

***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 to accommodate the expected 2030 and 2050 permanent populations, in accordance with the levels of service standards established in other elements of this Comprehensive Plan.

Policy 1.1: The City shall 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 Development Code, pursuant to S.163.3202 (3), F.S., for activities such as, zero lot line development, townhouse development, and incentive zoning 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 (6) (f) 2 F.S., the city will utilize various data and analysis sources 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 2030.

Policy 2.1: The City will continue to incorporate provisions into its Land Development Code 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) 4. F.S. the City will address a portion of its affordable housing concerns through job training, job creation and economic solutions.

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 120.5 square miles and approximately 60 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.

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 possible.

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 ensure 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.

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: The City will continue to 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: The City shall 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: The City will ensure 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: The City will 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, the City will assist property owners of historically significant structures in utilizing state and federal assistance programs.

Policy 7.3: The City will provide public information and education relating to historic preservation programs.

Objective 8: Housing Implementation. 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 code enforcement program implemented through the adopted housing code.

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

Policy 8.3: The City shall 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 annually review the Land Development Code 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: The City shall enforce the City's Land Development Code, International Property Management Code, and Florida Building Code 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: The City will 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: The City will maintain the Land Development Code 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: The City will 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: The City will 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.