

CHAPTER THREE

HOUSING ELEMENT

INTRODUCTION

Local Governments are required to prepare and adopt a Housing Element consistent with the provisions of Chapter 163, Part III of the Florida Statutes. The purpose of the Housing Element is to provide guidance for development of appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate income, low income and very-low income households, group homes, foster care facilities, and households with special housing needs, including rural and farmworker housing. These plans and policies address government activities, as well as provide direction and assistance to the efforts of the private sector.

To that end, this Element presents an overview of the existing and projected future conditions pertinent to the preparation of the housing goal, objectives and policies for the Town's Comprehensive Plan. The best available data is provided from the US Census, Brevard County, and The Florida Housing Data Clearinghouse, maintained by the Shimberg Center for Affordable Housing, supplemented by local research.

Preliminary Housing Analysis

Information from the 2000 Census and the Shimberg Center has been used to provide the following comparative characteristics between Malabar and Brevard County. Although these figures have changed since the Census was conducted, noting the similarities and differences between Malabar and the County as a whole in 2000 provides a context for better understanding current housing market conditions in the Town of Malabar.

Housing Type: Residential uses a major development characteristic of Malabar. The 1,228 total housing units reported for the town (including 81 seasonal units) in 2000 comprised 0.5% of the County's total housing stock of 222,072 reported units. GIS analysis has identified 1,801 acres in Malabar that have an existing and developed residential land use. This represents 21.66% of the Town's total land area of approximately 8,315.59 acres.

Total units and the percentage of housing inventory by type of unit are shown in Table 3-1.

TABLE 3-1: DWELLING UNITS BY STRUCTURE TYPE, 2000

Dwelling Units	Malabar	Malabar	Brevard County	Brevard County
	Number	Percent	Number	Percent
Single Family:	957	77.9%	146,810	66.1%
1, detached	947		135,412	
1, attached	10		11,398	
Multi-Family:	17	1.4%	49,971	22.5%
2	17		3,690	
3 or 4	0		7,978	
5 to 9	0		10,771	
10 to 19	0		9,364	
20 or more	0		18,168	
Mobile Homes	182	14.8%	24,092	10.8%
Other	72	5.9%	1,199	0.5%
TOTAL	1,228	100%	222,072	100%

The vast majority of the residential housing in Malabar is low-density, single family. The Town has kept a rural character that is defined by large lots with density typically restricted to 1 dwelling unit per 1.5 acres. These large lot residential uses are predominant throughout the Town with slightly higher development along the east side of the FEC railroad and north of Malabar Road, specifically on Country Cove Circle and Briar Creek Blvd. It has been the Town’s intent to keep developments higher than 1 dwelling unit to 1.5 acres east of US 1 and north of Malabar Road.

Housing Tenure: Housing tenure refers to the financial arrangements under which someone has the right to live in a house or apartment, either owner-occupied or renter-occupied. The Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Affordable Housing, reported 92% of all households in Malabar were owner-occupied in 2005. (Statewide, Florida’s homeownership rate is 70.3%.) The remaining 8% were renter-occupied units. Housing tenure characteristics are detailed in Table 3-2.

TABLE 3-2: HOUSEHOLDS BY TENURE, 2005

Tenure	Malabar	Malabar	Brevard County	Brevard County
	# of Households	Percent	# of Households	Percent
Owner Occupied	1,042	92%	168,857	75%
Renter Occupied	90	8%	57,098	25%
Total Occupied Units	1,132	100%	225,955	100%

Housing Vacancy: Table 3-3 shows the housing vacancy characteristics for the Town of Malabar and Brevard County as reported in the 2000 Census. At the time of the Census,

141 housing units in the Town were vacant. This represents a vacancy rate of 11.5% for the Town, which is comparable to the overall Brevard County rate of 10.8%. Not counting units which had been rented or sold and were awaiting occupancy and units held for occasional use, the Town of Malabar's vacancy rate was 5.2%. There were 19 vacant housing units for sale and 33 vacant units for rent.

TABLE 3-3: HOUSING VACANCY, 2000

Status	Malabar	Malabar	Brevard County	Brevard County
	# of Units	Percent	# of Units	Percent
For rent	33	23.4%	5,937	24.9%
For sale	19	13.5%	3,613	15.1%
Other	0	0%	0	0%
Seasonal, recreational, occasional use	81	57.4%	11,575	48.5%
Rented or sold, not occupied	8	5.7%	1,416	5.9%
TOTAL	141	100%	23,877	100%

Housing Age: The Town's housing stock, by age of structure, is summarized in Table 3-4. 140 units were identified in the 2000 Census as being built before 1960, which underscore the need to conduct a historic resources inventory. Town records indicate 170 building permits were issued for single family homes between January 2000 and August 2008. Countywide data for the same timeframe is not readily available.

TABLE 3-4: AGE OF HOUSING STRUCTURES, 2000

Year Built	Malabar	Malabar	Brevard County	Brevard County
	# of Units	Share by Decade	# of Units	Share by Decade
1999-March 2000	32	28.2%	5,162	22.2%
1995-1998	90		57,098	
1990-1994	227		26,322	
1980-1989	376	30.6%	68,720	30.9%
1970-1979	251	20.4%	38,617	17.4%
1960-1969	115	9.4%	42,097	19.0%
1950-1959	44	11.4% (before 1960s)	17,962	10.5% (before 1960s)
1940-1949	33		2,625	
1939 or earlier	63		2,795	
Total	1,228	100%	222,072	100%

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Affordable Housing

Monthly Housing Rent: Table 3-5 compares the monthly gross rents for specified renter-occupied housing units in the Town with the Brevard County totals for the year 2000. The median rent paid by Malabar households in 2000 was \$573 per month, compared to a countywide median rent of \$604, and a statewide median rent of \$641. It bears repeating

this data is nearly a decade old, and rents have increased substantially since that time. In Brevard County and the surrounding metro area, the HUD Fair Market Rent in 2007, representing rent for a typical modest apartment, was \$488 for a studio apartment, \$597 for a one-bedroom, \$703 for a two-bedroom, \$947 for a three-bedroom, and \$1,056 for a four-bedroom unit. Municipality-specific information for 2007 is not available.

TABLE 3-5: MONTHLY GROSS RENT, RENTER-OCCUPIED HOUSING UNITS, 2000

Contract Rent	Malabar	Malabar	Brevard County	Brevard County
	# of Units	Percent	# of Units	Percent
Less than \$200	0	0%	1,782	3.5%
\$200-299	11	12.0%	1,414	2.8%
\$300-499	16	17.4%	10,427	20.7%
\$500-749	25	27.2%	22,047	43.9%
\$750-999	11	12.0%	8,022	16.0%
\$1000-1499	15	16.3%	2,669	5.3%
\$1500 or more	0	0%	846	1.7%
No cash Rent	14	15.2%	3,065	6.1%
TOTAL	92	100%	50,272	100%
Median rent per month	\$573		\$604	

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Affordable Housing

Housing Value: Based on figure delineated from the Brevard County Property Appraiser, the average just value (fair market value) for a single-family home in Malabar in 2006 was \$280,203, which is \$57,149 more than the countywide average (\$223,054). Statewide, the average value of a single-family home in 2006 was \$255,436. Table 3-6 shows the value of owner-occupied housing units in the Town as reported in the 2000 Census.

TABLE 3-6: MEDIAN HOME VALUE, 2000

Value	Malabar	Malabar
	# of Units	Percent
Less than \$50,000	23	2.9%
\$50,000-99,999	186	23.4%
\$100,000-149,999	298	37.4%
\$150,000-199,999	152	19.1%
\$200,000-299,999	73	9.2%
\$300,000-499,999	56	7.0%
\$500,000-999,999	0	0%
\$1,000,000 or more	8	1.0%
TOTAL	796	100%

Source: 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc.

Median Sales Price: The average sales price for a single-family home in Malabar was \$363,146 in 2006. The median sales price that year was \$317,500, compared to a countywide and statewide median sales price of \$220,600 and \$250,500 respectively. Table 3-7 charts the median sales price for single family homes in Malabar and Brevard

County from 2001 through 2006. According to Shimberg, there are no condominiums in the Town of Malabar. Additionally, it is important to note that 2006 may represent peak sales prices in the real estate boom experienced in the first half of this decade. Sales prices may be lower for the remainder of the decade.

TABLE 3-7: MEDIAN SIGNLE-FAMILY HOME SALES PRICES, 2001-2006

Year	Median Sales Price for Single Family Homes	
	Malabar	Brevard County
2001	\$135,000	\$108,400
2002	\$163,450	\$119,400
2003	\$206,000	\$130,900
2004	\$232,500	\$159,000
2005	\$300,000	\$212,000
2006	\$317,500	\$220,600

Source: Brevard County Property Appraiser tax rolls, compiled by Shimberg Center – Florida Housing Data Clearinghouse

Monthly Owner-Occupied Costs: Of the total number of owner-occupied housing units in Malabar, 70.7% were mortgaged and 29.3% were not mortgaged at the time of the 2000 Census. Table 3-8 shows the monthly owner costs of owner-occupied housing units in the Town in 2000.

TABLE 3-8: MONTHLY COSTS OF OWNER-OCCUPIED HOUSING UNITS, 2000

Mortgage Status and Elected Monthly Costs	Malabar	Malabar	Brevard Cty	Brevard Cty
	# of Units	Percent	# of Units	Percent
Mortgaged Units	563	70.7%	83,409	71.1%
Less than \$300	0	0.0%	545	0.7%
\$300-499	19	3.4%	5,075	6.1%
\$500-699	103	18.3%	15,946	19.1%
\$700-999	175	31.1%	28,289	33.9%
\$1,000-1,499	203	36.1%	22,640	27.1%
\$1,500-1,999	45	8.0%	7,024	8.4%
More than \$2000	18	3.2%	3,890	4.7%
Non-Mortgaged Units	233	29.3%	33,878	28.9%
Less than \$300	105	45.1%	18,790	55.5%
\$300-499	101	43.4%	11,976	35.4%
\$500-699	8	3.4%	2,180	6.4%
\$700-999	19	8.2%	738	2.2%
More than \$1000	0	0%	194	.6%
TOTAL REPORTED UNITS	796	100%	117,287	100%

Source: 2000 Census of Population and Housing. Prepared by Calvin, Giordano & Associates, Inc.

AFFORDABLE HOUSING NEEDS

Cost Burden: Cost-burdened households pay more than 30% of income for rent or mortgage costs. In 2005, according to the Florida Housing Data Clearinghouse, 231 Malabar households (20%) paid more than 30% of their household income for housing. By comparison, 24% of households countywide and 29% of households statewide were cost-burdened. Also, in 2005, 94 households in Malabar (8%) paid more than 50% of income for housing. The following table further delineates the cost burden by owner (A) and renter (B).

TABLE 3-9: AMOUNT OF INCOME PAID FOR HOUSING HOUSEHOLD BY COST BURDEN, 2005

A. Owner-Occupied Households, 2005								
	NO COST BURDEN		COST BURDEN					
	0% - 30%		30% - 50%		50% or more		Total Owners	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Malabar	839	80.5%	123	11.8%	80	7.7%	1,042	100%
Brevard Cty	134,721	79.8%	20,800	12.3%	13,336	7.9%	168,857	100%
B. Renter-Occupied Households, 2005								
	0% - 30%		30% - 50%		50% or More		Total Renters	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
	Malabar	62	68.9%	14	15.6%	14	15.6%	90
Brevard Cty	36,375	63.7%	10,489	18.4%	10,234	17.9%	57,098	100%

Source: Shimberg Center – Florida Housing Data Clearinghouse

Household Income: In Table 3-10, household income is measured as a percentage of the median income for the County of area, adjusted for size. In Malabar and the surrounding metro area, the HUD-estimated median income for a family of four was \$55,600 in 2007. The following figures for Malabar have been extrapolated based on formulas provided by the University of Florida’s Shimberg Center for Affordable Housing. Of the 1,132 households in Malabar in 2005, 163 (14%) were both cost-burdened and in the low or very-low income bracket. At the opposite spectrum, 732 Malabar households (65%) are of moderate or above moderate incomes and have no cost burden. These statistics suggest the housing in Malabar is relatively stable compared to many other parts of the state.

TABLE 3-10: HOUSEHOLDS BY TENURE, INCOME, AND COST BURDEN, 2005

A. Owner-Occupied Households, 2005				
	Household Income as a Percentage of Area Median Income (AMI)			
	0-50% AMI	50.01 – 80% AMI	80.01 – 120% AMI	120.01%+ AMI
	Very Low	Low	Moderate	Above Moderate
No Cost Burden	55	101	222	460
At 30% or More Cost Burden	34	40	18	36

At 50% or More Cost Burden	67	11	3	6
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B. Renter-Occupied Households, 2005				
	Very Low	Low	Moderate	Above Moderate
No Cost Burden	4	8	16	34
At 30% or More Cost Burden	2	3	1	3
At 50% or More Cost Burden	5	1	0	0

Source: Shimberg Center – Florida Housing Data Clearinghouse, prepared by Calvin, Giordano & Associates, Inc.

Elderly Households: According to the Shimberg Center, 280 households in Malabar (24.7%) were headed by a person age 65 or older in 2005. In comparison, 30.5% of Brevard County’s households and 27.2% of households statewide were headed by elderly persons. In Malabar, 271 elderly households (96.8% of all elderly households) own their homes, and 56 elderly households (20%) pay more than 30% of income for rent or mortgage costs. These statistics suggest Malabar’s elderly households share similar housing characteristics with the Town’s population at large.

HOUSING CONDITIONS

Substandard Housing: Individual housing units may be considered substandard if the unit lacks complete plumbing for exclusive use of the residents, lack of complete kitchen facilities, lack of central heating, and overcrowding (which is defined as more than one person per room living in a unit). The 2000 Census provides data regarding these interior conditions of the housing stock. Table 3-11 contains a summary of the measure of substandard housing conditions for Malabar and Brevard County in 2000. 26 housing units (2.4% of all units) in Malabar were considered overcrowded, which is statistically similar to the countywide percentage of 2.5%. Reportedly, all homes in Malabar had central heating, and the percentage of substandard kitchen and plumbing facilities were relatively low.

TABLE 3-11: CONDITION OF HOUSING STOCK SUMMARY, 2000

Substandard Condition	Malabar	Malabar	Brevard County	Brevard County
	# of Units	Percent	# of Units	Percent
Overcrowded (more than one person per room)	26	2.4%	5,021	2.5%
Lacking complete kitchen facilities	8	0.7%	783	0.4%
Lacking central heating	0	0%	1560	0.8%
Lacking complete plumbing facilities	16	1.3%	590	0.3%

Source: 2000 Census of Population and Housing

Subsidized Housing: Section 9J-5.010 of the Florida Administrative Code requires local housing elements to provide an inventory of renter-occupied housing developments currently using federal, state, or local subsidies. Although there are no such facilities in Malabar according to the Affordable Housing Needs Assessment (AHNA) data, to ensure future affordable housing needs are met, the Town has developed a series of policies regarding subsidized housing.

Group Homes: Through Housing Objective 3.1.4, the Town provides opportunities for group homes and foster care facilities. However, no facilities were listed in the inventory provided by the Affordable Housing Needs Assessment (AHNA).

Dormitories and Campus Housing: There is no dormitory or campus housing in Malabar.

Mobile Homes: 182 mobile homes in Malabar were identified in the 2000 Census. There are three mobile home parts in the Town: Camelot R.V. Park and Southern Comfort Mobile Home along the US 1 corridor, and Enchanted Lakes Estates on Malabar Road.

Historically Significant Housing: As the Town’s housing stock ages, an historic resources inventory should be conducted to look at all structures built before 1960 and identify a list of potential historic resources. Currently, the Old Malabar Element School is the only historic structure identified by the Florida Department of Historic Resources.

Farmworker Housing: There are no rural or farmworker households within the Town according to the Affordable Housing Needs Assessment (AHNA).

NEEDS ASSESSMENT

Population and Household Projections: Florida Statutes, Chapter 9J-5.010(2)(b) requires that an affordable housing assessment be performed using methodology established by the Florida Department of Community Affairs.

By 2030, Malabar is projected to have a population of 4,145, representing a 45.8% growth rate over 25 years, or an average increase of 1.83% per year. Table 3-12 summarizes the projected housing needs through 2030.

TABLE 3-12: PROJECTIONS: POPULATION, HOUSEHOLDS, AND DWELLING UNITS, MALABER, 2005-2030

Year	Dwelling Units	Households	Population
2005	1,259	1,133	2,842
2010	1,412	1,270	3,142
2015	1,568	1,411	3,426
2020	1,722	1,549	3,687
2025	1,844	1,659	3,925
2030	1,969	1,772	4,145

Source: Shimberg Center – Florida Housing Data Clearinghouse. Prepared by: Calvin, Giordano & Associates, Inc.

With just over 1,300 additional residents projected by 2030, approximately 710 new units will be required through 2030 to accommodate an additional 639 households. This equates to about 25-26 new units per year. Residential acreage required to accommodate projected needs is sufficient: The Future Land Use Element has determined there are 1,962.7 acres of vacant land which have a “residential” Future Land Use designation. Thus there is the capacity for up to 1,568 additional dwelling units.

Although the Town is expected to have an adequate supply of existing and newly constructed residential units to meet future demand, some of the households will be faced with a cost burden. The following tables provide a more detailed needs assessment - by household size, tenure, and income-based on the methodology, data, and analysis developed by the University of Florida’s Shimberg Center of Affordable Housing.

Size of households: Using population projections provided by Shimberg, the number of Malabar households by size can be projected through 2030.

TABLE 3-13: HOUSEHOLD PROJECTIONS BY HOUSEHOLD SIZE

SIZE	2005	2010	2015	2020	2025	2030
1-2	762	855	954	1,052	1,128	1,209
3-4	297	334	366	400	425	449
5+	74	81	91	97	106	114

Source: Shimberg Center – Florida Housing Data Clearinghouse

Affordable Housing Demand: Table 3-14 presents the very-low, low, and moderate-income housing needs estimates and projections through 2030.

TABLE 3-14: PROJECTED HOUSING AFFORDABILITY BY INCOME AND TENURE, MALABAR, 2005-2030

A. Owner-Occupied Households				
	Household Income as a Percentage of Area Median Income (AMI)			
	0-50% AMI	50.01-80% AMI	80.01%-120% AMI	120.01+% AMI
Year	Very Low	Low	Moderate	Above Moderate
2005	156	153	243	503
2010	177	175	273	559
2015	206	201	304	603
2020	236	228	335	647
2025	257	250	359	680
2030	279	272	386	714

B. Renter-Occupied Households				
	Household Income as a Percentage of Area Median Income (AMI)			
	0-50% AMI	50.01-80% AMI	80.01%-120% AMI	120.01+% AMI
Year	Very Low	Low	Moderate	Above Moderate
2005	11	11	18	37
2010	13	13	20	41
2015	15	15	22	45
2020	17	17	25	48
2025	19	18	26	50
2030	21	20	28	53

Source: Shimberg Center – Florida Housing Data Clearinghouse. Prepared by: Calvin, Giordano & Associates, Inc.

The analysis suggests that 261 of the additional 639 households projected through 2030 will have an income less than 80% of the area median income. Of these low and very-low income households, 242 (93%) will be owner-occupied, while 19 (7%) will be renter-occupied. Overall, these projections point out the stability of income and population in the Town.

CONCLUSION

No significant deficit of affordable housing exists nor is redevelopment projected to occur in the Town’s short (5-year) or long (10-year) term planning periods. Malabar has met its housing needs with the existing development and will continue to meet its housing needs as its population steadily increases.

Malabar’s continued efforts to maintain the infrastructure, including drainage, landscape, transportation and roads will prolong the life of its older neighborhoods. In addition, increased and proactive code enforcement activity is required to sustain the integrity of the Town.

The following goals, objective and policies provide residents with housing choice and assurance of a quality, highly maintained area, all of which demonstrates the advances Malabar is taking to address the housing needs of the different demographics and income levels of its residents.

HOUSING ELEMENT GOAL, OBJECTIVES, AND POLICIES

§3-1 *Housing goals, objectives, and implementing policies.* This section stipulates goals, objectives, and implementing policies for the Housing Element pursuant to §163.3117(6)(f), F.S. and §9J-5.010(3)(a-c), F.A.C.

Goal 3-1

Housing: Allocate land area for accommodating a supply of housing response to the diverse housing needs of the existing and projected future Town population and assist the private sector in providing affordable quality housing in neighborhoods protected from incompatible uses and served by adequate public facilities.

3-1.1 Objective:

Promote affordable quality housing. The Town of Malabar shall provide for adequate and affordable housing for existing and future residents, households with special needs, rural and farmworker households, and very low, low, and moderate income households consistent with the needs identified in Tables 3-12, 3-13, and 3-14 through the short term (5 year) and long term (10 year) planning timeframes.

3-1.1.1 Policy:

Technical assistance, information and referral services. Provide technical assistance, information and referral services to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand.

3-1.1.2 Policy:

Developing public/private partnerships. Coordinate with the Florida Housing Coalition and other appropriate organizations to review alternatives for affordable and workforce housing.

3-1.1.3 Policy:

Affordable housing for low- and moderate-income households. The Town shall promote access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector. The Town acknowledges a regional need for affordable low- and moderate-income housing and shall coordinate with ECFRPC, Brevard County, and the FL-DCA in promoting fair housing. Fair housing issues shall be coordinated through the Brevard County Housing Authority.

3-1.2 Objective:

Achieve housing stock free of substandard units. The Town shall strive to eliminate substandard housing conditions and blighting influences and improve structural and aesthetic housing conditions as defined by the Town Code of Ordinances and the Florida Building Code.

3-1.2.1 Policy:

Code enforcement activities: The Town shall proactively implement code enforcement activities in order to achieve a housing stock free of substandard units.

3-1.3 Objective:

Mobile home sites. The Town of Malabar shall continue to provide adequate land area to accommodate the demand for mobile home residences within its corporate limits.

3-1.3.1 Policy:

Building code compliance: Building codes within the Town shall be consistent with a mandated State criterion governing construction in coastal areas. Similarly, the building code shall prohibit permanent residential structures, including mobile homes, which do not incorporate design measures responsible to hurricane hazards.

3-1.4 Objective:

Provide opportunities for group homes and foster care facilities. The Town shall support the provision of adequate sites for housing Florida Department of Children and Families licensed or funded group and foster homes on a regional housing market basis (as mandated by Chapter 419, F.S.), to foster nondiscrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization.

3-1.4.1 Policy:

Policies for foster care facilities. To advance the provision of foster care facilities within the Town of Malabar, single family foster care homes shall continue to be allowed in all residential districts classified in the Zoning Code.

3-1.4.2 Policy:

Policies for group homes. Group homes shall be allowed in multiple family zoning districts providing they meet land development code performance standards, such as those provided by the Florida Department of Children and Families. In addition, such facilities shall be regulated in order to control

their magnitude and distribution and to assure locations accessible to public and private services generally required by group home residents.

3-1.5 Objective:

Preserve historically significant housing. Housing resources identified as historically significant shall be preserved for residential uses.

3-1.5.1 Policy:

Promote identification of the Town's historically significant housing resources. By December 2010 the Town shall conduct a historic resources inventory to look at all structures built before 1960 and identify a list of potential historic resources. Such efforts shall include determination of their worth and vulnerability, as well as implementation of preservation management policies as such resources are identified.

3-1.5.2 Policy:

Rehabilitation and adaptive re-use of historically significant housing. Assist the rehabilitation and adaptive re-use of historically significant housing through available technical and economic assistance programs.

3-1.5.3 Policy:

Grants for preserving historically significant housing. The Town shall assist property owners of historically significant housing in applying for and utilizing available State and federal assistance programs.

3-1.5.4 Policy:

Collaborative preservation. The Town shall work collaboratively with the South Brevard Historical Society, the Brevard County Historical Commission, and the Florida Bureau of Historic Preservation to provide public information, education, and technical assistance relating to historic preservation programs.

3-1.6 Objective:

Relocation housing. Uniform and equitable treatment of persons and businesses displaced by State and local government programs shall be provided consistent with §421.55, F.S.

3-1.6.1 Policy:

Provide alternative housing sites for displaced structures and residents thereof. Coordinate with the private sector in assuring that alternative sites, in comparable housing facilities are available to persons displaced through public action prior to their displacement.

3-1.7 Objective:

Conserve neighborhood quality and existing housing stock. The useful life of the existing housing stock shall be conserved through effective implementation of laws, ordinances, and programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities, and code enforcement activities.

3-1.7.1 Policy:

Promote maintenance of housing stock and neighborhood conservation. Continue to enforce the Town's building, housing, plumbing, energy, electrical, and other construction codes in order to promote maintenance of standard housing and to achieve necessary corrective action where noncompliance exists or comes into existence in the future.

3-1.7.2 Policy:

Plan supporting facilities and services necessary for quality residential neighborhoods. Sufficient systems for delivery of public facilities and services supportive to a quality residential environment shall be planned, designed and implemented. A capital improvement program and budget predicated on continuing review and evaluation of evolving housing problems and issues shall be the principal tool for realizing this objective.

3-1.7.3 Policy:

Minimize potential blighting influences. Potential blighting influences within residential areas shall be minimized by promoting use of best management principles and practices of land use planning, urban design and landscaping in development and site plan review. For instance, adverse impacts of land use transition shall be minimized by managing the location as well as the density or intensity of mixed or conflicting residential and non-residential uses and by requiring adequate screening, landscaping, and other design features which promote land use compatibility and appropriate land use transition.

3-1.7.4 Policy:

Coordinate public/private partnerships. In addressing housing issues requiring unique partnerships involving the public and private sector, the Town shall promote effective communication and innovative approaches which involve partnerships between the public and private sectors.

3-1.7.5 Policy:

Continuing housing programs. The Town shall carry out the following housing related programs:

- a. *Population and housing research and information system.* Maintain and periodically update the population and housing information system.
- b. *Housing trends.* Monitor and evaluate population and housing trends. Analysis of land use interrelationships shall be included in the continuing evaluation.
- c. *Review plans and policies.* Review and amend as necessary adopted plans and policies based on continuing analysis of problems and issues related to housing and other plan elements. The review shall include consideration of the Town's regulatory and administrative requirements for site plan review and permitting in order to assure that these policies and procedures do not impose unreasonable construction time requirements or building costs to providers of housing stock. This review shall include analysis to further the concept of one-stop permitting procedures, in policy adopted by the ECFRPC. Major shifts in the magnitude, distribution, and demographic characteristics of the population which are indicative of changes in housing demand shall be analyzed. Similarly, shifts in the magnitude, distribution and structural characteristics of the Town's housing stock shall be analyzed on a continuing basis.
- d. *Fiscal management.* Review and evaluate residential development and infrastructure policy, including fiscal implications. Each year fiscal management policies including the capital improvement program and budget shall be reviewed, evaluated and refined to reflect current program priorities.
- e. *Administer housing code and other related codes.* Administer adopted housing and energy codes and other housing related codes.
- f. *Public assistance and information referral.* Provide housing information and referral services to the public pursuant to adopted goals, objectives and policies of this Housing Element.
- g. *Intergovernmental coordination.* Coordinate local housing program activities including discussions of related fiscal problems and issues with other public agencies at all levels of government pursuant to the Intergovernmental Element of this plan.
- h. *Manage current developmental impacts.* Evaluate and manage impacts of proposed development pursuant to existing ordinances, including, but

not limited to impacts on residential neighborhoods, local housing supply and demand, public facility impacts, and natural environmental factors.

3-1.7.6 Policy:

Review the impact of change indicators on housing policy. Major shifts in the magnitude, distribution, and characteristics of population and housing shall serve as indicators of change in various aspects of housing supply and demand. The policy implications of major changes in housing supply and demand shall be considered in the Town's Evaluation and Appraisal Report.