families, mobile homes and households with special housing needs, such as rural and farmworker households and the elderly. Local regulations shall be amended, as necessary, to implement this objective.*

**Policy 3.1:** The principles and criteria for siting low and moderate income housing shall be:

- a. To ensure that low/moderate income families have adequate public facilities and services based on a fair-share distribution of costs;
- b. To provide for adequate sites for low/moderate income housing based on projections and demand for such housing and;
- c. To ensure that zoning and other local regulations provide a variety of lot sizes, minimum housing sizes, densities, and alternatives such as mobile home subdivisions, mobile home parks, multi-unit developments or zero-lot lines.

**Policy 3.2:** The Housing Authority shall continue to assist low and moderate income persons in finding adequate housing.

**Policy 3.3:** The principles and criteria for the location of housing for households with special housing needs, including elderly, rural and farmworker households shall be:

- a. To provide for adequate sites for housing for households with special housing needs based on projections and demand for such units;
- b. To ensure that households with special housing needs have adequate public facilities and services based on a fair-share distribution of costs; and
- c. To provide for sites for households with special housing needs in close proximity to grocery stores, educational facilities and/or public health facilities, as appropriate.

**Policy 3.4:** The City of Arcadia establishes the following principles and criteria for the siting of mobile homes: coordinate with DeSoto County to provide for sites for mobile

homes in Arcadia and the surrounding area based on identified demand for such housing and in keeping with the character of the community; ensure non-discrimination in housing opportunities; ensure that all housing in the City of Arcadia is adequately serviced by public facilities based on a fair-share distribution of costs; and allow mobile homes within Arcadia's residential land uses categories, provided that they are anchored or attached to permanent foundations, meet safety codes and all other requirements of the Arcadia's Land Development Regulations.

**Objective 4:** *Arcadia's land development regulations will be reviewed and amended to ensure that sufficient sites will be made available in suitable areas, including residential areas, for group homes and foster care facilities licensed or funded by the Florida Department of Health.*

**Policy 4.1:** The principles and criteria for the location of group homes and foster care facilities shall be:

- a. To provide clients of such facilities adequate public facilities and services on the basis of a fair-share distribution of costs.
- b. To permit such group homes and foster care facilities in areas of a residential character provided that the group home or foster care facility is consistent with the surrounding area.

**Policy 4.2:** The City of Arcadia shall review and amend, if warranted, the zoning code so that different classes of residential-scale group homes and foster care facilities can be permitted in appropriate residential neighborhoods.

**Objective 5:** *Conservation, rehabilitation or demolition of housing will be ensured through state or federally-assisted housing and community development programs, technical assistance, and interagency coordination to provide decent, safe and sanitary housing.*

**Policy 5.1:** The City shall continue to review and amend where necessary City housing codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities. The City will adopt housing quality standards no less stringent than those of the U.S. Department of Housing and Urban Development Section 8 Existing Housing Program.

**Policy 5.2:** The City of Arcadia shall continue programs and activities funded by Community Development Block Grants in a timely and efficient manner.

**Policy 5.3:** Arcadia shall encourage individual homeowners to increase private reinvestment in housing by providing information and technical assistance programs. A comprehensive program determining and implementing these activities shall be prepared by a housing task force or similar advisory body, approved by City Council, and administered through the City Manager's Office.

**Objective 6:** *A housing implementation program will be developed and carried out by the City of Arcadia to ensure the execution of the stated Goal and objectives of this element.*

**Policy 6.1:** A Housing Task Force, or similar advisory body, will assist the City in ensuring the timely initiation and execution of the programs/activities set forth in the Housing Element by monitoring, and reporting annually to City Council, the progress towards the implementation of such programs.

**Objective 7:** *As part of its federally-assisted efforts to revitalize and stabilize the City's housing stock, Arcadia will assure the availability of relocation housing to persons displaced by such federally-assisted housing rehabilitation or demolition activities.*

**Policy 7.1:** Arcadia will abide by the mandate of the federal Uniform Relocation Act, ensuring that anyone who will be temporarily or permanently displaced, as a result of federally assisted actions, will be provided adequate relocation assistance.

**Objective 8:** *Arcadia shall establish procedures to locally designate and protect historically significant housing.*

**Policy 8.1:** Criteria shall be established in the City's land development regulations to provide for the local designation of historically significant housing, structures and sites.

**Policy 8.2:** Arcadia shall establish procedures for the protection of locally designated historically significant housing, structures or sites, and shall develop criteria under which a locally designated structure or site may be altered or demolished. At a minimum, an extraordinary vote by City Council (four or more affirmative votes) shall be required to authorize significant alteration or demolition, subject to established procedures regulating the alteration or demolition of any site or structure.

**Policy 8.3:** The conservation, rehabilitation, or demolition of locally designated historic housing units shall be carried out in cooperation with recognized historic preservation organizations.

**OBJECTIVE 9:**        *THE CITY SHALL SUPPORT ENERGY EFFICIENCY AND THE USE OF RENEWABLE ENERGY RESOURCES IN EXISTING HOUSING AND IN DESIGN AND CONSTRUCTION OF NEW HOUSING.*

**Policy 9.1:**        The City shall encourage residential and non-residential construction that adheres to commonly accepted Green Building principles.

**Policy 9.2:**        The City shall consider review criteria to establish standards for the appropriate placement of solar panels.

**Policy 9.3:**        The City will encourage the strategic placement of landscape materials to reduce energy consumption.