

HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL: To provide good quality housing in safe, clean neighborhoods, offering a broad choice of options in both type (single family and multi-family) and tenure (owner and renter occupied) to meet the needs of present and future residents of the City, regardless of age or income status.

Objective 1: Housing Availability. In conjunction with private sector, the City will provide the infrastructure needed to increase Cape Coral's housing stock by 10,290 units by 2010, and an additional 35,549 units by 2025 to accommodate the expected permanent populations of 137,593 by 2010, and 192,795 by 2025, in accordance with the levels of service standards established in other elements of this Comprehensive Plan.

Policy 1.1: Provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet citizen demand.

Policy 1.2: Maintain criteria for implementation of the City's Land Use and Development Regulations, pursuant to S.163.3202, F.S., for activities such as, zero lot line development, townhouse development, and transfer of development rights to encourage residential developments to include a wide mix of housing types and designs at a variety of allowable housing densities and intensities.

Policy 1.3: In accordance with S 163.3177 (b)(f) F.S., the city will utilize the State Land Planning Agency's Affordable Housing Needs Assessment as one basis for determining the current and anticipated affordable housing needs of the City's population.

Policy 1.4: In order to eliminate excessive or duplicative regulatory requirements continue to review, revise and amend (as necessary), the following in accordance with changing household preferences, community needs, and housing industry technology and economics, while maintaining the health, welfare and safety of the residents.

- Policies
- Ordinances
- Codes
- Regulations
- Permitting Process

Policy 1.5: The City will implement the activities specified in the Capital Improvements Element (CIE) within the time frames specified in the CIE, to ensure that adequate infrastructure is available to support the projected population.

Policy 1.6: The City will, through its development review and permitting processes, require that development outside of the specified infrastructure service areas pay for and provide the infrastructure to serve the development.

Objective 2: Housing Affordability. In accordance with S.163.3202 (1), F.S., the City will review and re-evaluate the City Codes to identify and revise those sections which restrict the development of affordable housing in the City by the year 2009.

Policy 2.1: Pursuant to S. 163.3202 (1), F.S., the City will continue to incorporate provisions into its Land Use and Development Regulations that assist in lowering the costs for residential development, while maintaining housing quality in accordance with the City's minimum building standards.

Policy 2.2: Pursuant to S. 163.3177 (6) (f) 1. g. F.S. the City will address a portion of its affordable housing concerns through job training, job creation and economic solutions. The City will within three years of the adoption of Comprehensive Plan EAR based amendments (2010) evaluate current economic development programs for effectiveness, examine additional programs, and create new programs if necessary.

Policy 2.3: The City will enter into an interlocal agreement with a neighboring jurisdiction to provide affordable housing in that jurisdiction if it is no longer economically feasible to provide such housing in the City. Note: The Plan does not anticipate this situation occurring in the near future. This is due to pre-platted nature of the City. The City is 118.5 square miles and approximately 42 percent developed. Therefore, the supply of adequate sites for affordable housing is anticipated to meet the demand.

Objective 3: Equal Opportunity. Through the Fair Housing Ordinance, the City shall assure that the Cape Coral housing market is open to all persons, regardless of age, race, sex, disability, or other legally prohibited designations by mitigating impediments to affordable housing and tracking/resolving complaints concerning housing discrimination reported to the City.

Policy 3.1: The City shall not knowingly approve any development which discriminates against housing availability.

Policy 3.2: The City shall cooperate, on request, with federal, state, and local agencies in the enforcement of anti-discrimination and fair housing laws.

Policy 3.3: The City will continue coordination with the Lee County Office of Equal Opportunity to track/resolve complaints regarding fair housing violations.

Objective 4: Special Housing Needs. In accordance with S.163.3202 (1), F.S., the City will maintain the Land Use and Development Code to enable the siting of group homes and foster care facilities in residential areas.

Policy 4.1: During the review of all housing plans the City shall address the housing needs of the elderly and handicapped to ensure that provisions for accessibility, transportation, affordability and locational needs are addressed to the fullest extent possibly.

Policy 4.2: The City shall cooperate with the State and local agencies that review and permit group and foster care facilities in order to provide convenient, adequate and non-isolated sites, to meet the requirements of persons with special needs, disabilities and handicaps.

Policy 4.3: The City will continue to monitor the development and distribution of group homes and residential care facilities to insure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided.

Policy 4.4: The City shall incorporate in the provisions for the location of affordable housing, mobile homes, and foster care facilities requirements that such facilities are encouraged to have access to transit routes, arterial roads, shopping areas, schools, parks and community service facilities, medical centers. Note: the Plan does not foresee the need to provide rural and farm worker housing as Cape Coral is an urban area with no agricultural areas within the City limits.

Objective 5: Housing Quality. The City will continue to maintain a high standard of quality for new and existing housing.

Policy 5.1: The City will continue to investigate the feasibility of using financial and tax incentives to facilitate public and private efforts for housing rehabilitation and preservation. If such programs prove feasible, the City will participate and/or provide technical assistance to implement said programs.

Policy 5.2: Seek federal and state funding, or otherwise provide local public funds for the rehabilitation of substandard housing and investigate the feasibility of conducting a study identifying substandard housing in the City.

Policy 5.3: Enforce the building and housing codes, through regular inspection, to assure that housing shall remain habitable and that quality standards are preserved.

Objective 6: Displacement. The City shall maintain the adopted Residential Anti-displacement and Relocation Plan that is compatible with federal regulation and state statutes and shall amend said plan as necessary to reflect changes in federal and state requirements.

Policy 6.1: Assure that standard housing at affordable costs is available to persons displaced through public action by implementing the adopted Residential Anti-Displacement and Relocation Plan.

Objective 7: Historic Preservation. The City will continue to inventory historically significant and potentially historically significant structures in the City. When structures are identified, the City will explore alternatives to preserve them.

Policy 7.1: Promote the rehabilitation and reuse of historically significant structures through technical assistance programs.

Policy 7.2: By providing technical assistance through the Department of Community Development, assist property owners of historically significant structures in utilizing state and federal assistance programs.

Policy 7.3: Provide public information and education relating to historic preservation programs.

Objective 8: Housing Implementation. Pursuant to S.163.3202, F.S., the City will implement City Codes and regulations through enforcement activities to promote housing opportunities for City residents without sacrificing housing quality and affordability.

Policy 8.1: The City shall continue to support the complaint driven code enforcement program implemented through the adopted housing code.

Policy 8.2: Assure that existing and new housing meet minimum standards of livability and design through programs for regulation, review and code enforcement.

Policy 8.3: Participate in State and Federal housing assistance programs to aid elderly and lower-income households to secure affordable housing.

Policy 8.4: The City shall enforce procedures for the conservation, rehabilitation and the demolition of dilapidated housing in its Housing Code.

Objective 9: Pursuant to S. 163.3202 (1), F.S., the City will review annually the Land Use and Development Regulations to evaluate provisions for the enforcement of land use regulations to protect the value of individual homes and properties and amend said regulations as necessary.

Policy 9.1: Enforce the City's Land Use and Development Regulations to prevent the degradation of neighboring property values.

Objective 10: The City shall provide adequate sites for the housing needs of low and moderate income persons.

Policy 10.1: The City of Cape Coral will update the inventory of city owned real property holdings to identify parcels appropriate for affordable housing. This list will be updated as necessary and land on this list may be donated to a housing nonprofit or sold with a restriction requiring the development of permanently affordable housing.

Policy 10.2: Support public and private entities in their efforts to identify and develop affordable housing by providing technical assistance to identify sites and to guide development through the review process.

Policy 10.3: Pursuant to S.163.3202, the City will maintain the Land Use and Development Regulations to provide for scattered sites for the location of assisted housing to avoid concentration of housing for low and moderate income persons.

Policy 10.4: Cooperate with the agencies responsible for the administration of the Section 8 Rental Assistance Program in locating suitable housing sites in the City for the Section 8 Rental Assistance Program.

Policy 10.5: Coordinate efforts with the housing assistance providers both public and private to assist in the provision of affordable housing for low and moderate income persons, including the homeless, to find adequate housing. In an effort to facilitate this, the City will undertake a housing study within three years of the adoption of Comprehensive Plan EAR based amendments. This study will include an evaluation of existing housing stock, significant housing needs and issues including, but not limited to affordable housing.

Policy 10.6: The City will continue to promote mobile home park development through the Mobile Home Planned Development Project (MHPDP) process. The MHPDP process will ensure compatibility with neighboring land uses and provide for mobile\manufactured housing development. The MHPDP guidelines are in the Land Use and Development Regulations (Section 4.3). The guidelines include but are not necessarily limited to:

A. Dimensional Regulations: Minimum parcel size, 20 acres; Minimum lot size, 7,500 sq. ft.; Minimum lot width, 75 feet; Minimum lot depth, 100 feet; Minimum number, 25 mobile homes; Setbacks:Front, 25 feet; Side, 10 feet; Rear, 10 feet; Minimum individual living area, 720 sq. ft.

B. Buffer: A fence, masonry wall or hedge at least five (5) feet in height shall be located in a twenty-five-foot-wide landscaped buffer which encompasses the project's entire perimeter.

C. Landscaping: A properly maintained landscaped separation strip at least five (5) feet in width shall be provided along all access roads on which off-street parking is located. All requirements of Article V, Sec. 5.2, Landscaping, shall apply.

D. Uses permitted in MHPDP: Mobile homes, laundry facilities, convenience stores, recreational facilities and those uses normally incidental accessory uses to mobile homes.

E. Utilities: No mobile home shall be connected to electric, gas, telephone, water, sewer or any other utility or service in, through or at another mobile home. All such utility and service connections shall be made directly to the mobile home from utility service lines provided on mobile home lots and designed to serve the specific mobile home located on a lot. All utilities shall be underground. All Mobile Home Park Planned Development Projects shall conform with all appropriate state regulations which prescribe standards for water supply, sewerage disposal and other facilities.

F. Foundations and Crawl Space: All mobile homes and permitted structures shall be permanently attached to a foundation. The crawl space under such structure shall be a minimum of eighteen (18) inches from ground to underside of floor members, shall be cleared of vegetation and have a layer of five-eighths-inch diameter of stone at least six (6) inches in depth. This area shall be skirted in a manner approved by the Director.

G. Parking: a. Two (2) off-street parking spaces per mobile home shall be located on each lot. In addition, one (1) space shall be provided in visitor common parking areas for every two (2) mobile home lots provided in the project. In addition, off-street parking for other buildings and uses specifically permitted shall be provided as required in Article V, Sec. 5.1, Off-street Parking Requirements; b. Areas shall be provided for the parking, loading and unloading of delivery trucks and other vehicles and for the servicing of buildings for refuse collection, fueling and other service vehicles in addition to the required automobile parking spaces. Such areas shall be adequate in size and so arranged that they may be used without blockage or interference with the use of accessways or automobile parking facilities; c. All off-street parking facilities proposed to be located either below or above ground level shall be designed and constructed so that entrance and exit ramps do not result in direct or indirect traffic congestion on the site or on adjacent streets; d. All off-street parking, loading and unloading areas and access roads shall be surfaced in a stable manner and in accordance with City standards; e. Off-street parking space access points on access roads should be located at least two hundred (200) feet apart, and no access point should exceed thirty-six (36) feet in width.

H. Access: a. An access road at least twenty-eight (28) feet in width shall provide direct access to each mobile home lot. No mobile home shall be located any closer than ten (10) feet to the edge of this access road. The area occupied by the access road shall not fulfill any part of the area requirements for any lot. All dead-end roads within the project shall be designed to enable mobile homes to reverse direction without having to back more than one mobile home length; b. Access points on all collector or arterial streets serving a Planned Development Project shall be properly located and spaced. The Governing Body may approve the use of temporary access points provided that such temporary access shall be eliminated by the developer when access roads or other streets are extended to the permanent access points; d. No Planned Development Project shall be permitted vehicular access to a minor residential street unless specifically approved by the Governing Body.

I. Expansion of Existing Parks: Existing nonconforming mobile home parks, as well as conforming parks, shall be permitted to expand beyond the present size, but the minimum increment is five (5) acres, and such increment shall meet all ordinances in effect at the time of approval. Such request for expansion shall be submitted as a MHPDP and must be approved by the Governing Body in accordance with this Section.

Policy 10.7: MHPDP are a permitted use within the Mixed Use, Land Use Classification.

Policy 10.8: Within four (4) years from the adoption of the Comprehensive Plan EAR based amendments, the City will amend the Land Use and Development Regulations to permit Mobile Home Planned Development Projects in Zoning Districts appropriate for the MHPDP use.