Housing Element

Data, Inventory & Analysis

Approved August 12, 1991 • Amended June 8, 2009

SUPPORT DOCUMENT

HOUSING ELEMENT
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1. INTRODUCTION

The purpose of the Housing Element is to establish a frame of reference for the policies that will guide the City's efforts to provide its citizens with safe, affordable housing. The City of Orlando Housing Element is intended to protect and reinvigorate the existing housing stock, in addition to addressing the needs of those residents whose housing needs are not being met by the private sector. Housing needs often encompass both social and economic needs; for example, the need for transient housing, this relates to the demand for special social services such as mental health, drug and alcohol dependencies and spouse abuse. The particular housing needs of the handicapped, minority and female-headed households relate as strongly to the nature of discrimination, educational achievement, and employment patterns as they do to the economic issues controlling the construction of housing.

Housing demand is a function of three primary forces: population growth, internal shifting of current residents from house to house, and replacement of dwelling units removed from the available housing stock by demolition or conversion to other land uses. Orlando is a relatively small piece of the larger metropolitan economy and housing market. Availability of jobs and a good quality of life attract new residents to the region. Orlando's ability to accommodate its share of regional growth will depend on (1) a quality and range of housing choices that appeals to the public; (2) a transportation network that facilitates comfortable and efficient trips to and from work; and (3) ability to respond to the needs of households who cannot afford market rate housing.

Most of the information in this Element was collected by using the data provided by the Florida Housing Data Clearinghouse (FHDC). The FHDC was founded in 2000 to provide public access to data on Florida's housing needs and supply, subsidized rental housing, and household demographics. Sources of the data available from FHDC include the U.S. Census, other federal population and housing surveys, the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture Rural Housing Service, Florida Housing Finance Corporation, local housing finance authorities, Public Housing Agencies, the Florida Association of Realtors, the Florida Department of Revenue, the Florida Agency of Workforce Innovation, and the Bureau of Economic and Business Research at the University of Florida. In addition to the projections collected from the FHDC, which use 2000 as the base year and develops projections for the years 2000 through 2030, additional projections came from the City of Orlando. The City Land Use Database (CLUDB) was used to derive information that served as the starting point for preparing the residential growth forecasts presented in this document. CLUDB is a sophisticated database which contains near real time land use information and is used as a resource for many of the City's planning and development projects.

The City of Orlando will continue to encourage development of additional units by both the public and private sector. This Element, through an analysis of existing conditions and trends, guides the City in its efforts to provide safe affordable housing for the future residents of Orlando.

2. OVERVIEW OF HOUSING STOCK

Housing Type Trends 1960 - 2000

During the 1960's through the 1980's, the major housing type constructed within the City of Orlando was the single-family detached dwelling unit. Market preferences, zoning regulations and development practices traditionally supported this type of unit. However, in later years the trend toward multi-family units increased, encouraged by the rising costs of homeownership and changing development practices. Land costs, general inflationary trends and other factors contributed to this change. In response to these trends, a variety of techniques emerged which include innovative design, construction, financing and ownership methods. Modified yard developments (such as zero lot line), patio homes, townhouses, and condominiums began to develop in response to the need to restrain the cost of housing.

According to the U.S. Census Bureau, the numbers of single family units increased by 31% while the numbers of multi-family units increased by only 12% between 1990 and 2000, as shown below in Figure H-1.

FIGURE H-1: HOUSING TYPE: HISTORIC COMPARISON, 1960-2000 ORLANDO, FL

Year	Single Family	Multi Family	Total
1960	22,792	9,037	31,829
1970	24,329	12,479	36,808
1980	28,747	22,535	51,282
1990	29,664	43,761	73,425
2000	38,944	49,232	88,176

Sources: US Census, 2000

Figures H-2, H-3, and H-4 illustrate the amount of residential units in the City of Orlando by census tract based on information gathered from the 2000 U.S. Census.

Figure H-2 **Residential Units by Census Tract**

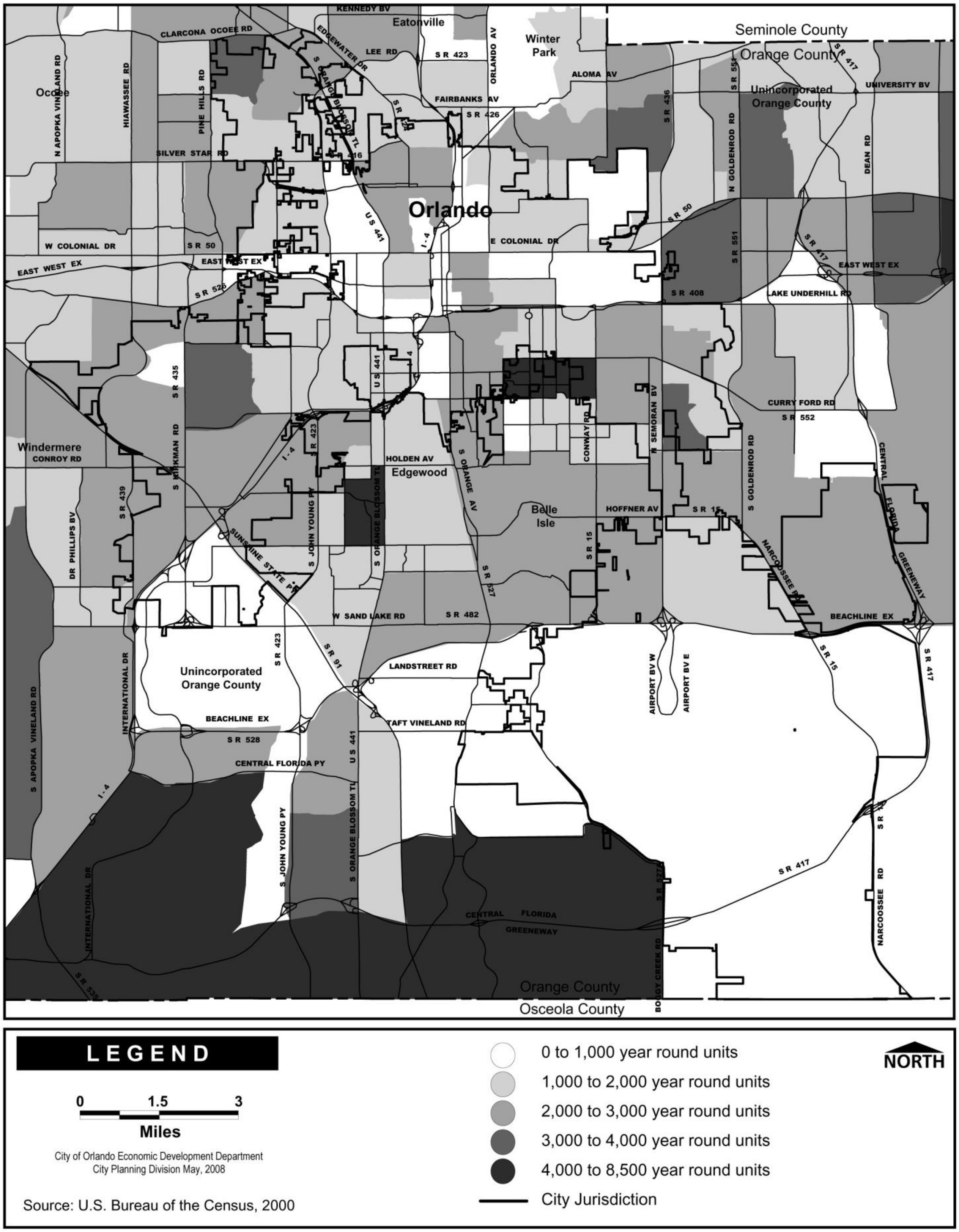
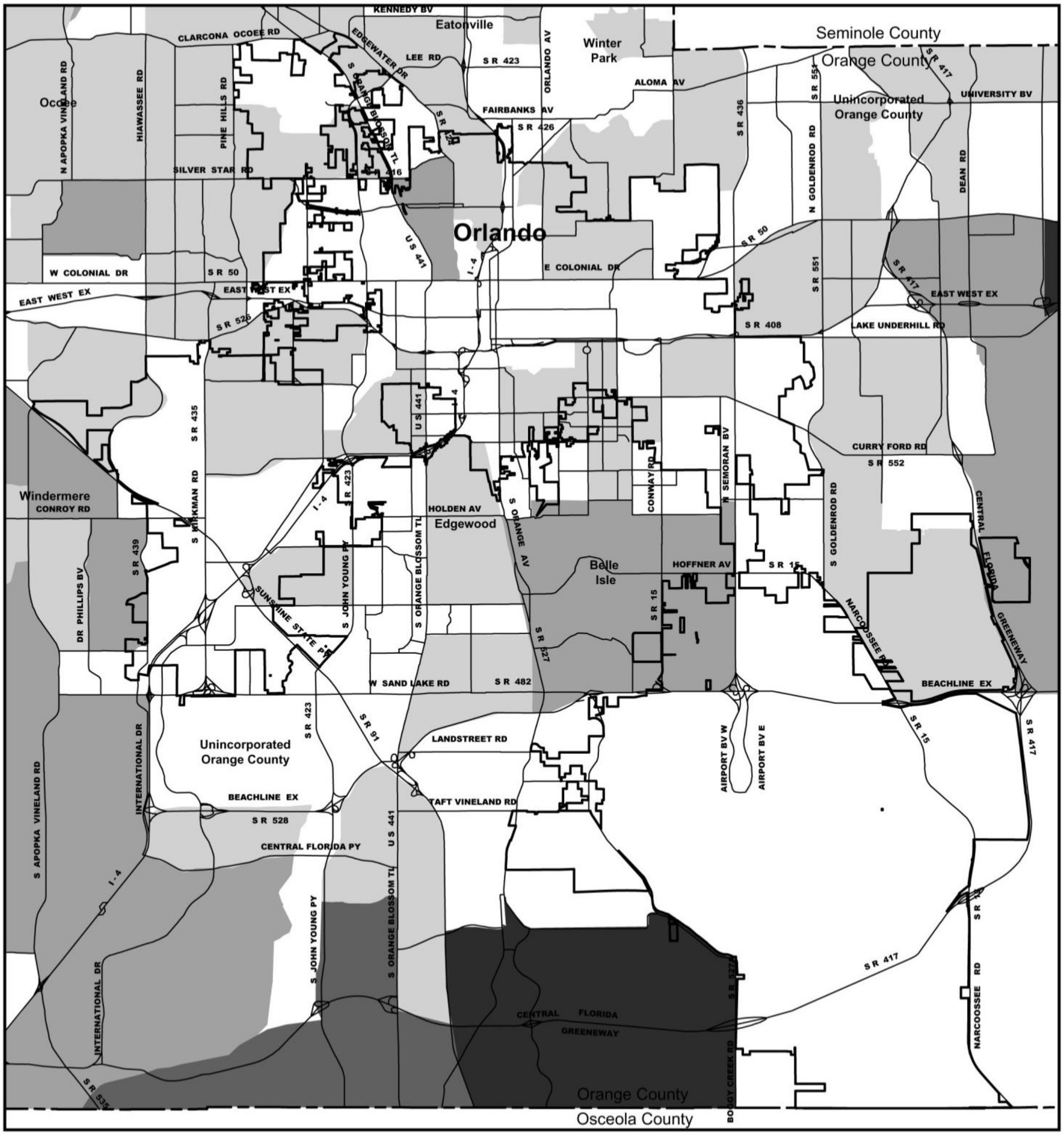


Figure H-3 **Single Family Units by Census Tract**



LEGEND

0 — 1.5 — 3
Miles

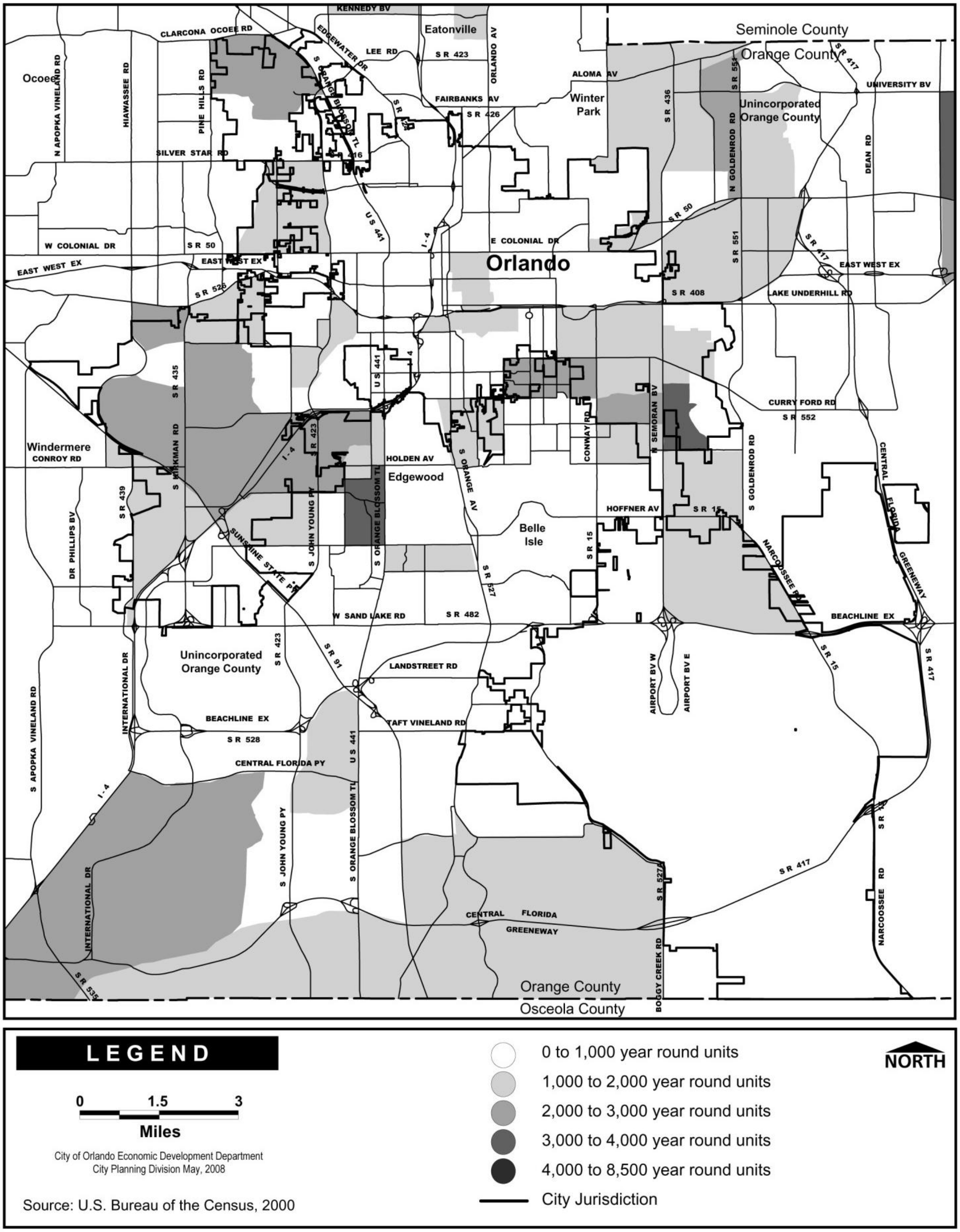
City of Orlando Economic Development Department
City Planning Division May, 2008

Source: U.S. Bureau of the Census, 2000

- 0 to 1,000 year round units
- 1,000 to 2,000 year round units
- 2,000 to 3,000 year round units
- 3,000 to 4,000 year round units
- 4,000 to 8,500 year round units
- City Jurisdiction

NORTH

Figure H-4 Multi-Family Units by Census Tract



City of Orlando Economic Development Department
City Planning Division May, 2008

Source: U.S. Bureau of the Census, 2000

Housing Tenure: Owner Vs. Renter

Figures from the U.S. Census Bureau, as shown in Figure H-5, show that homeownership in Florida is very strong. In 2000, the statewide homeownership rate was 70.1% which is considerably higher than the national homeownership rate of 66.2%. In Orlando, the homeownership rate was lagging behind at 40.8%. By 2005, the rate increased to 41.2%.

FIGURE H-5: HOUSING TENURE, 2000 ORLANDO, FL

Tenure	Households	Percentage
Owner	33,238	41%
Renter	47,743	59%
TOTAL	80,981	100%

Source: U.S. Census, 2000

Geographic Mobility and Turnover

Based on the American Community Profile in 2003, of the people that resided in the Orlando, FL Metropolitan Statistical Area (MSA) for one year, 81 percent were living in the same residence one year earlier, 11 percent had moved during the past year from another residence in the same county, 4 percent from another county in the same state, 3 percent from another state and 1 percent from abroad.

Year Structure Built

Figure H-6 indicates the age of the housing stock in the City of Orlando. About 68% of the housing stock has been built since 1970's. The opening of Disney World in 1971 sparked a rapid population growth in Orlando throughout the 1970s and the 1980s. Since that time, the population growth rate has been steady.

FIGURE H-6: AGE CHARACTER OF HOUSING, 2000 ORLANDO, FL

Time Frame	Age	Number of Units	Percent
1990 - March 2000	10 years or less	31,430	32%
1980 - 1989	20-11 years	19,814	20%
1970 - 1979	30-21 years	15,690	16%
1960 - 1969	40-31 years	10,841	11%
1950 - 1959	50-41 years	12,169	12%
1940 - 1949	60-51 years	4,718	5%
1939 or Earlier	61+ years	4,564	5%
TOTALS		**99,226**	**100%**

Source: U.S. Census, 2000

Figures H-7, H-8 and H-9 illustrate the year the housing structures were built in the City by census tract based on information gathered from the 2000 U.S. Census.

Figure H-7 Residential - Built 1959 or Before

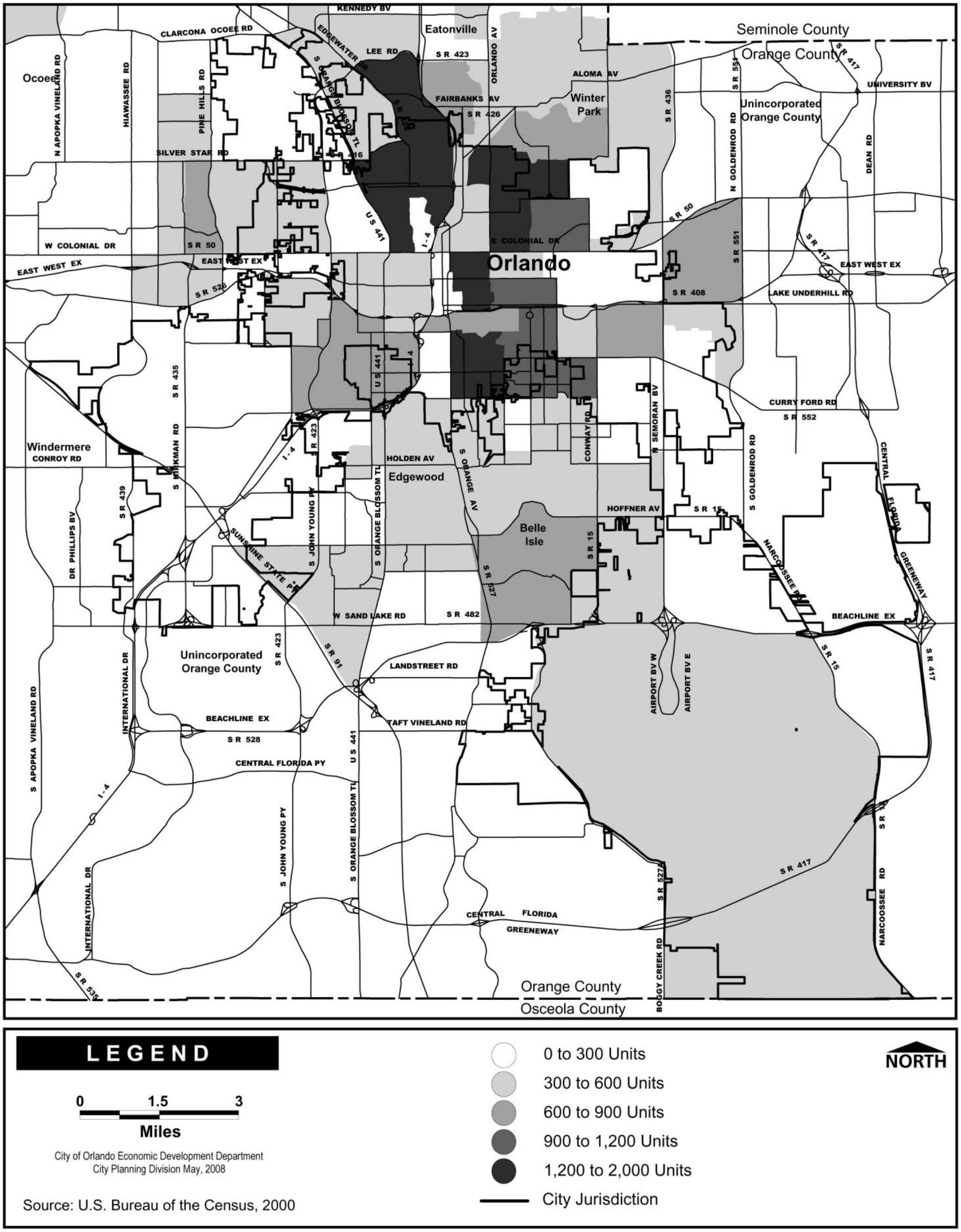
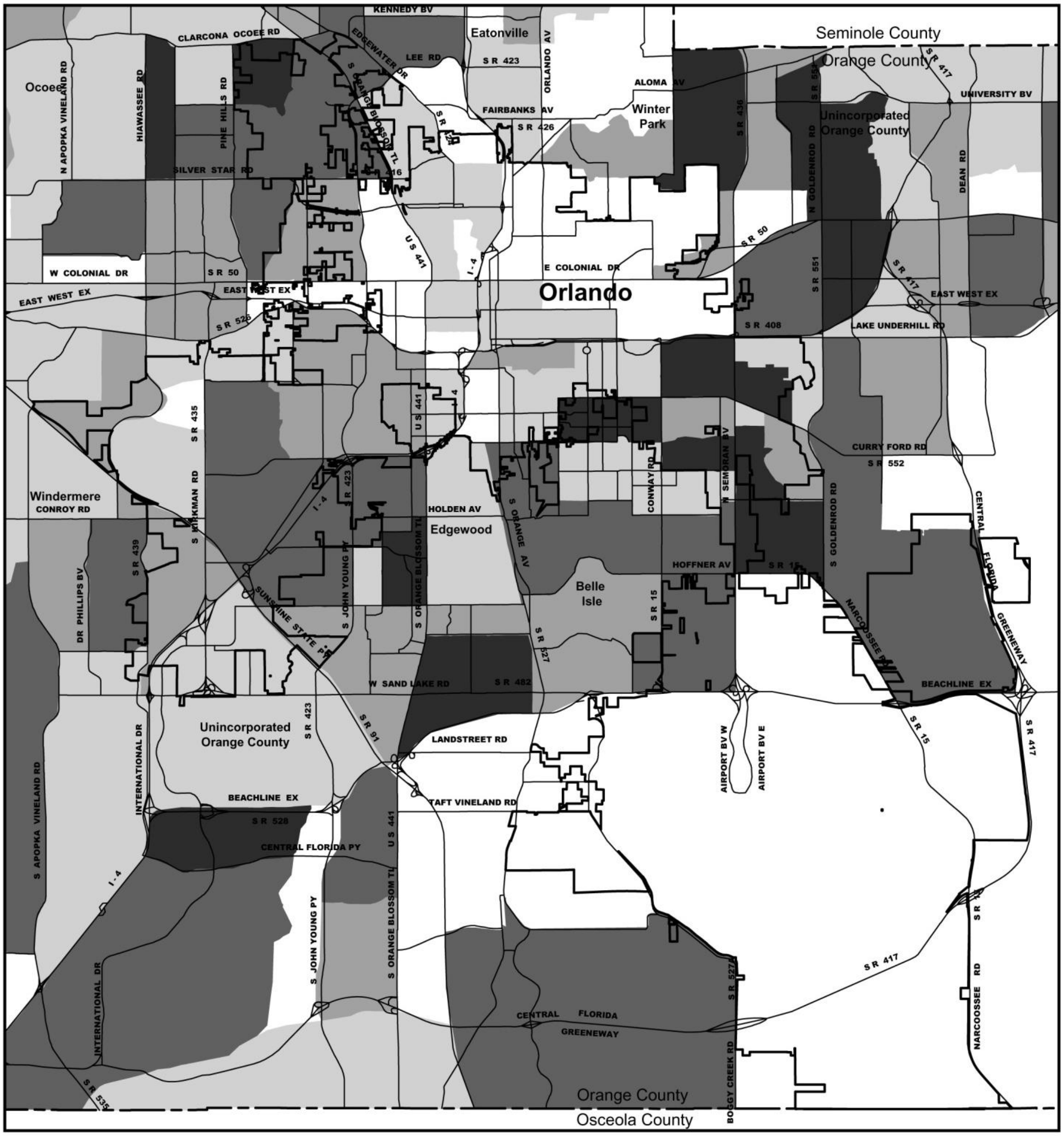


Figure H-8 Residential - Built 1960 to 1989



LEGEND

0 1.5 3
Miles

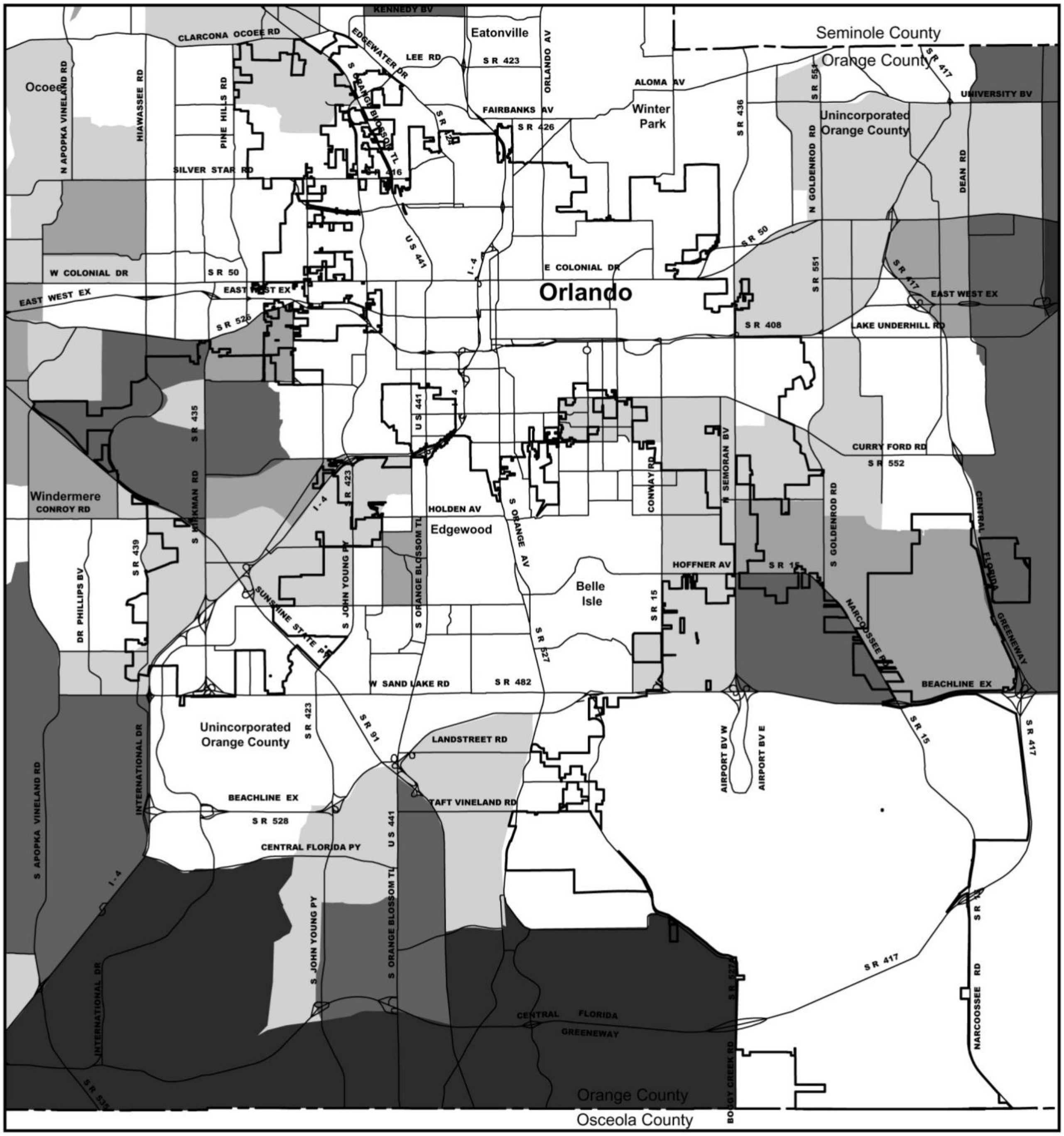
City of Orlando Economic Development Department
City Planning Division May, 2008

Source: U.S. Bureau of the Census, 2000

- 0 to 500 Units
- 500 to 1,000 Units
- 1,000 to 1,500 Units
- 1,500 to 2,000 Units
- 2,000 to 3,000 Units
- City Jurisdiction

NORTH

Figure H-9 Residential - Built 1990 to 2000



LEGEND

0 1.5 3
Miles

City of Orlando Economic Development Department
City Planning Division May, 2008

Source: U.S. Bureau of the Census, 2000

- 0 to 500 Units
- 500 to 1,000 Units
- 1,000 to 1,500 Units
- 1,500 to 3,000 Units
- 3,000 to 8,000 Units
- City Jurisdiction

NORTH

Median Rent

Figure H-10 indicates the estimated distribution of monthly rents for the City in 2000. The rent categories with the most units are those with rents range from $500 to $999. In 1990 the median rent in the City, according to U.S. Census data, was $428 while in 2000 it increased to $606. This is higher than the median rent for the state of Florida at $551 and for the United States at $519.

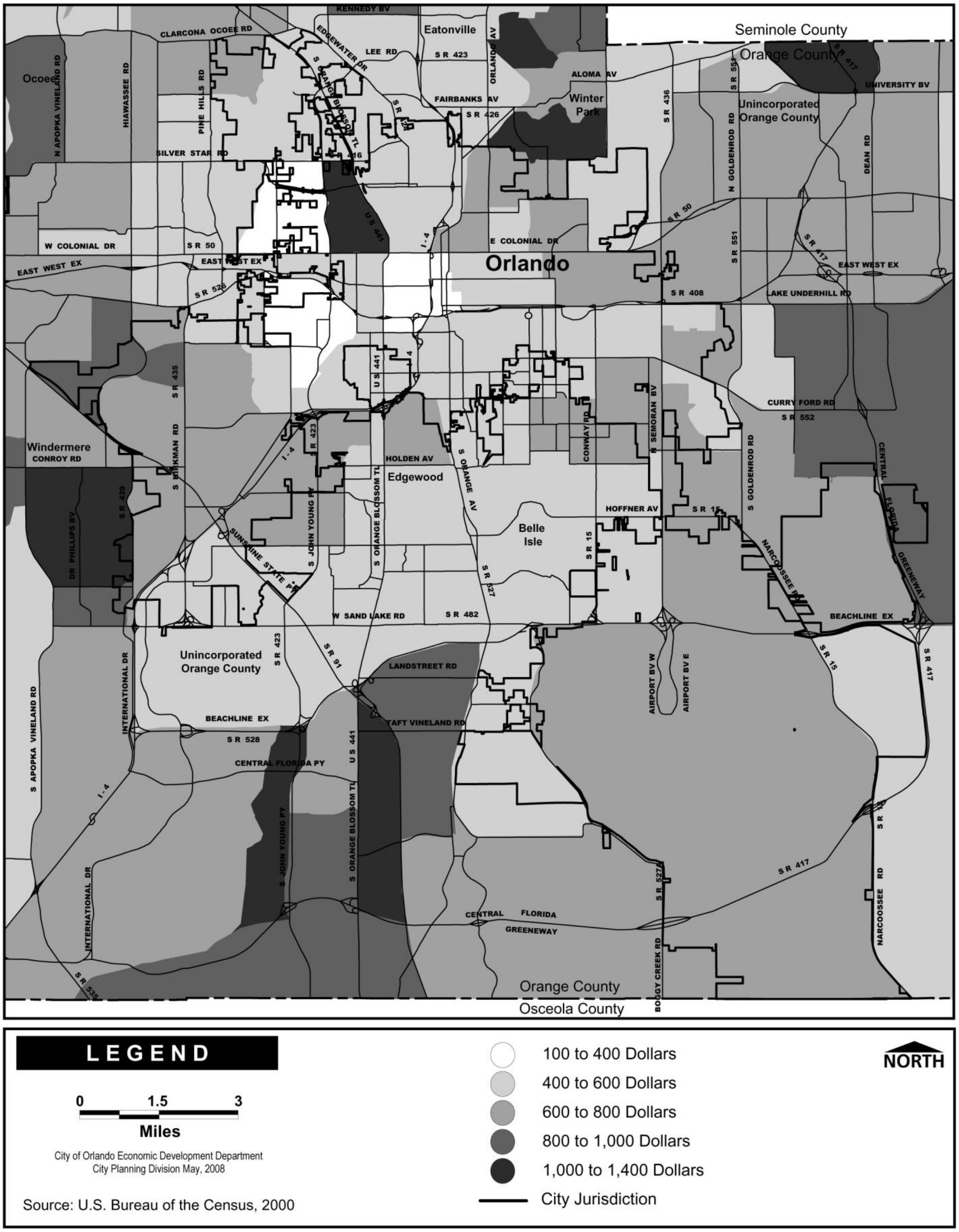
FIGURE H-10: ESTIMATED DISTRIBUTION OF MONTHLY RENTS, 2000 ORLANDO, FL

Rent per Month	Number of Units	Percentage
Less than $200	1,509	3%
$200-$299	1,458	3%
$300-$499	5,662	12%
$500-$749	20,111	42%
$750-$999	13,876	29%
$1,000-$1,499	4,123	9%
$1,500 +	532	1%
No Cash Rent	642	1%
Total	47,913	100%

Source: U.S. Census, 2000

Figure H-11 illustrates the gross rent amount of residential units based on information gathered from the 2000 U.S. Census.

Figure H-11 **Rental - Median Contract**



Median Value Owner-Occupied Units

Figure H-12 indicates the distribution of ownership housing by value ranges in 2000. According to the Florida Housing Data Clearinghouse, as shown in Figure H-13, the average value of a single family home in 2005 in Orlando was $176,157. Statewide, the average value of a single family home was $201,829.

FIGURE H-12: ESTIMATED DISTRIBUTION OF OWNERSHIP HOUSING BY VALUE RANGES, 2000 ORLANDO, FL

Value Range	Number of Units	Percentage
< $ 50,000	1321	5%
$50,000 - $99,999	12086	43%
$100,000 - $149,999	7761	28%
$150,000 - $199,999	3125	11%
$200,000 - $249,999	1384	5%
$250,000 - $299,000	778	3%
$300,000 - $399,000	701	3%
$400,000 +	748	3%
TOTAL	27904	100%

Source: U.S. Census, 2000

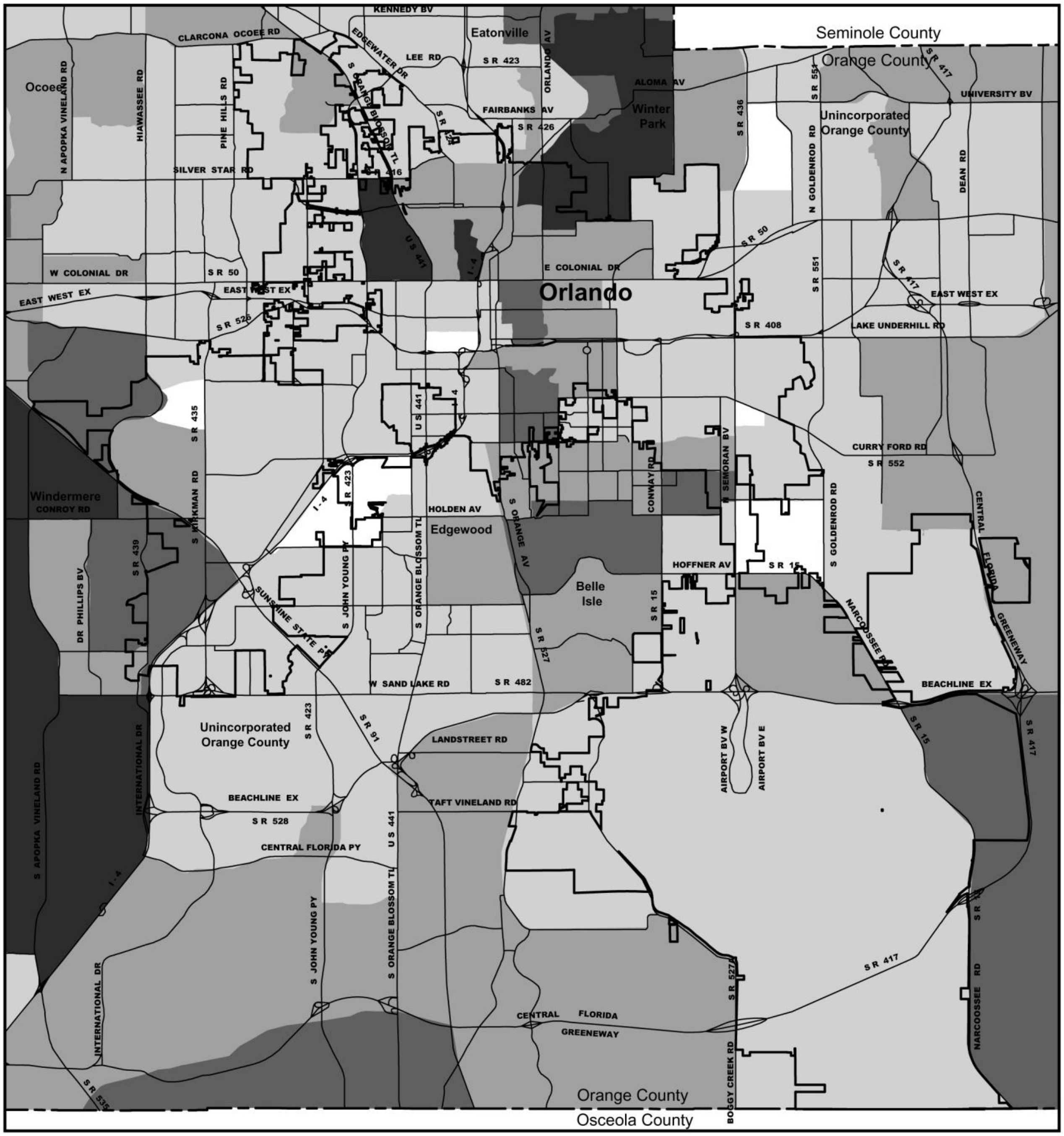
FIGURE H-13: AVERAGE VALUE OF OWNERSHIP HOUSING, 2006 ORLANDO, FL

Type	Average Value
Single Family	$ 227,211
Condominiums	$ 140,176

Source: Florida Housing Data Clearinghouse, 2008

Figure H-14 illustrates the median value of owner occupied residential units based on information gathered from the 2000 U.S. Census.

Figure H-14 Owner - Median Value



LEGEND

0 1.5 3
Miles

City of Orlando Economic Development Department
City Planning Division May, 2008

Source: U.S. Bureau of the Census, 2000

- 100 to 50,000 Dollars
- 50,000 to 100,000 Dollars
- 100,000 to 150,000 Dollars
- 150,000 to 200,000 Dollars
- 200,000 to 400,000 Dollars
- City Jurisdiction

NORTH

Median Sales Price

As shown in Figure H-15, in 2005, the price of homes for sale in Orlando saw an increase of 28% over the price of Orlando homes for sale in 2004. Between 2000 and 2005, the median sales price for single family units increased about 115 percent. During the same period the median sales price for condominiums increased about 171 percent. Due to the downturn in the economy, sales prices have been decreasing in most recent years. According to the Orlando Realtor's Association, the median sales price in 2007 was $248,000. So far for the first quarter in 2008, ORA reports that the median sales price was $219,000.

FIGURE H-15: MEDIAN SALES PRICE FOR SINGLE FAMILY AND CONDOMINIUMS, 1996-2005 ORLANDO, FL

Housing Type	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Condominiums	58,000	62,500	65,000	61,000	66,500	76,500	89,000	107,000	130,000	180,500	194,900
Single Family	99,000	101,000	107,000	105,500	125,000	143,100	163,000	181,500	210,000	269,100	298,000

Source: Florida Housing Data Clearinghouse, 2008

Rent or Cost to Income Ratio

Figure H-16 shows the income levels for the City of Orlando. Income levels in Orlando are not very high compared to other metropolitan areas. The median household income in 2007 was $54,900. Orlando has the highest proportion of families living in poverty within the MSA – Orange, Seminole, Osceola, and Lake Counties.

FIGURE H-16: AREA MEDIAN INCOME, 2007 ORLANDO MSA, FL

1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
41,900	43,100	44,500	48,100	49,600	52,000	54,700	52,700	54,700	55,100	57,400	54,900

Source: Housing and Urban Development Department, 2008

In 2006, the Fair Market Rent for the Orlando MSA was $782. The National Low Income Housing Coalition estimated that 46% of the renters in the Orlando MSA were unable to afford a two bedroom FMR. According to the Florida Housing Data Clearinghouse, a two bedroom FMR is unaffordable at the wage level of the following occupations: bartenders, carpenters, cashiers, entry level social workers, construction laborers, cooks, dishwashers, entry level electricians, entry level executive secretaries and administrative assistants, entry level fire fighters, fitness trainers and aerobics instructors, hairdressers, janitors, landscaping and grounds keeping workers, dry cleaning workers, entry level licensed practical and licensed vocational nurses, maids, nursing aides, painters and maintenance workers, pharmacy technicians, entry and mid level plumbers, entry and mid level police and sheriff's patrol officers, entry and mid level police, fire, and ambulance dispatchers, preschool teachers, receptionists and information clerks, retail salespersons, secretaries, security guards, taxi drivers, tellers, truck drivers, waiters and waitresses.

The ratio of housing costs to total household income is an important indicator of housing affordability problems. With respect to rental housing, guidelines of the U.S. Department of

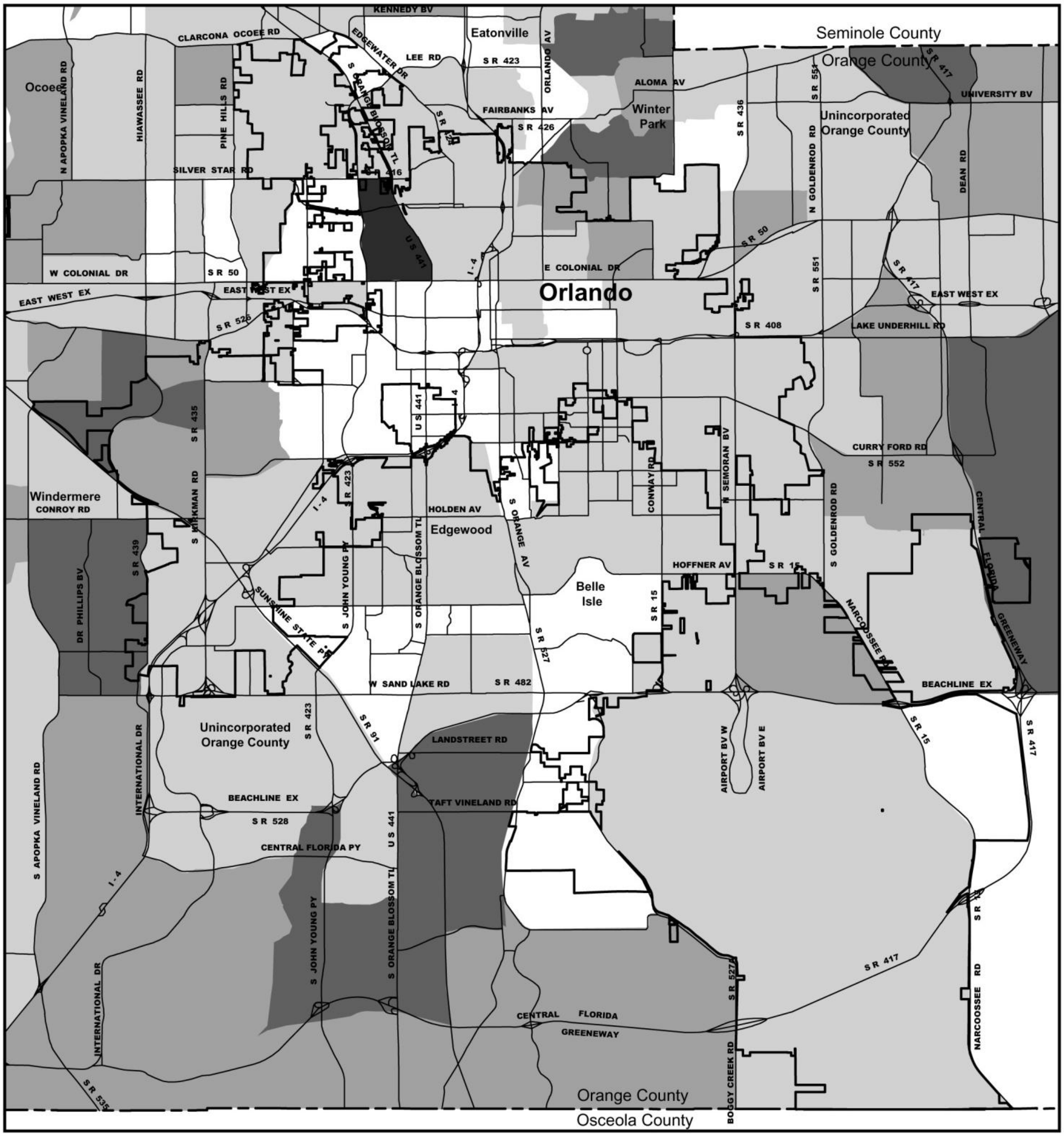
Housing and Urban Development set 30 percent as the maximum proportion of gross income that can reasonably be devoted to all housing expenses, given other family requirements for food, clothing, transportation etc. Most of the government's housing assistance programs require that a tenant pay up to 30 percent of their income in rent and utility expenses with subsidies making up the difference. In 2000, 19,258 renter households or 40 percent of all renter households paid 30 percent or more of their income in rent and utility expenses. Renters with household income ranging from $10,000 to $19,999 and $20,000 to $34,999 have the highest percentage of households paying more than 30% of their income for rent. Figure H-17 summarizes gross rents and incomes from 2000 Census data. Figure H-18 is a map showing the median gross rent by census tract.

FIGURE H-17: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME BY HOUSEHOLD INCOME, 2000 ORLANDO, FL

Amount Spent on Housing Costs	Less than $10,000	$10,000 to $19,999	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 or more
< 30%	614	1,301	6,257	8,204	6,758	3,605
30% - 34.9%	214	793	2,837	429	63	-
35% or more	4,151	6,707	3,731	289	37	7
Not Computed	1,393	125	162	101	67	68

Source: U.S. Census, 2000

Figure H-18 Rental - Median Gross Rent



LEGEND

0 1.5 3
Miles

City of Orlando Economic Development Department
City Planning Division May, 2008

Source: U.S. Bureau of the Census, 2000

- 100 to 600 Dollars
- 600 to 800 Dollars
- 800 to 1,000 Dollars
- 1,000 to 1,400 Dollars
- 1,400 to 1,800 Dollars
- City Jurisdiction

NORTH

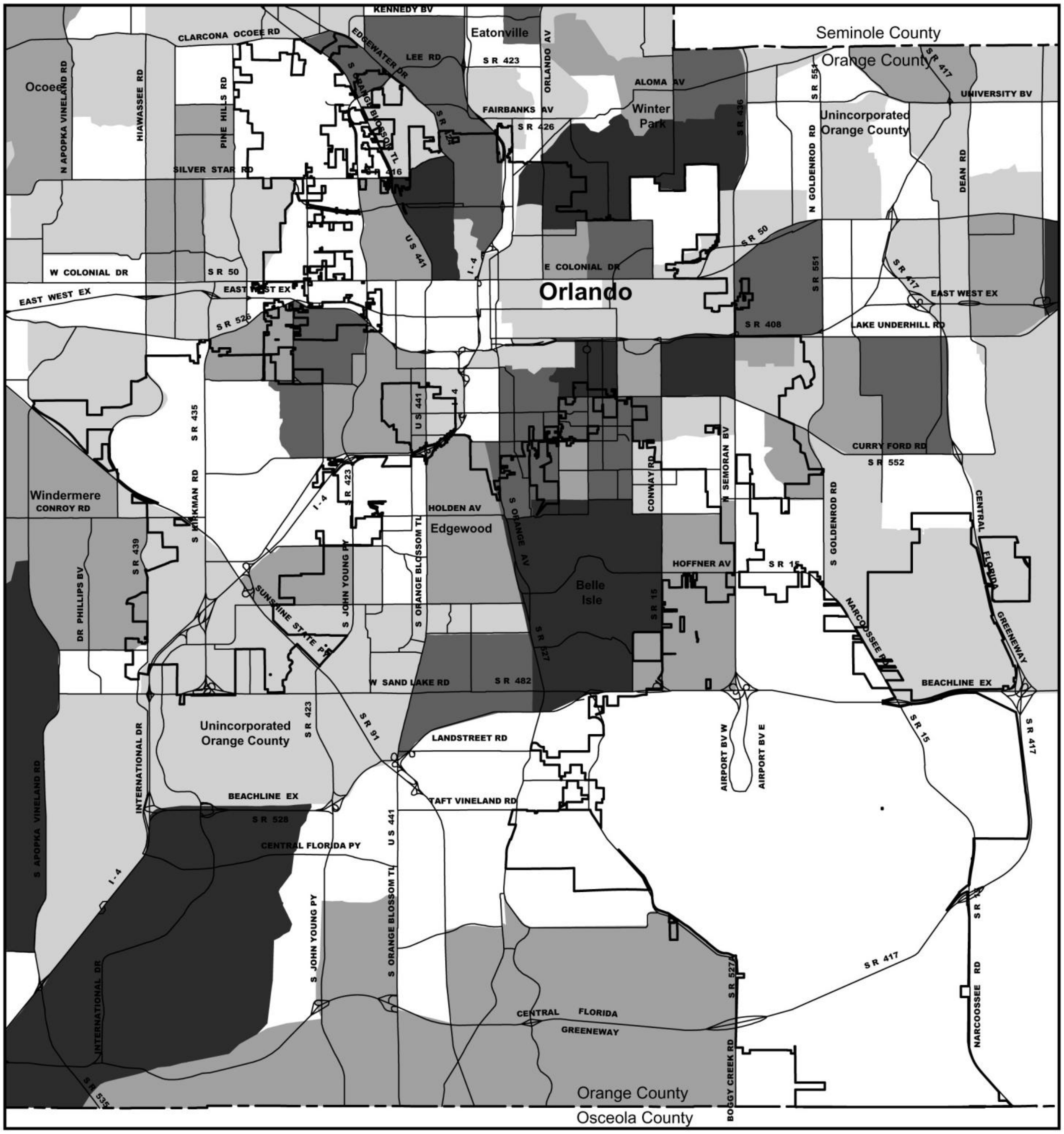
Traditionally, mortgage underwriting standards require that mortgage principal, interest, taxes and insurance payments be no more than 28 to 30 percent of household income. These lending requirements have the effect of restraining many homeowners from over-extending their housing budgets. Consistent with the data from the 2000 U.S. Census presented in Figure H-19, 6,551 owner-occupied households or 23 percent were paying 30 percent or more. These costs include mortgage payments, taxes, insurance, and utilities. Based on those figures, more renters paid 30 percent or more of their income for housing expenses than owners. However, there are residential units in the City that are mortgage free. Figures H-20 and H-21 illustrate the location of the units that have mortgages as well as the location of those that do not have any mortgages based on information gathered from the 2000 U.S. Census.

FIGURE H-19: MONTHLY OWNER COST AS A PERCENTAGE OF HOUSEHOLD INCOME BY HOUSEHOLD INCOME, 2000 ORLANDO, FL

Amount Spent on Housing Costs	Less than $10,000	$10,000 to $19,999	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 or more
< 30%	160	1,007	2,735	3,930	5,450	7,796
30% - 34.9%	66	197	537	529	281	119
35% or more	891	1,142	1,802	599	287	101
Not Computed	275	-	-	-	-	-

Source: U.S. Census, 2000

Figure H-20 Homeowners - Without Mortgage



LEGEND

0 1.5 3
Miles

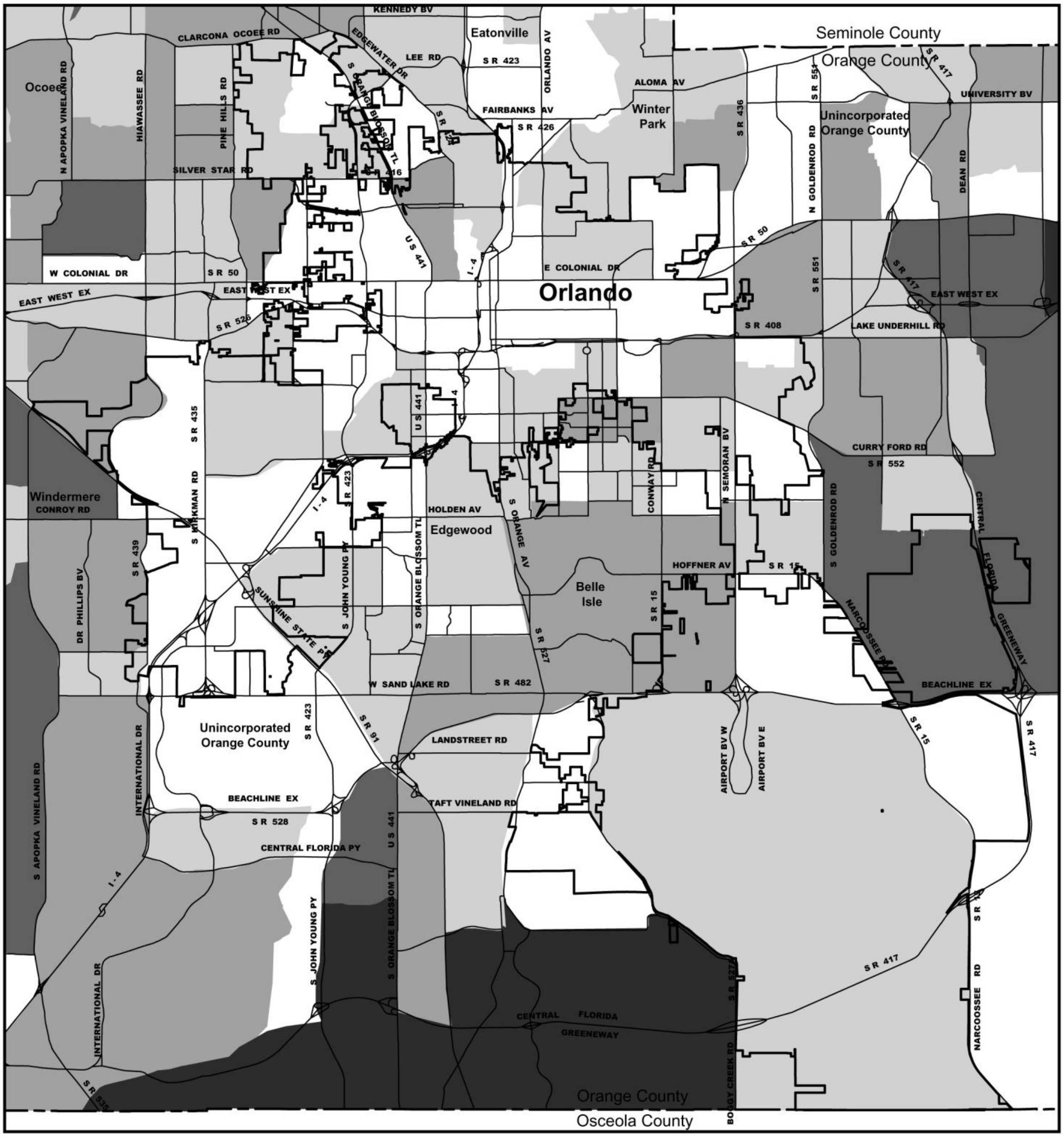
City of Orlando Economic Development Department
City Planning Division May, 2008

Source: U.S. Bureau of the Census, 2000

- 0 to 100 Units
- 100 to 200 Units
- 200 to 300 Units
- 300 to 400 Units
- 400 to 700 Units
- City Jurisdiction

NORTH

Figure H-21 Homeowners - With Mortgage



LEGEND

0 to 500 Units
500 to 1,000 Units
1,000 to 1,500 Units
1,500 to 2,000 Units
2,000 to 5,300 Units
City Jurisdiction

NORTH

0 1.5 3
Miles

City of Orlando Economic Development Department
City Planning Division May, 2008

Source: U.S. Bureau of the Census, 2000

Figure H-22 provides the most recent housing statistics for the Orlando Metropolitan Statistical Area.

FIGURE H-22: HOUSING STATISTICS BY SELECTED OCCUPATIONS, 2008 ORLANDO, FL

Selected Occupations	Median Income 2007 Estimates (2)	Fair Market Rent (3)	Rental Index (4)	Median Single Family Home Price 2/08 (5,6)	Homeowner Index (4)	Median Single Family Home Price 2/07 (5,6)	Homeowner Index (4)
Police & Sheriff's Patrol Officers	$ 47,944.00		1.31		0.78		0.65
Electricians	$ 34,008.00		0.93		0.56		0.46
Licensed Practical Nurses	$ 37,908.00		1.04		0.62		0.51
Retail Salespersons	$ 21,632.00		0.59		0.35		0.29
Firefighters	$ 35,390.00		0.97		0.58		0.48
Tellers	$ 23,244.00		0.64		0.38		0.31
Elementary School Teachers	$ 42,135.00	$ 915.00	1.15	$ 225,400.00	0.69	$ 263,500.00	0.57

Notes:

1. AMI is 2008 for a family of four
2. Income information is based on 2007 Wage Estimates, from 2006 survey data of State of Florida, Agency for Workforce Innovation, Occupational Employment Statistics and Wages.
3. The "Fair Market Rent" column indicates the rental cost of a two bedroom apartment at the 2008 HUD Fair Market Rate
4. Rental Index and Homeowner Index information is from the Florida Housing Data Clearinghouse.
5. The median single family home price is from the Florida Association of Realtors data on sales of existing homes. This information does not include townhomes/condos/ or new homes.
6. The February 2008 Homeowner Index is based on 30 year mortgage interest rate of 5.92%; the 2007 index, provided for comparison, is based on a 30 year interest rate of 6.29%

According to the Florida Housing Database Clearinghouse, in 2005, 323,335 Orlando households (34%) paid more than 30% of income for rent or mortgage costs.

<u>Comparison of Significant Housing Characteristics</u>

The City of Orlando and Orange County are urbanized environments. Therefore, many of the characteristics of their housing statistics would be expected to be similar. Orlando, as the "Central City," would be expected to have a higher density of development and a greater abundance of older established neighborhoods. Figure H-23 gives a comparison of several important housing characteristics and the number of units counted in the 2000 Census.

FIGURE H-23: SUMMARY OF GENERAL HOUSING CHARACTERISTICS, 2000
ORLANDO AND ORANGE COUNTY, FL

Housing Units By Type (All Units), 2000

Housing Type	Orange County	Percent of County Units	Orlando	Percent of City Units
Single Family Units	227,164	63%	38,944	44%
Multi family 2 to 4 units	27,879	8%	11,747	13%
Multi family 5 or more units	85,881	24%	37,485	42%
Mobile Home or Trailer	20,068	6%	433	.0048%
Other	357	.0009%	27	.0003%
Total	**361,349**	**100%**	**88,636**	**100%**

Year Structure Built, 2000

Time Frame	Orange County	Orlando
1990 to March 2000	108,640	20,840
1980 to 1989	94,169	19,814
1970 to 1979	62,009	15,690
1960 to 1969	41,516	10,841
1950 to 1959	36,206	12,169
1940 to 1949	10,043	4,718
1939 or earlier	8,766	4,564

Vacancy and Occupancy Status, 2000

	Orange County	Orlando
Occupied	336,286	80,883
Vacant	15,693	5,370
Total	**351,979**	**86,253**
Vacancy Rate	**4%**	**6%**

3. INVENTORY OF HOUSING BY TYPE

Inventory of Deficient Housing Structures

The 2000 Census provided data that describes conditions of the supply of housing in the City of Orlando. Figure H-24 summarizes the most important characteristics:

FIGURE H-24: CONDITIONS OF HOUSING STRUCTURES, 2000 ORLANDO, FL

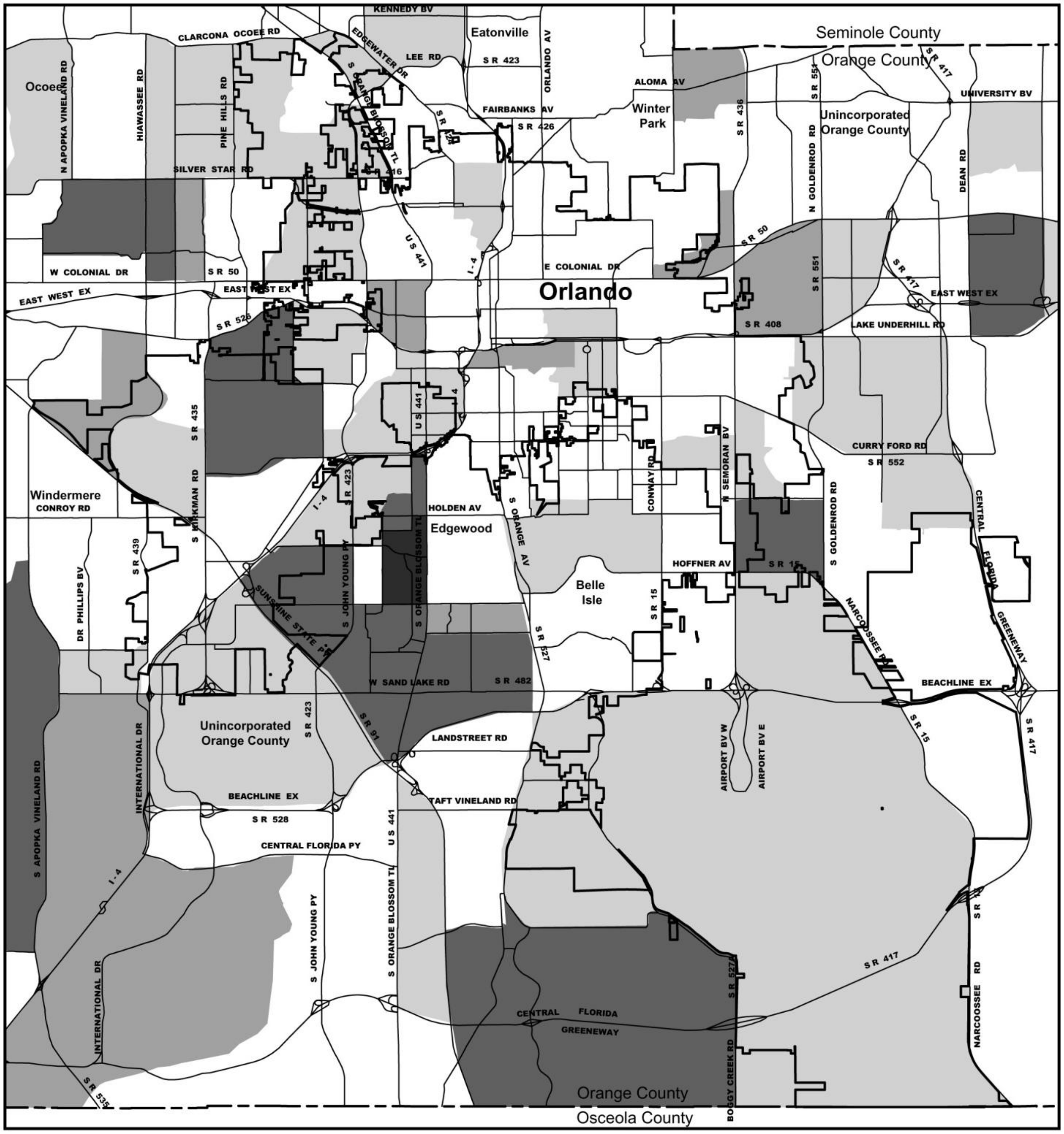
	Number of Units	Percentage
Lacking Complete Plumbing	494	1%
Lacking Complete Kitchen	345	0.4%
No Fuel	769	1%
Overcrowding	6,402	7%
Total	**88,176**	9.4%

Source: U.S. Census of the Population, 2000

According to the U.S. Census, deficient housing structures continued not to be a significant problem overall for the City of Orlando in 2000. The major problem with housing conditions seems to be overcrowding, in which 7% of the housing structures were overcrowded. The Census defines and counts overcrowded housing as any residence with more than one person per room excluding bathrooms.

Figures H-25 through H-27 illustrate the location of housing units lacking three of the most important housing characteristics (lack of complete kitchens, lack of heating systems, and lack of plumbing) based on information gathered from the 2000 U.S. Census.

Figure H-25 Lack Plumbing Fixtures - Residential



LEGEND

0 1.5 3
Miles

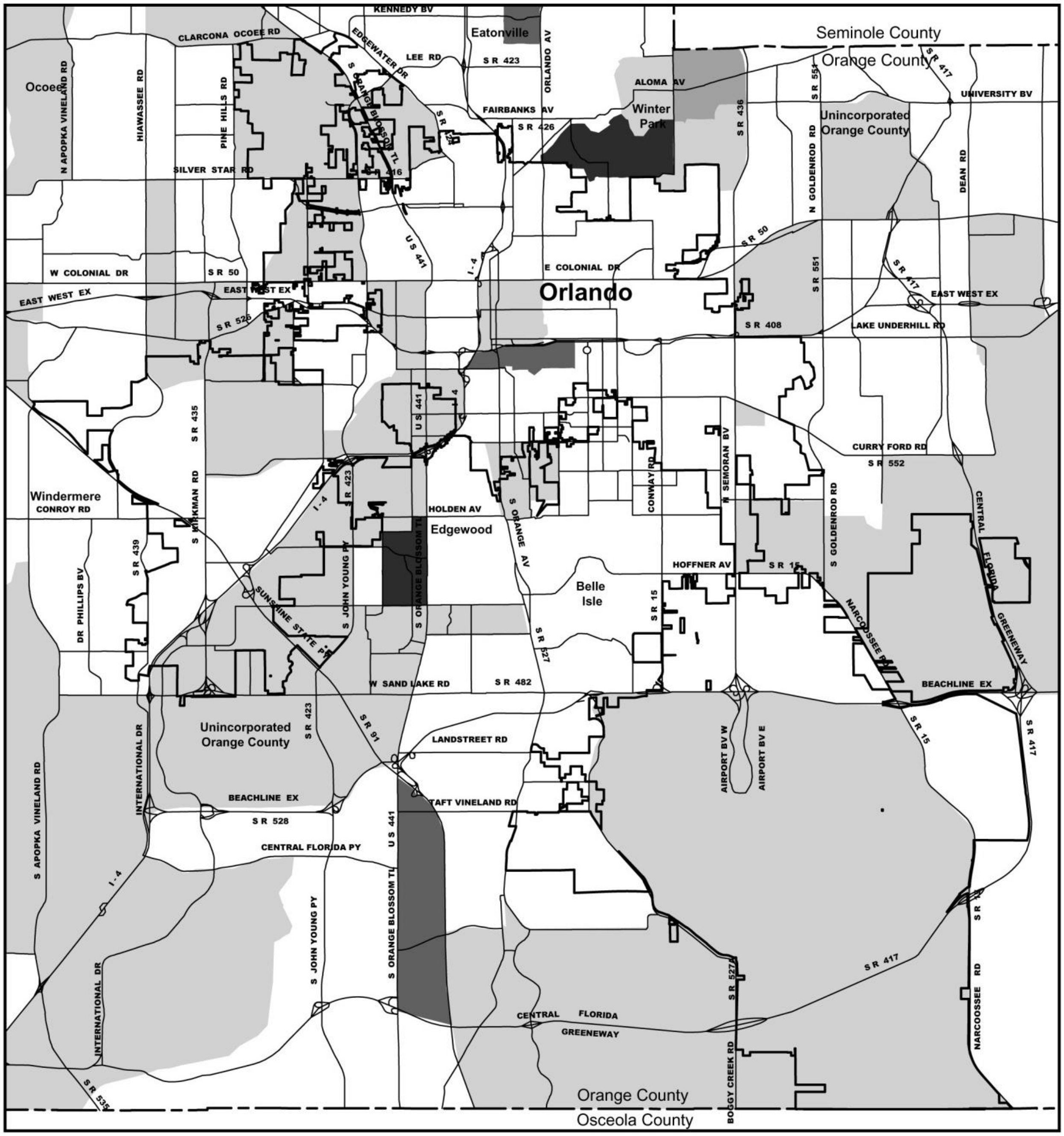
City of Orlando Economic Development Department
City Planning Division May, 2008

Source: U.S. Bureau of the Census, 2000

0 to 10 Units
10 to 20 Units
20 to 30 Units
30 to 50 Units
50 to 80 Units
City Jurisdiction

NORTH

Figure H-26 Lack Complete Kitchens - Residential



LEGEND

0 — 1.5 — 3 Miles

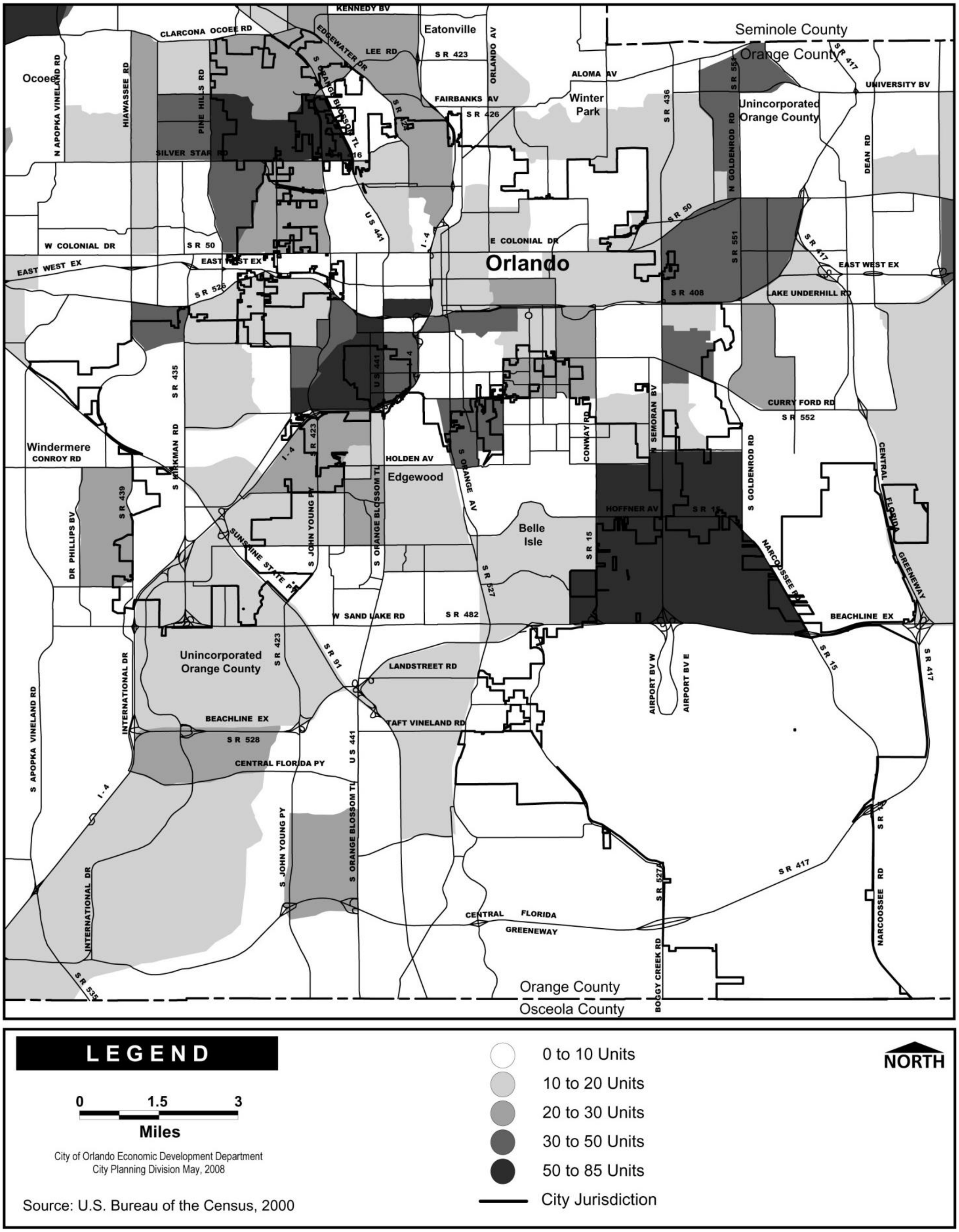
City of Orlando Economic Development Department
City Planning Division May, 2008

Source: U.S. Bureau of the Census, 2000

0 to 10 Units
10 to 50 Units
50 to 75 Units
75 to 100 Units
100 to 200 Units
City Jurisdiction

NORTH

Figure H-27 Lack Heating System - Residential



However, in determining the condition of the existing stock for a more complete picture of the City's rehabilitation needs, the U.S. Census is not always sufficient. A survey of neighborhood conditions is conducted by the City to supplement the data at least every five years. In 2005, the City of Orlando conducted a survey of housing conditions which combined mail, telephone, internet, and personal interview surveys designed to estimate general housing conditions for the City and focused on low-to-moderate income (LMI) areas.

The data from the 2005 survey showed that about one in six poverty households lives in substandard housing. In the moderate income categories ($20-60K), the figure dropped to about one in 8, and in the affluent categories (above $60K) to about one in twenty. The data also showed that the LMI areas average 16% at or below the substandard criterion. The areas that contain the bulk of substandard units within the city are Callahan, Clear Lake, Lake Terrace, Rock Lake, East Central park, Holden Heights, Johnson Village, Lake Dot, Lake Sunset, Richmond Heights, Rio Grande Park, South Eola, and Washington Shores.

In terms of specific structural housing problems, some of the neighborhoods stand out. About 30.8% of the units in Callahan have leaky roofs. Approximately 25% or more of the ceilings sag in Clear Lake, Lake Sunset, and Washington Shores. About 16% of the units in South Orange and Holden Heights have uneven floors. More than 17% of the units in Callahan, Rock Lake, and Holden Heights have major termite problems.

Central Florida was hit by three major hurricanes in 2004 (Charley, Frances, and Jeanne). Nine areas had about half or more of their units suffer at least some damages in the hurricanes: Clear Lake, Hibiscus, Lake Fredrica, Lake Mann Estates, Malibu Groves, Mercy Drive, Monterey, Richmond Heights, and Washington Shores. Overall, 38% of the general sample respondents and 41.3% of the LMI respondents reported some degree of damage to their housing units as a result of the storms.

Roof damage was the most common damage in the units. However, other damages included fencing, windows, screens, interior walls and floors, exterior walls, electrical systems, slabs and foundations, and plumbing. At the time of the survey, it was estimated that about 16.7% of the entire housing stock that had suffered any damage from the hurricanes was not repaired. Based on these findings, given the quantity of damaged units that remained unrepaired and the number of households that were not expecting to get their damages repaired in the foreseeable future, the survey suggested that the hurricane effect on the overall condition of the Orlando housing stock may be permanent.

Subsidized Rental Housing Development

To better account for the current housing supply of affordable units, the next section provides a summary of various subsidized housing developments in the City of Orlando. The Housing Authority and the private sector often develop affordable housing in the City by using public dollars to subsidize the construction of the units.

Orlando Housing Authority

The Orlando Housing Authority is the fourth oldest housing authority in the State of Florida. OHA administers approximately 2,400 Section 8 housing choice vouchers. The Section 8 housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing available in the private market. Program participants are free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Section 8 housing choice voucher program participants may move at the end of their lease term to other locations within the jurisdiction of OHA or anywhere in the United States where there is an agency operating a housing choice voucher program. In the housing choice voucher program, eligible families generally are required to pay 30 % of their adjusted income towards gross rent (owner rent and the amount of the OHA Utility Allowance for tenant-paid utilities that are not included in the rent to the owner). OHA pays the difference between the amount of the required tenant payment and the gross rent. In order to receive housing assistance, an applicant must meet all basic eligibility requirements. The applicant must be defined as a family and must be income-eligible to participate in the rental assistance programs; this also includes single persons.

OHA owns and operates public housing units. In addition to providing affordable housing to thousands of Orlando and Orange County residents, these complexes include amenities that enhance the residence quality of life.

The Orlando Housing Authority is assisting 4,045 families with Section 8 vouchers and conventional public housing units. OHA also co-owns and through its nonprofit corporation, it manages 75 units for the City of Orlando Community Redevelopment Agency (the downtown development authority). Applicants who apply for housing assistance are placed on a waiting list for the program in which they apply. Tenant selection is based on housing needs and local preferences. Applicants with no local preference are placed on the waiting list with a "no preference" status. The Orlando Housing Authority is not accepting applications for the Section 8 Housing Choice Voucher. Currently, the waiting list for Section 8 is over 3,500.

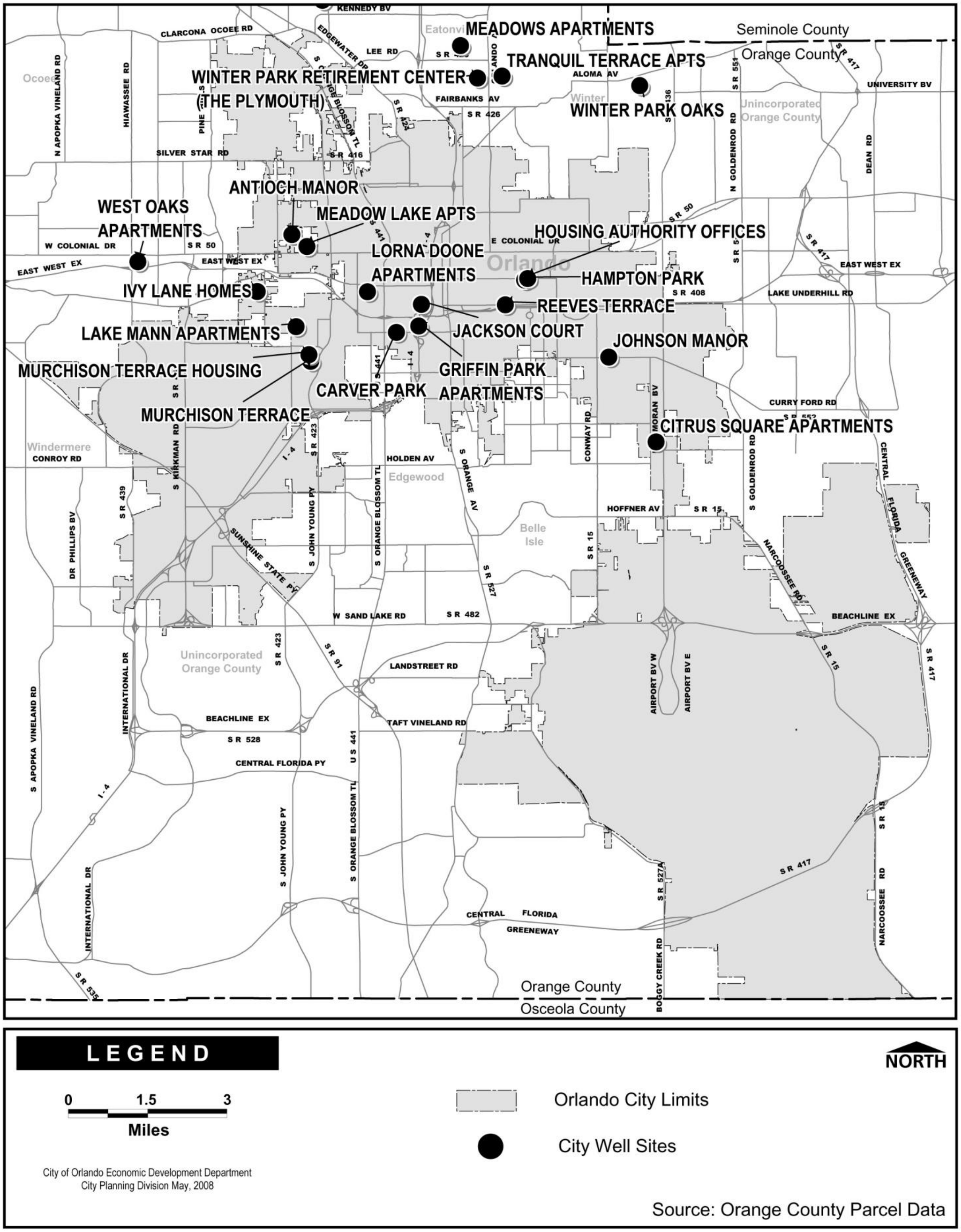
Figure H-28 is a list of the projects that are operated by OHA in the City with the number of units indicated in the various bedroom sizes and Figure H-29 shows their location in the map.

FIGURE H-28: INVENTORY OF ORLANDO HOUSING AUTHORITY UNITS, 2008 ORLANDO, FL

Name	Total Units	0	1	2	3	4	5	6
Griffin Park	198	14	68	62	50	4	0	0
Reeves Terrace	176	0	25	79	62	10	0	0
Lake Mann Homes	210	0	20	90	80	18	2	0
Murchinson Terrace	190	0	40	84	50	14	2	0
Ivey Lane Homes	184	0	17	41	61	37	26	2
Lorna Doone	104	60	44	0	0	0	0	0
Meadow Lake	87	0	87	0	0	0	00	0
Johnson Manor	40	0	40	0	0	0	0	0
Citrus Square	87	0	9	56	18	4	0	0
Omega Apartments	74	0	0	35	33	6	0	0
Marden Meadows	45	0	0	0	40	5	0	0
Jackson Court	76	0	59	17	0	0	0	0
TOTAL UNITS	1,683	78	445	586	440	102	30	2

Source: Orlando Housing Authority, 2008

Figure H-29 **Housing Authority Properties**



In 1997, the United States Department of Housing and Urban Development (HUD) awarded the Orlando Housing Authority (OHA) a $6.8 million HOPE VI Revitalization Grant. The HOPE VI Grant Program provides funds to demolish severely distressed public housing units and rebuild communities that lessen the concentration of poverty. The majority of the HOPE VI funds were being used to build a new mixed income, mixed use community on the site of the former Orange Villa Public Housing complex. Hampton Park is the name of the new community that

replaced Orange Villa, the site of 100 World War II vintage public housing units originally built by the War Department as temporary World War II housing. Due to the advanced age of the wood frame structure units at Orange Villa, their contamination with lead based paint, asbestos containing materials and infestation of termites, the cost of rehabilitation of the units was determined to be prohibitive. HUD approved the Orlando Housing Authority's demolition application in 1994. Orange Villa residents were either relocated to other public housing units or chose to relocate out of public housing. All residents were relocated in 1995. Demolition of all the buildings on site and soil remediation was completed in 1996. Hampton Park consists of sixty-five (65) single-family homes. Eighteen (18) of the sixty-five (65) homes on-site were reserved for low-income first time homebuyers. The low-income homebuyers were assisted with forgivable, no interest second and third mortgages, SHIP funds provided by the City of Orlando, City of Orlando down payment assistance and homeowners association fee assistance. There are a variety of housing types offered on the Hampton Park site that include forty-two (42) one and two story single family detached homes, ten (10) detached, zero lot town homes on the park, eight (8) attached town homes and five (5) two and three story office/townhomes homes. The single-family residential products on the site range in price from $131,000 to $450,000.

Again, in 2002, the Housing Authority of the City of Orlando, Florida (OHA) was awarded an $18,084,255 HOPE VI Revitalization Grant from the United States Department of Housing and Urban Development (HUD) to develop another mixed-income community. This time the project location is on the site where the Carver Court public housing complex was previously located, in the Parramore neighborhood, directly west of downtown Orlando. The former Carver Court public housing site was one of the oldest OHA sites. Built in 1945 in the Parramore Heritage District, it had two hundred twelve (212) units. The new Carver Park Development features a three (3) acre lake serving the dual purpose of being a water feature and a retention area. Along with new roads and infrastructure, two hundred and three (203) housing units will be constructed as a mixed-income community of both home-ownership and rental units. The housing units include a sixty-four (64) unit multifamily seniors only public housing complex, attached townhomes with garages, single family detached homes, duplexes, quadplexes and townhouses.

U.S. Department of Housing and Urban Development

There are a number of subsidized housing programs at the federal level funded through the Department of Housing and Urban Development (HUD). Major programs include conventional public housing programs, Section 8, Section 202, Section 312, Section 221d3, and Section 236. Some of these programs are not currently being funded for new construction. However, housing constructed or rehabilitated through these programs in the past continues to serve existing occupants and new low-income households when vacancies occur.

Many of the units financed through these programs are in danger of being lost, due to expiring affordability periods. At the end of the affordability period, owners of subsidized housing may choose to convert the apartments to market rate housing. For example, according to a HUD report, owners of project based Section 8 housing are more likely to remove units from the program when market rents for a particular project exceed those provided by participation in the program. The City of Orlando could potentially loose approximately 6,400 affordable units in the next 20 years, thus, creating an even greater gap in the stock of affordable housing units for those who need it.

Federal government housing assistance has been aimed in large part toward the elderly with moderate incomes, so that they can afford good housing through direct rental assistance.

State of Florida

The State of Florida through the Florida Housing Finance Corporation offers financing for developers who reserve a certain percentage of their housing developments for households with low and moderate incomes. The most used state programs in the development of multi-family affordable housing are the State Apartment Incentive Loan (SAIL), the Housing Credits Program, and the Multi-family Bond Program.

City of Orlando

The City of Orlando offers assistance to affordable housing developments at the local level. Throughout the years, a number of programs had been used to encourage the development of multi-family as well as single family projects. Figure H-30 summarizes these projects and Figure H-31 shows their location on a map.

FIGURE H-30: SUBSIDIZED HOUSING DEVELOPMENTS, 2008 ORLANDO, FL

Development Name	Street Address	Total Units	Assisted Units	0	1	2	3	4 or +	Approx. Yr. Built or Yr. of Funding	Housing Program(s)	Affordability Expiration Date
Anderson Oaks	708 E. Anderson St. 32801	12	12	-	12	-	-	-	1993	State HOME Local Bonds	2008 2025
Antioch Manor	3850 W. D. Judge Drive 32808	102	102	-	101	-	-	-	1981	Rental Assistance/HUD Section 202	2022 2022
Baptist Terrace Apartments	414 E Pine St 32801	197	197	n/a	n/a	n/a	n/a	n/a	1968	Section 202	2021
Belle Isle Apartments	East side of Conway Road North of Cove Drive 32812	336	252	n/a	n/a	n/a	n/a	n/a	2003	Housing Credits 9%	2054
Brentwood Club On Millenia Boulevard	5000 Millenia Boulevard 32809	312	312	-	52	172	56	32	2002	Housing Credits 4% State Bonds	2031 2032
Brittany Of Rosemont I	5200 N. Orange Blossom Trail 32810	252	252	n/a	n/a	n/a	n/a	n/a	1996	Guarantee Housing Credits 4% Section 542 State Bonds	 2006 2035 2025
Brittany Of Rosemont II	5200 N. Orange Blossom Trail 32810	240	240	n/a	n/a	n/a	n/a	n/a	1997	Guarantee Housing Credits 4% Section 542 State Bonds	 2027 2035 2025
Callahan Oaks	659 West Jefferson Street 32801	40	24	-	-	8	32	-	1988	SAIL	N/A
Caribbean Key	4700 Cason Cove Drive 32811	352	352	-	60	173	95	24	1996	Housing Credits 4% State Bonds	2026 2026
Catherine Booth Towers	633 Lake Dot Cir 32801	125	125	-	125	-	-	-	1998	Rental Assistance/HUD Section 202	2008 N/A
City View Apartments At Hughes Square	595 West Church Street 32805	266	266	-	-	-	-	-	2002	HOME Housing Credits 4% Local Bonds	2035 2036 2035
Commander Place	5286 Commander Drive 32819	216	216	-	-	132	83	-	1994	Housing Credits 9%	2045
Crossroads Apartments	4381 Crossroads Ct 32811	94	94	-	-	52	42	-	1984	Rental Assistance/HUD Section 221(d)(4)	2009 2036
Delaney Apt.	507 Delaney Ave. 32803	8	8	-	-	-	-	-	n/a	Local Bonds	2025
Dixie Grove	1901 Watauga Avenue 32806	44	44	-	16	24	4	-	1983	Rental Assistance/HUD Section 221(d)(4)	2024 2034
Dovetail Villas II	5916 Mausser Drive 32822	160	160	-	24	84	44	8	1993	Housing Credits 9%	2023
Fox Hollow	3536-1 Prairie Fox Lane 32812	156	156	-	1	75	80	-	1990	Housing Credits 4% Housing Credits 9%	N/A 2020

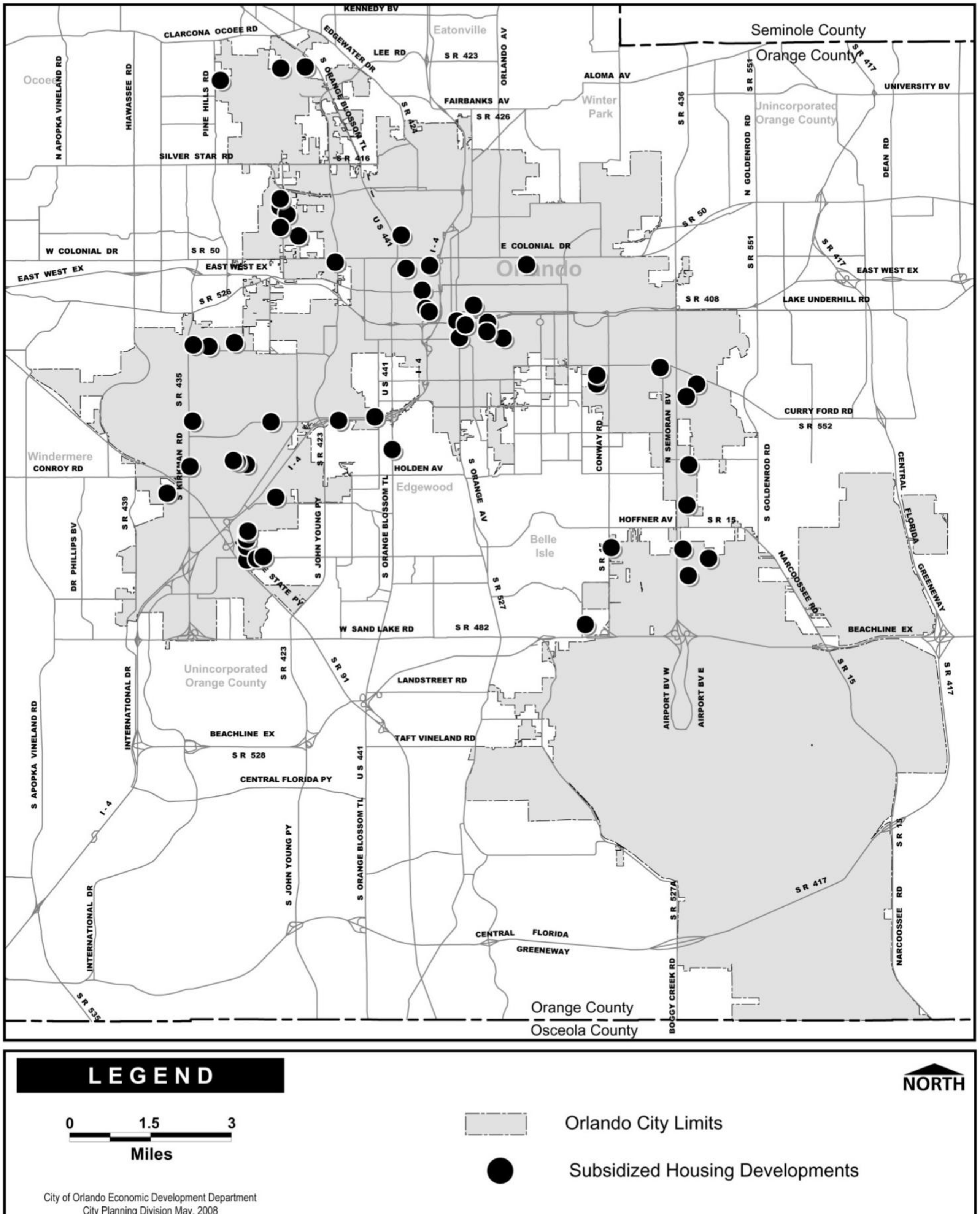
Development Name	Street Address	Total Units	Assisted Units	0	1	2	3	4 or +	Approx. Yr. Built or Yr. of Funding	Housing Program(s)	Affordability Expiration Date
										SAIL	2021
Glenn On Millenia Boulevard	5202 Millenia Blvd. 32839	192	192	-	-	-	-	-	2001	Housing Credits 4% Local Bonds SAIL	2034 2034 2034
Governor's Manor	2861 Lb Mcleod Road 32805	120	120	-	-	-	-	-	n/a	Local Bonds	2031
Grand Reserve At Lee Vista	6201 Bent Pine Drive 32822	338	338	n/a	n/a	n/a	n/a	n/a	1994	Guarantee Housing Credits 4% State Bonds	 2026 2034
Highland Oaks	4793 N. Pine Hills Drive 32808	216	216	-	-	108	108	-	1990	Housing Credits 9%	2021
Hillcrest Hampton House	2000 Hillcrest St 32803	156	156	n/a	n/a	n/a	n/a	n/a	1971	Section 202	2012
Hollowbrook Apartments	5465 Curry Ford Road 32812	144	144	-	-	-	-	-	n/a	Local Bonds	2032
Homes For New Beginnings	4049 S Orange Blossom Trail 32839	178	178	n/a	n/a	n/a	n/a	n/a	2001	Demonstration Project	
Jackson Court II	523 W. Jackson Street 32805	16	10	n/a	n/a	n/a	n/a	n/a	1990	SAIL	N/A
Kinneret Apartments	515 South Delaney Avenue 32801	168	168	n/a	n/a	n/a	n/a	n/a	1967	Section 202	2020
Kinneret II	517 S Delaney Ave 32801	112	112	-	112	-	-	-	1979	Rental Assistance/HUD Section 202	2011 2021
Lake Davis Apartments	1301 Catherine St 32801	36	36	-	-	-	-	-	n/a	Local Bonds	2031
Lakeside Apartments	1790 Mercy Dr 32808	18	18	-	17	-	-	-	2003	Rental Assistance/HUD Section 811	2008 N/A
Landings At Timberleaf	5435 Timberleaf Blvd. 32811	240	240	-	-	120	120	-	1991	Housing Credits 9%	2022
Landings On Millenia Blvd. Apartments	5150 Millenia Boulevard 32839	336	336	-	-	-	-	-	2002	Housing Credits 4% Local Bonds SAIL	2055 2035 2035
Lee Vista Club Apartments	5903 Lee Vista Boulevard 32822	312	312	-	-	-	-	-	2004	Housing Credits 4% Local Bonds SAIL	2053 2037 2037
Life Concepts Living II	705 Greenwood St 32801	4	4	-	2	2	-	-	1992	Rental Assistance/HUD Section 202	2012 2032
Magnolia Pointe Orlando	1701 Mercy Drive 32808	168	168	-	84	83	-	-	1998	Housing Credits 9%	2048
Magnolia Towers	100 E Anderson St 32801	156	156	n/a	n/a	n/a	n/a	n/a	1965	Section 202	
Maxwell Terrace Apartments Phase I	3000 West Colonial Drive 32805	75	0	n/a	n/a	n/a	n/a	n/a	1996	Guarantee	
Maxwell Terrace Apartments Phase II	3000 West Colonial Drive 32805	127	0	n/a	n/a	n/a	n/a	n/a	1997	Guarantee	

Development Name	Street Address	Total Units	Assisted Units	0	1	2	3	4 or +	Approx. Yr. Built or Yr. of Funding	Housing Program(s)	Affordability Expiration Date
Metro Place	907 South Kirkman Road 32811	288	288	n/a	n/a	n/a	n/a	n/a	1997	Housing Credits 9%	2047
Metro Place II	907 South Kirkman Road 32811	248	248	-	-	-	-	-	1998	Housing Credits 4% Local Bonds SAIL	2048 2030 2049
Mill Creek Apartment Homes	Commander Drive South Of Gatlin Avenue 32822	312	266	n/a	n/a	n/a	n/a	n/a	2003	Housing Credits 4% State Bonds	N/A 2037
Millenia Ridge	4853 West Oak Ridge Road 32839	162	145	-	-	-	-	-	2006	Housing Credits 9%	N/A
Mission Pointe Orlando	4800 Cason Cove Drive 32811	248	248	n/a	n/a	n/a	n/a	n/a	1993	Housing Credits 9%	2025
Northbridge At Millenia	4902 Millenia Boulevard 32839	396	80	n/a	n/a	n/a	n/a	n/a	2002	Housing Credits 4% SAIL State Bonds	2035 2037 2045
Northbridge At Millenia Phase II	4717 Northbridge Drive 32839	211	211	n/a	n/a	n/a	n/a	n/a	2004	Housing Credits 4%	2036
Northbridge Phase II	4209 Millennia Blvd 32809	209	126	-	80	96	32	-	2003	Local Bonds	2036
Oak Glen	2018 Mercy Drive 32808	88	88	-	-	52	36	-	2001	Guarantee Housing Credits 4% Local Bonds	 2052 2041
Orlando Cloisters	757 S Orange Ave 32801	101	101	30	71	-	-	-	1984	Rental Assistance/HUD Section 202	2009 2025
Palm Grove Garden Apartments	3944 Country Club Dr 32808	142	141	-	12	100	29	-	1970	Local Bonds Rental Assistance/HUD Section 8 Non-Insured	2028 2012 Terminated
Pines At Monterey	4401 South Kirkman 32811	214	214	-	15	176	22	-	1985	State Bonds	2007
Ridge Club	5839 Ridge Club Loop 32839	216	216	-	48	96	72	-	1992	Housing Credits 9%	2043
Ridge Club II	4602 Oak Haven Dr. 32839	156	156	-	60	72	24	-	1994	Housing Credits 9% SAIL	2044 2025
Royal Summit	3024 S Rio Grande Ave 32805	188	24	n/a	n/a	n/a	n/a	n/a	1979	Rental Assistance/HUD Section 8 Non-Insured	2009 Terminated
Silver Lakes Village Apartments	5102 Cinderlane Parkway 32808	104	104	-	103	-	-	-	2004	Rental Assistance/HUD Section 202	2009 N/A
Studio Concord	920 West Concord Avenue 32805	26	26	26	-	-	-	-	1993	Housing Credits 9%	2047
The Fountains At Lee Vista	5743 Bent Pine Drive 32822	508	375	-	-	-	-	-	n/a	Local Bonds	2025
The Palms Apartments	1488 Mercy Drive 32808	256	256	-	-	96	16 0	-	1983	Rental Assistance/HUD Section 236	2022 Terminated
Timber Sound Apartments	4927 Raleigh Street 32811	80	80	n/a	n/a	n/a	n/a	n/a	1996	Housing Credits 9% SAIL	2048 2047

Development Name	Street Address	Total Units	Assisted Units	0	1	2	3	4 or +	Approx. Yr. Built or Yr. of Funding	Housing Program(s)	Affordability Expiration Date
Timber Sound II Apartments	4927 Raleigh Street 32811	160	160	-	-	76	84	-	1997	Housing Credits 9%	2049
Tuscany Bay Apartments	5870 Sundown Circle 32822	156	156	-	-	-	-	-	n/a	Local Bonds	2009
Watauga Woods	1637 Watauga Avenue 32812	216	216	n/a	n/a	n/a	n/a	n/a	1992	Housing Credits 9%	2042
Water View Club	4901 Cason Cove Drive 32811	172	172	-	49	70	45	8	1997	Housing Credits 4% Local Bonds SAIL	2027 2030 2030
Westbrook	4932 Eaglesmere Drive 32819	234	234	-	32	130	72	-	1998	Housing Credits 4% State Bonds	2028 2028
William Booth Towers	633 Lake Dot Cir 32801	168	168	-	168	-	-	-	1980	Rental Assistance/HUD Section 202	2020 2020
Willow Key	5590 Arnold Palmer Drive 32835	384	384	-	-	196	15 0	38	1998	Housing Credits 4% State Bonds	2047 2033

Source: Florida Housing Data Clearinghouse, 2008

Figure H-31 Subsidized Housing Developments



Source: Housing Department

Group Homes

The 2000 Census reports that 2.17% of the Orlando's population is living in group quarters. Of those the majority are institutionalized (1.34%). Therefore, they are under authorized, supervised care or custody in institutions. The type of institutions may include; correctional institutions, nursing homes, mental hospitals, and hospitals for chronically ill, for the mentally retarded, for the physically handicapped, or for drug abuse. In other instances, persons may live in non-institutional group quarters, for example rooming houses, college quarters off campus, and emergency shelters for homeless persons.

Group homes are a type of non-institutional group quarters. These facilities, which serve adults and/or children, are usually operated by private or non-profit agencies and are licensed or registered with the Florida Department of Children and Families.

As defined by Rule 9J-5, "Group Home" facilities are those which provide a living environment for unrelated residents who operate as the functional equivalent of family, which includes such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Within this definition are included:

- Residential Social Service Facilities (RSSF's) provide an alternative to institutional placement, in which a caretaker provides 24 hour care to dependent clients away from their own parents, relatives, or guardians, and assists them to the extent necessary to participate in normal activities and to meet the demands of daily living.
- Adult Congregate Living Facilities (ACLF's) (Shown in Figure H-32)
- Community Residential Homes
- Foster Care Facilities
- Group Home Facilities (Developmental Services)
- Group Treatment Centers for Status Offenders, when provided in a non-secure facility
- Intermediate Care Facilities for the Mentally Retarded (ICF/MR's), when carried out in a residential setting
- Minimal Residential Treatment Programs (Mental Health, Alcoholism)
- Residential Child Caring Facilities and Runaway Shelters (non-delinquent; diverted)
- Residential Treatment Programs for Children (Mental Health), when providing residential and community services to 10 or fewer clients

This term excludes Emergency Shelters, Treatment/Recovery Facilities, Group Housing (boarding/rooming houses) or any use not included in the definition of a Group Home.

FIGURE H-32: ADULT CONGREGATE LIVING FACILITIES, 2008 ORLANDO, FL

Name	Address	Capacity
Ashton Palms	36 West Esther Street	15
Elaine's Guest Home	1620 Haven Drive	12
Grace Manor Inc.	321 E. Harvard St	11
Harmony Retirement Living Inc.	1411 El Paso Avenue	12
Orlando Lutheran Towers	300 E. Church St	109
St. Mary's Home	718 W. Winter Park St	12
Thornton Gardens	618 E. Central Blvd.	12
Village Oaks at Conway	5501 E. Michigan St.	103
Westminster Towers	70 West Lucerne Circle	60

Source: Department of Elder Affairs, 2008

Mobile Home Parks

Mobile homes constitute only a very small portion of the existing housing stock for the City of Orlando. According to the 2000 U.S. Census, there were 433 mobile homes or trailers in Orlando. Figure H-33 is an inventory of existing manufactured home communities in the City of Orlando at the present time. There are no mobile home condominiums, cooperatives or subdivisions.

FIGURE H-33: INVENTORY OF MANUFACTURED HOME COMMUNITIES, 2008

Name	Address	Capacity
Carolina Moon Trailer Park	498 N. Orange Blossom Trail	66
Palamar Trailer Park	1290 S. Orange Blossom Trail	58
South Orange Mobile Home Park	2820 S. Orange Avenue	28
Southland Mobile Village	1216 S. Orange Blossom Trail	159

Source: Economic Development Department, 2008

Historically Significant Housing

The identification and preservation of historic structures creates a vital, vibrant link between yesterday and tomorrow for citizens and visitors alike. Because the City of Orlando has made a strong commitment to historic preservation, the City has chosen to include a Historic Preservation Element in this plan. The information on historic housing will be found in the Historic Preservation Element.

Residential Construction Activity

Florida's home-building industry experienced strong economic activity during the first five years of the decade. In Orlando, high land costs and increase in sales prices of traditional detached homes spurred the development of townhomes as an affordable alternative to detached homes.

The City requires a building permit for the construction of any new building or the alteration of an existing building. Figure H-34 is an inventory of the amount of housing construction activity based on new construction and demolition of permits for residential units.

FIGURE H-34: BUILDING PERMITS BY DISTRICT, 1997-2007 ORLANDO, FL

District	Single-Family	Multi-Family
District 1	15,832	3,438
District 2	5,715	1,435
District 3	12,697	1,623
District 4	8,077	1,245
District 5	5,287	3,273
District 6	5,452	1,553
Total	53,060	12,567

Source: Economic Development Department; Permitting Services Division, 2008

City Commissioner District 1 had the greatest amount of permits for both single family and multifamily during the 10 year period.

Conversions

With the increase of housing prices caused by rises in construction costs and a shortage of labor and material caused by the damage from the 2004 hurricanes, condominiums became an alternative to provide affordable housing in the City of Orlando during the mid part of the decade. This caused a frantic period in which a number of apartment complexes where converted to condominiums.

The move towards condos as a homeownership opportunity had a significant impact on the rental industry. According to statistics from the MarketBeat Snapshot, Mid-Year 2006, about 8% of Orlando's multifamily rental stock were removed from the rental inventory as a result of the conversion boom. During the period from 1997 to 2007, more than 12,000 rental units were converted to condos. Many housing developments that broke ground as rental apartments shifted and were converted from rental to for-sale housing. Many condo owners bought the units as second homes or investments.

As of 2008, very few units are being converted and many condos being rented, so the ultimate impact on the supply of rental property remains unclear.

Mobile Home Placements

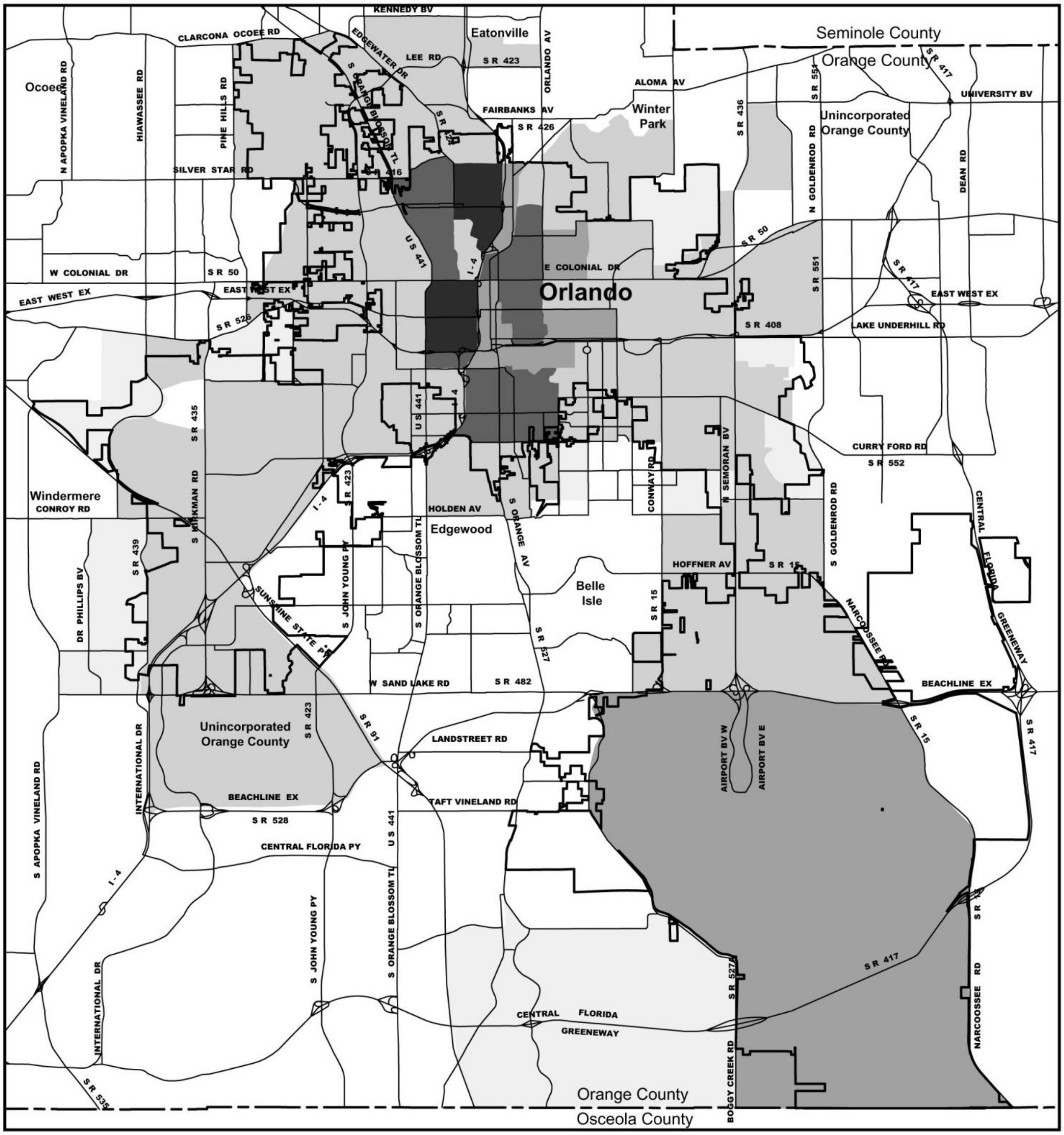
There have been no placements of mobile homes outside existing mobile home parks. Any new units have been replacement activity.

Demolition Activity

The City of Orlando maintains a record of the residential homes demolished during a set fiscal year. According to Permitting Services, between 1997 and 2007, 482 housing units were demolished.

On average, 50 units per year are demolished in Orlando and must be replaced with new construction. Demolitions within the City of Orlando occur most often in conjunction with site redevelopment by the private sector. Figure H-35 shows the demolitions that occurred between 1997 and 2007.

Figure H-35 | **Demolitions - 1997 to 2007**



LEGEND

0 1.5 3
Miles

City of Orlando Economic Development Department
City Planning Division May, 2008

Source: Permiting Service Division

- 0 to 2 units
- 2 to 50 units
- 50 to 100 units
- 100 to 150 units
- 150 to 250 units
- City Jurisdiction

NORTH

4. ANALYSIS OF HOUSEHOLD CHARACTERISTICS

The key household characteristics required to develop an effective housing strategy are household size, household type, poverty status and the share of income devoted to housing costs.

Household Population

A household is a family, group or individuals living in the same dwelling unit. Household population represents that portion of the resident population that does not live in group quarters such as dormitories, nursing homes and boarding houses. Figure H-36 shows the changes in City of Orlando household population. During a 30-year period (from 2000 to 2030) it is anticipated the total population will increase by 147,714 persons.

FIGURE H-36: PROJECTED HOUSEHOLD POPULATION, 2000-2030 ORLANDO, FL

Year	Florida Housing Clearinghouse Data	Local Projections
2000	185,829	185,951
2005	217,327	217,567
2010	245,713	267,399
2015	272,180	297,190
2020	297,808	317,760
2025	319,708	324,101
2030	340,019	333,665

Source: Florida Housing Data Clearinghouse, 2008; City of Orlando 2006-2030 Growth Projections Report, 2008

Household Tenure

This distribution pattern of mostly owner occupied single family units contrasting with mostly renter occupied multi-family dwelling units is presumed to remain without drastic changes for the entire analysis period as shown in Figure H-37. Because the majority of the housing units anticipated to be built by 2030 are multi-family units with a high percentage of renter occupants, renter households numbering 86,731 will greatly outnumber the owner occupied units at 69,722.

FIGURE H-37: OWNER/RENTER HOUSEHOLDS, 2000-2030 ORLANDO, FL

Year	Owner	Renter	Total
2000	33,238	47,743	80,981
2005	39,050	55,682	94,732
2010	45,178	63,266	108,444
2015	51,246	69,954	121,200
2020	57,897	76,289	134,186
2025	63,933	81,648	145,581
2030	69,722	86,731	156,453

Source: Florida Housing Data Clearinghouse, 2008

Household Size

The distribution pattern of Orlando households by size for the forecast period is shown in Figure H-38. By size, one and two person households accounted for 55,266 of the City's households in the year 2000, reflecting in part the relative importance of multi-family and other smaller housing units in the city. In 2030, 94,733 households are anticipated to be occupied by one and two persons. Thus, there is an increasing need for smaller housing units.

FIGURE H-38: HOUSEHOLDS SIZE PROJECTIONS, 2000-2030 ORLANDO, FL

Size	2000	2005	2010	2015	2020	2025	2030
1-2 person	55,266	64,616	73,941	82,632	91,481	99,261	106,691
3-4 persons	19,901	23,323	26,720	29,850	33,026	35,788	38,407
5 or More	5,813	6,794	7,782	8,715	9,678	10,533	11,354
Total	80,980	94,733	108,443	121,197	134,185	145,582	156,452

Source: Florida Housing Data Clearinghouse, 2008

Household Income

Employment Characteristics

The job growth occurring in Orlando will increase the demand for housing and in-migration. The professional and related services and retail trade industries have more people employed than any other industry in the City.

Orlando households had a median household income of $35,732 as described in the 2000 Census. The income in Orlando tends to be lower than the income of its surrounding counties. The gap between Orlando household incomes and those of the metro area is probably increasing with time as more affluent households seek housing outside of the city limits.

Income Forecasts

According to the Florida Housing Data Clearinghouse, Figure H-39 provides the estimates for the projected household income during the period 2000-2030. This growth rate reflects the potential for some growth as a result of the creation of a number of higher-wage employment opportunities in the area, but primarily reflects the continued influence of tourism and other low-wage jobs.

FIGURE H-39: HOUSEHOLD AREA MEDIAN INCOME DISTRIBUTION FORECAST, 2000-2030, ORLANDO, FL

Year	<=30% AMI	30.01%-50% AMI	50.01%-80% AMI	80.01%-120% AMI	120% AMI +	Total
2000	9,799	9,455	15,584	18,181	27,962	80,981
2005	11,328	10,910	12,450	14,031	15,735	64,454
2010	12,939	12,450	20,736	24,249	38,070	108,444
2015	14,577	14,031	23,152	26,953	42,487	121,200
2020	16,337	15,735	25,606	29,609	46,889	134,176
2025	18,009	17,364	27,787	31,893	50,528	145,581
2030	19,645	18,966	29,882	34,058	53,902	156,453

Source: Florida Housing Data Clearinghouse, 2008

Household Distribution by Income Range

The distribution of income among City households is of the greatest importance to the future demand for housing in the City. Figure H-40 presents the estimated household population of Orlando by income range and housing tenure from 2000 through 2030. This income forecast assumes income growth is evenly spread across all income classes with the relative distribution of income remaining the same. Thus, the poorest residents are assumed to participate equally in citywide income growth with the richest residents when measured in percentage terms.

FIGURE H-40: DISTRIBUTION OF HOUSEHOLDS BY INCOME RANGE, 2000-2030, ORLANDO, FL

	Owner			Renter		
Year	Very Low 30%-50%	Low Income 50%-80%	Moderate Income 80%-120%	Very Low Income 30%-50%	Low Income 50%-80%	Moderate Income 80%-120%
2000	4605	5179	23,454	14,649	10,405	22,689
2005	5,274	6,016	27,760	16,964	12,148	26,570
2010	6,095	6,954	32,129	19,294	13,782	30,190
2015	7,078	7,969	36,199	21,530	15,183	33,241
2020	8,265	9,138	40,494	23,807	16,468	36,014
2025	9,480	10,265	44,188	25,893	17,522	38,233
2030	27,921	18,513	40,297	10,690	11,369	47,663

Source: Florida Housing Data Clearinghouse, 2008

5. HOUSING NEEDS

During a 30-year period (from 2000 to 2030) it is anticipated the total population will increase by 147,714 persons. It is anticipated the population in the City of Orlando will be 333,665 by the year 2030. It is also estimated that 69,722 new households will be established during the same time.

One can further define the housing needs by type of unit (i.e., single-family and multi-family). According to local projections shown in Figure H-41, a need for 9,387 additional single-family dwelling units is anticipated between 2006 and 2030 and 44,052 multi-family units will be required over the same period. Figures H-42 and H-43 show a spatial distribution of where new housing units will be located. Figure H-44 shows a spatial distribution of projected new population.

FIGURE H-41: HOUSING TYPE PROJECTIONS, 2006-2030 ORLANDO, FL

Year	Projected Cumulative Single Family Housing Growth By Study Area and Traffic Analysis Zones					Total
	Northwest	Northeast	Downtown	Southwest	Southeast	
2006	7,948	5,855	1,031	7,832	15,991	38,657
2007	7,952	6,062	1,031	7,874	16,498	39,417
2008	7,956	6,230	1,030	7,920	16,913	40,049
2009	7,836	6,360	1,035	7,934	17,456	40,621
2010	7,882	6,506	1,052	7,994	18,652	42,086
2015	7,960	6,505	1,359	8,007	20,998	44,829
2020	7,973	6,504	1,359	8,122	22,743	46,701
2025	7,983	6,504	1,359	8,133	22,973	46,952
2030	7,990	6,504	1,359	8,149	23,417	47,419

Source: City of Orlando 2006-2030 Growth Projections Report, 2008

Year	Projected Cumulative Housing Multifamily Growth By Study Area and Traffic Analysis Zones					Total
	Northwest	Northeast	Downtown	Southwest	Southeast	
2006	8,048	3,999	8,481	28,075	24,269	72,872
2007	8,044	4,172	9,252	28,430	25,113	75,014
2008	8,044	4,570	10,067	28,992	25,830	77,503
2009	8,221	4,959	11213	29,892	26,781	81,066
2010	8,988	5,893	11,961	33,056	27,955	87,853
2015	10,018	6,295	14,189	37,210	31,987	99,699
2020	10,089	6,657	15,559	39,660	35,646	107,611
2025	10,117	6,663	16,709	40,202	36,468	110,159
2030	10,329	7,089	18,126	41,628	37,506	114,678

Source: City of Orlando 2006-2030 Growth Projections Report, 2008

Figure H-42 2030 - Single Family Units

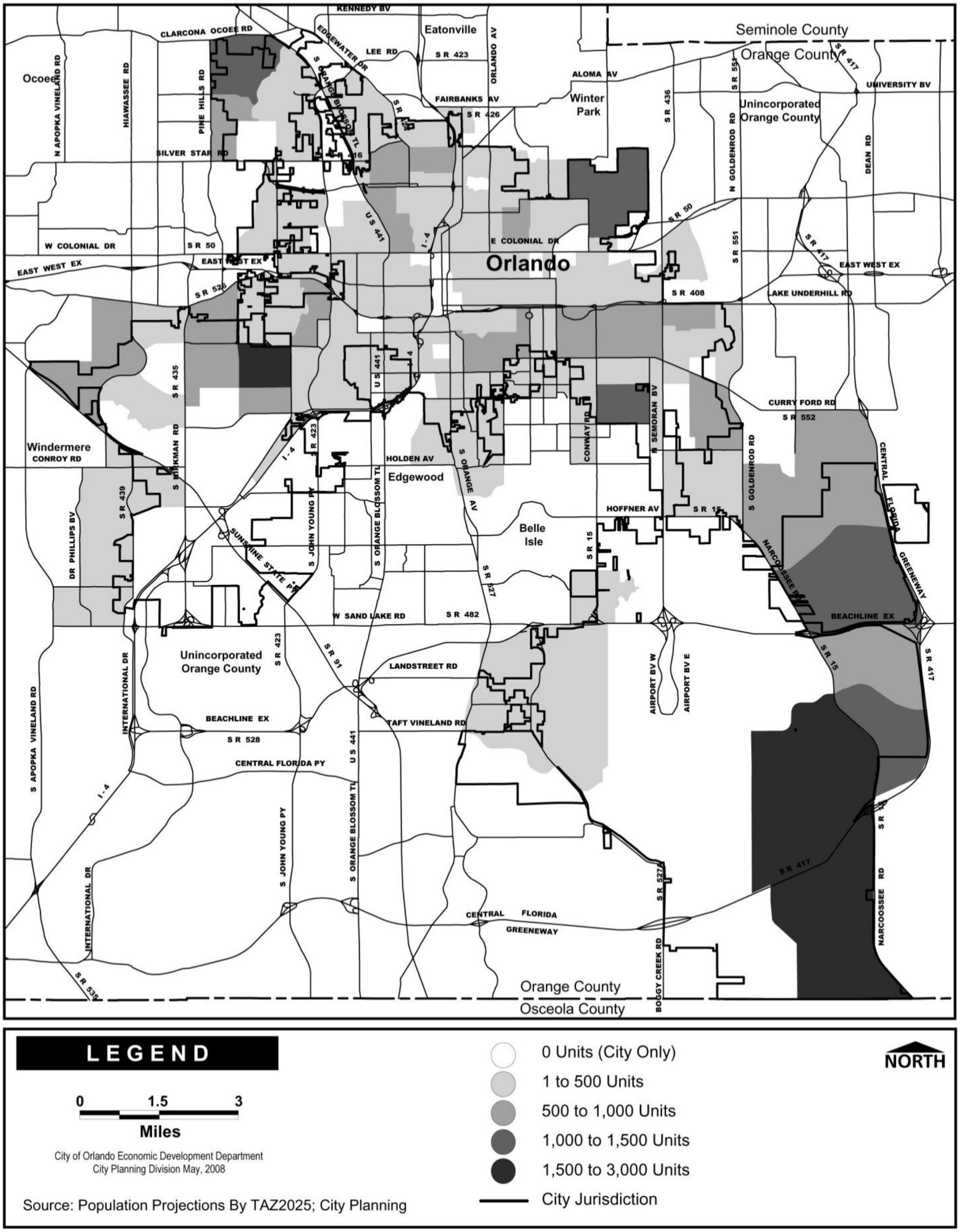


Figure H-43 **2030 - Multi-Family Units**

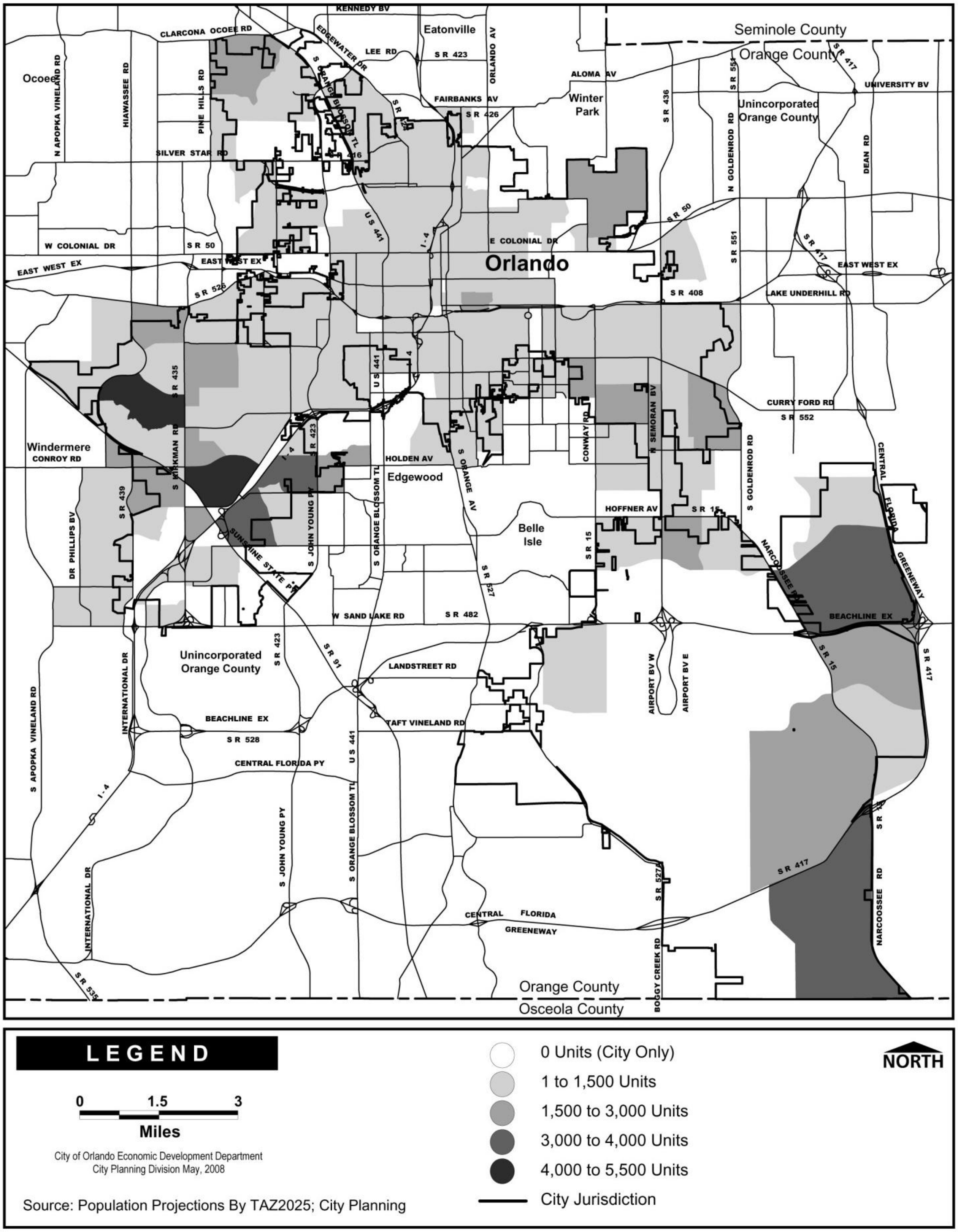
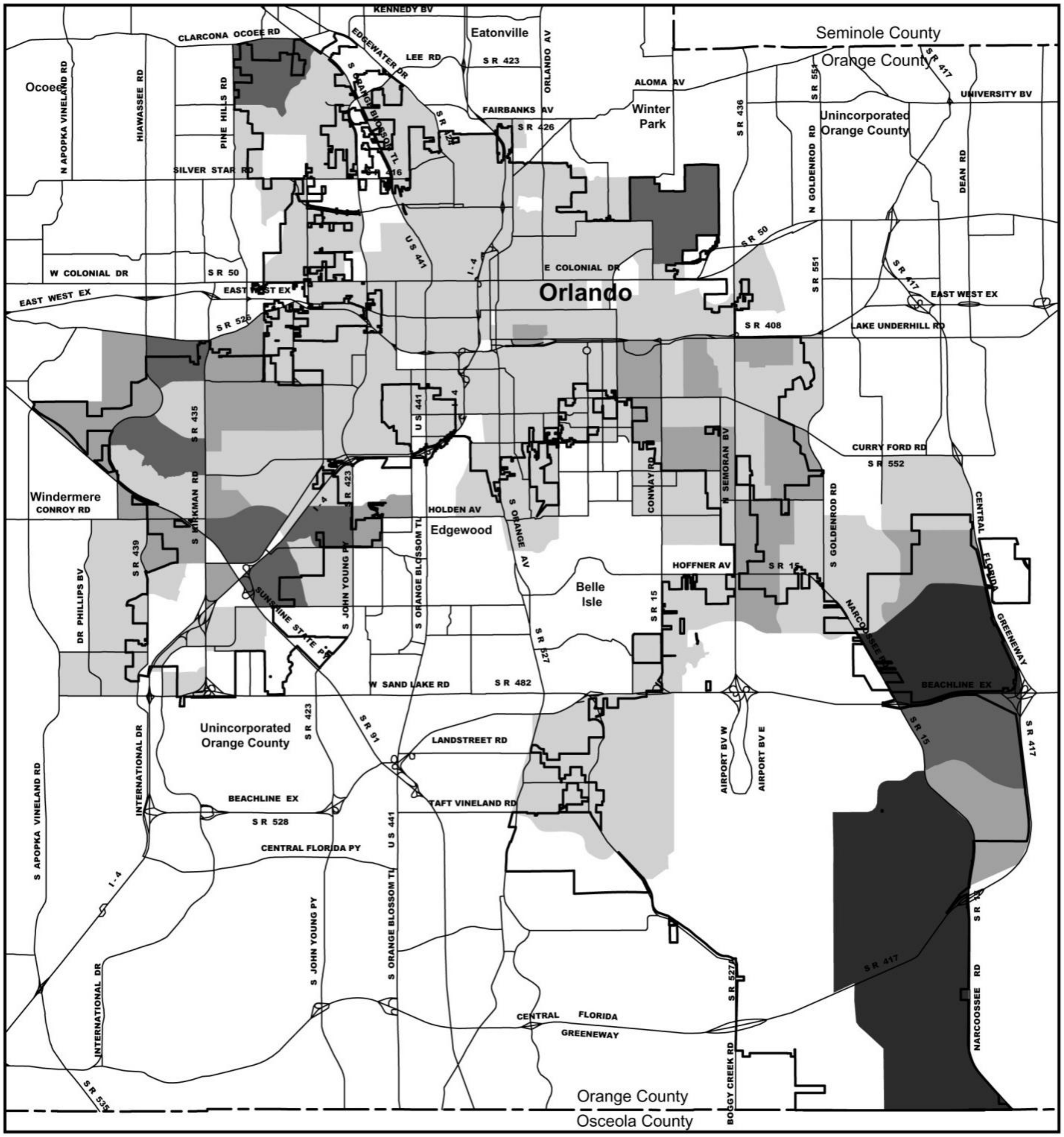


Figure H-44 2030 - Total Residential Population



LEGEND

0 1.5 3
Miles

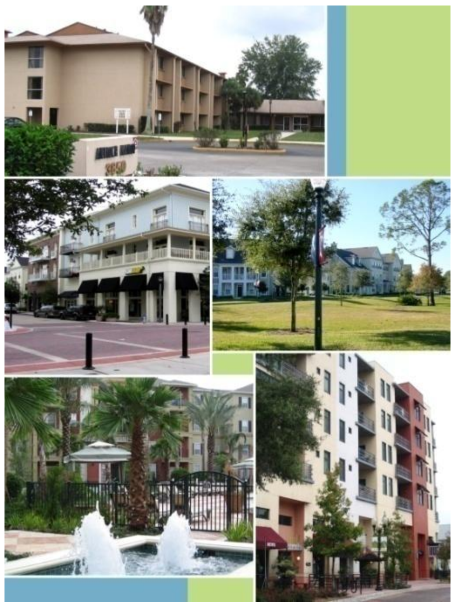
City of Orlando Economic Development Department
City Planning Division May, 2008

Source: Population Projections By TAZ2025; City Planning

- 0 Population (City Only)
- 1 to 3,000 Residential Population
- 3,000 to 6,000 Residential Population
- 6,000 to 10,000 Residential Population
- 10,000 to 16,000 Residential Population
- City Jurisdiction

NORTH

The Growth Management Plan 2006-2030 Growth Management Projections Report provides demographic, population and land use data for the City of Orlando. The following information has been excerpted from the Report and copied to this one because it offers an excellent description of the general allocations of 2006-2030 projected residential growth by subarea in the City.



Northwest - As of April 2006, the northwest area had 7,973 single-family dwelling units and 7,892 multi-family dwelling units, with a 50% to 50% single family to multifamily split. A net increase of 17 single family homes and 2,437 multifamily units are projected between 2006 and 2030. Compared to other areas of the City, particularly the southeast and southwest, the total amount of residential growth anticipated for this subarea is fairly modest.

Northeast – As of April 2006, there are 5,728 single family homes and 3,762 multifamily homes in the northeast, representing a 60% to 40% single family to multifamily split. This balance of single family to multifamily units is considered to be close to optimum in terms of achieving livability standards. While the northeast is built out to a great extent, this area of the City also contains the site of the former Orlando Naval Training Center, now known as the Baldwin Park neighborhood (Traffic Zone 781). With the development of Baldwin Park factored in, along with other projects such as the OUC/Lake Highland Project, and the redevelopment of Mills/Nebraska site, it is anticipated that the northeast area will grow by 776 single family homes and 3,327 multifamily units between 2006 and 2030. It should be noted that, based on the plans for Baldwin Park, many of those new multifamily units will, in fact, be owner-occupied units.

Downtown – As of April 2006, Downtown Orlando had 1,042 single family units and 8,495 multifamily units. With the advent of numerous and significant high rise and mid-rise developments, including 55 West on the Esplanade, the Vue, Tradition Towers, and Solaire at the Plaza, it is anticipated the Downtown Orlando will grow by 317 single family units and more than 9,631 new multifamily units during the 2006-2030 planning period.

Southwest – As of April 2006, southwest Orlando contained 7,812 single family units and 27,193 multifamily units representing a 22% to 78% single family to multifamily split. This large disparity in residential use type is directly related to the service nature of employment opportunities in the immediate area, including the International Drive, Universal Studios, and Millenia Mall areas. It is anticipated that there will be approximately 337 new single family units and 14,435 new multifamily units built in the southwest between 2006 and 2030, including the Gardens at Millenia project, Trocadero Village, the Cypress Creek PD, SoDo PD, and the Douglas Grand International project. With those units accounted for, the single family to multifamily mix is anticipated to be 16% to 84% by 2030. There is some concern that such an imbalance of single family to multifamily units, coupled with a predominant service economy, may have detrimental long term impacts on the livability of portions of the southwest Orlando area.

Southeast – In total, all of the southeast Orlando subarea is expected to grow from 15,477 single family units and 23,284 multifamily units (April 2006) to 23,417 single family units and 37,506 multifamily units by 2030, an increase of 7,940 single family units and 14,222 multifamily units I just 24 years. This translates into a residential population growth of 50,921 people between 2006 and 2030. Interestingly, the southeast represents about 47% of the total resident population growth anticipated for the City of Orlando as a whole.

Housing Costs

The portion of total household income allocated to housing costs is an important indicator of housing affordability problems. For rental housing, the U.S. Department of Housing and Urban Development (HUD) guidelines set 30% as the maximum proportion of income that can be reasonably be devoted to housing (rent, utilities included) given other family requirements for food, clothing, transportation, etc. Mortgage underwriting standards typically require that mortgage principal and interest payments are no more than 28-30% of household income. This lending requirement has the effect of restraining many homeowners from over-extending their housing budgets.

As shown in Figure H-45 the households that are impacted the greatest by the cost of housing will be the very low and lower income households.

FIGURE H-45: PERCENTAGE OF HOUSEHOLD INCOME SPENT ON HOUSING BY TENURE, 2000-2030 ORLANDO, FL

Year	Owner Households			Renter Households		
	<=30%	30-50%	51%+	<=30%	30-50%	51%+
2000	24,719	5,512	3,007	28,500	11,362	7,881
2005	29,050	6,496	3,504	33,347	13,196	9,139
2010	33,622	7,508	4,048	37,920	14,973	10,373
2015	38,142	8,483	4,621	41,851	16,581	11,522
2020	43,101	9,530	5,266	45,502	18,136	12,651
2025	47,604	10,451	5,878	48,494	19,496	13,658
2030	51,918	11,330	6,474	51,295	20,804	14,632

Source: Florida Housing Data Clearinghouse, 2008

Severely cost burdened households are defined as those with incomes less than 80% of the AMI and spending 50% or more of household income on housing costs. This need indicator serves as an approximation of the total number of households that would benefit from housing assistance. Such assistance could be in the form of new affordable housing units or provision of subsidies to allow affordability of current units. Figure H-46 shows the projection of severely cost burdened households.

FIGURE H-46: SEVERELY COST BURDENED (50%+) HOUSEHOLDS BY TENURE 2005-2030 ORLANDO, FL

Year	Owner	Renter
2005	3,173	9,001
2010	3,666	10,214
2015	4,188	11,330
2020	4,783	12,418
2025	5,348	13,378
2030	5,902	14,304

Source: Florida Housing Data Clearinghouse, 2008

Four special populations are of particular concern in formulating housing policy: the elderly, female headed-households, the handicapped, and the homeless.

Elderly Households

In 2000, there were 21,084 persons aged 65 or older; that is, 11.3% of the total population. Of those, 15,098 were householders either living in family households or in non-family households. The remainder live primarily in nursing homes, but may also be homeless or without permanent housing. Figure H-47 is a list of general characteristics of the 65 or older population in the City of Orlando.

FIGURE H-47: ELDERLY HOUSEHOLD CHARACTERISTICS, 2000 ORLANDO, FL

Characteristics	Persons 65 and Over
In Households:	
In Family households	2,995
In Nonfamily households	4,914
Living Alone	21,853
In Group Quarters:	
Living in Group Quarters	5,317
Disability:	
Sensory	11,697
Physical	25,803
Mental	9,681
Self-Care	8,231
Going outside the home	17,531
Employed:	
In Labor Force	26,460
Poverty:	
Below Poverty Level	15,435
Tenure of Householder:	

Characteristics	Persons 65 and Over
Owners	7,440
Renters	4,303

Source: Florida Housing Data Clearinghouse, 2008

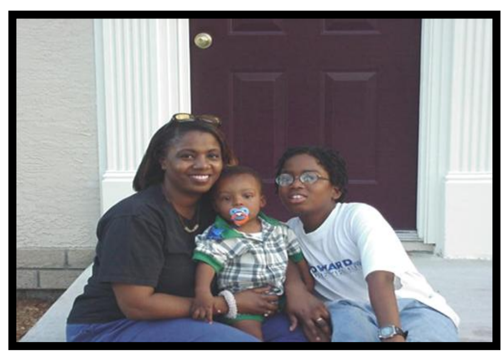
As shown in Figure H-48, it is projected that by 2030 there will be 34,666 households headed by persons aged 65 or more. Therefore, the need for smaller and barrier free and accessible housing and a wide variety of housing with health care and/or personal services will continue in the future.

FIGURE H-48: TOTAL ESTIMATED AND PROJECTED HOUSEHOLDS AGED 65+, 2000-2030 ORLANDO, FL

Year	Owner	Renter	Total
2000	7,440	4,303	11,743
2005	7,996	4,608	12,604
2010	9,223	5,336	14,559
2015	11,465	6,630	18,095
2020	14,582	8,434	23,016
2025	18,222	10,538	28,760
2030	21,963	12,703	34,666

Source: Florida Housing Data Clearinghouse, 2008

Single-Headed Households



In 2000, approximately xxx single family headed households with children who were less than 18 years old lived in Orlando. Of those single headed families 21% had income below the poverty level. Males headed only 7% of those households. Females headed 24% of those families with related children eighteen years old or less.

With few exceptions, the housing needs of the single individual with children are those of female-headed households. In 2000, there were a total of 17,288 female householders with no husband in the City with children under the age of 6 and 35,157 female householders with children 6-17 years of age. The majority of the children who lived with their mother had their mother in the labor force. Thus, the need for adequate childcare situations to allow the mothers to continue to work is increased.

Disabled Population

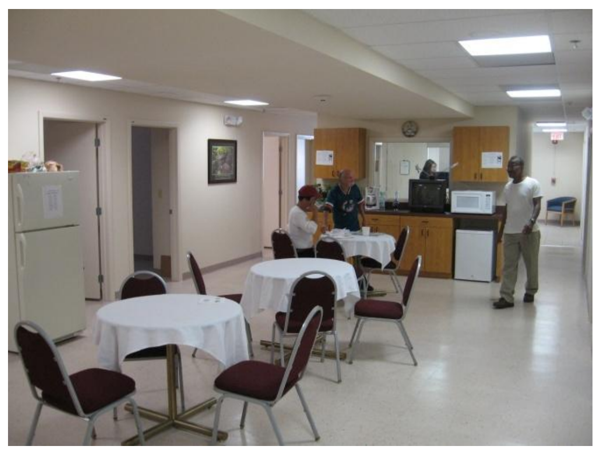
Little comprehensive data exists with respect to the local disabled population. However, it is unlikely that all of these persons have disabilities that affect their housing needs. The Center for Independent Living estimates the regional disabled population to be approximately 1 in every 5 persons of the general population is disabled. This figure includes the deaf and others with "hidden" disabilities that do not affect their housing requirements. This figure is expected to be higher in Florida than in the overall U.S. population because of the number of retirees and other handicapped persons who locate here because of the more agreeable climatic conditions. Data is available for elderly households with disabilities as shown in Figure H-47.

The housing problems of this population relate largely to accessibility. Physical barriers, such as narrow doorways, lack of ramps, high counter heights, and appliance design limit the supply of housing suitable for and available to this group.

Homeless Population

"The Homeless" do not comprise a homogeneous population. The needs, resources available and prospects for change vary among the different homeless groups. They may be drug abusers, mentally ill, elderly, physically disabled, or simply employable individuals seeking jobs. Half are families with children. According to estimates from the Homeless Services network (HSN) of Orange County, there is an average daily homeless population of 7,665 persons in Central Florida. The distribution is 4,419 in Orange County (61%), 1,542 persons in Seminole County (22%), and 1,704 persons in Osceola County (17%). *Homelessness as a Regional Problem in Central Florida: Analysis and Recommendations*, 2007 the most recent report on homelessness in the region, establishes that the homeless can be classified into three groups and it defines them as follows:

Undomiciled homeless: the "literally homeless" living in emergency shelters, shelters for runaways, shelters for abused women, as well as those living "on the street" in abandoned buildings, parks, and other "street" locations.



Domiciled homeless: people living in drug and alcohol centers, group homes for the mentally ill, homes for unwed mothers, migrant worker dorms, and other non-household domiciles.

Precariously housed: people that temporarily "double up" due to financial and other emergencies.

According to an August 4, 2007 report prepared for the Commission by the Homeless Services Network, 35% (2,682) of the homeless population has been homeless for more than one year and 32% (2,453) of those responding have post secondary school education.

As listed in Figure H-49, most primary providers of services for the homeless are located in downtown Orlando.

FIGURE H-49: PRIMARY PROVIDERS OF SERVICES FOR THE HOMELESS, 2008 ORLANDO, FL

Shelter	Address	Services Provided	Capacity
Coalition for the Homeless	639 W. Central Blvd.	Pavilion	375
		First Steps	36
		On-Site Transitional Apartments	55
		Scattered –Site Apartments	26
Women Residential Counseling Center (WRCC)	107 E. Hillcrest	Transitional Housing/Long Term	112
		Emergency Beds	12
Salvation Army	624 Lexington Avenue	Emergency Shelter Beds (Men)	134
		Emergency Shelter Beds (Women & Children)	66
Orlando Rescue Mission for Men	410 W. Central Blvd.	Emergency Shelter Beds	120
Orlando Rescue Mission for Women	1525 West Washington Street	Transitional Housing	174
Central Care Mission	4027 Lenox Blvd	Transitional Housing	34
Christian Service Center	808 W Central Blvd.	Fresh Start Program (Men)	25

Source: Homeless Services Network, 2008

Rural and Farmworker Populations

In 1999, there were 226 employed persons aged 16 or older in the City of Orlando who were employed in farming, forestry and fishing occupations. This amounted to only 0.2% of the employed population of the City. The rural and farm worker populations of the City of Orlando are small in size. It is unlikely their housing needs will impact the housing market.

6. PROVIDING ADEQUATE HOUSING FOR EXISTING AND FUTURE POPULATIONS

Land Requirements

According to the City of Orlando 2006-2030 Growth Projections Report, the Central Florida region will continue to grow at a relatively steady rate. The report states that the City of Orlando will grow in terms of population and employment throughout the City, including the intensification of Downtown, the redevelopment of the Orlando Naval Training Center into a mature mixed-use neighborhood, the continued development of the tourist attractions area in the southwest, and in large greenfield areas in the southeast.

The City's Growth Management Plan promotes a unified land use and transportation system that places equal importance on automobiles, transit, bikes, and pedestrians. In the City's highest projected growth areas the concepts of Smart Growth and the New Urbanism form the underlying principles for new development.

In order to ensure that Orlando remains the strong central city in the region, its boundaries must grow. Annexation in areas where the City can provide the most efficient services is important to Orlando in terms of maintaining a healthy jobs-housing balance. The City has experienced numerous annexations since 1980. This has resulted in a 155% growth in land area (42,904 acres or 67 square miles). Much of that acreage can be found on the Orlando International Airport property and within the Southeast Orlando Sector Plan and Vista East annexation areas in southeast Orlando. It is anticipated that the resident population per square mile will increase as development in the annexed areas proceeds into the future.

According to the 2006-2030 Growth Projections Report, the Orlando's resident population per square mile figure is estimated to increase from 2,033 in 2006 to 2,650 in 2030. Figure H-50 summarizes the acreage needed to accommodate projected population.

FIGURE H-50: SUMMARY OF CITY WIDE RESIDENTIAL ACREAGE NEEDED TO ACCOMMODATE PROJECTED POPULATION

	Single Family	Multi-Family
Acres of Residentially-Designated Land Needed to Accommodate Population Growth (After Application of 2.4 Multiplier)	2,218 x 2.4 = 5,323 acres	3,888 x 2.4 = 9,331 acres
Acres of Residentially Designated Land Available, including Urban Village/Residential Neighborhood Areas of the Southeast Orlando Sector Plan and Baldwin Park, Activity Centers and Mixed Use Corridors	3,962 acres	1,775 acres
Acres of Residential Land Needed to Accommodate Projected Population (Estimated Need)	1,361 acres	7,556 acres

Source: Economic Development Department, Planning Division, 2008

<u>Housing Unit Providers</u>

The private sector provides the majority of the housing needed by the residents of the City of Orlando. The primary exceptions to this are housing for very-low income families and for the homeless. It is increasingly true however, that even this segment of society are having to rely more heavily on the private sector, especially non-profit groups such as Habitat for Humanity.

As discussed in the analysis section, the gap between incomes and housing costs has made it more difficult for many households to afford market-rate housing. Conventional public housing, Section 8 Certificates, housing vouchers, Sections 202 and 236 and a variety of interest reduction programs make housing available and possible for a significant portion of the households in Orlando. The private sector also provides a variety of mortgage assistance programs. In addition, another portion of the assisted housing is also being provided by non-profit organizations specializing in affordable housing development such as Central Florida HANDS, Orlando Neighborhood Improvement Corporation, Habitat for Humanity, and a few others.

The demand for single-family units will be met through new construction, and existing units. The majority of these units will be provided by the private sector. With few exceptions, new homes cannot be built for prices affordable to very low-income households and a large portion of those households in the lower income range.

The majority of these units, especially new units, will be owner-occupied. Some units however, primarily older units, will continue to be rented for investment purposes. Programs such as bond mortgages, the HOME program, and the SHIP program improve the affordability of single-family homes. Construction of affordable housing for low, very low, and moderate-income housing will continue to be provided primarily by nonprofit groups.

Orlando's foreclosed properties provide another source of housing supply. Foreclosed properties are no longer limited to low cost, poorly presented, and located in distressed neighborhoods. Due to the ongoing distress in the housing market, foreclosed properties are located across Orlando and represent good opportunities to provide affordable housing. A slowdown in the home construction throughout Central Florida will help existing home sales as the total supply of available properties begins to stabilize or even decline.

Multi-family units are primarily rental units, although condominium ownership is an attractive option for some. This portion of the housing stock is anticipated to increase through new construction. Affordability is a concern, but not as much as with single-family owner occupied units. Studies consistently indicate that the median income of multi-family unit occupants is substantially lower than single-family unit occupants. Therefore, traditionally, more public assistance programs are available to multi-family developers to assist in affordability. Examples include mortgage revenue bonds, the State Apartment Incentive Loan (SAIL) Program, elderly rental housing assistance, HUD Section 8 rental assistance, the HOME Program and the State Housing Initiatives Partnership Program.

Land Availability

This issue is addressed more fully in the Future Land Use Element. In general, adequate amounts of land area are designated, but residential densities are projected to increase in order to accommodate the growth in population. In order to accommodate the persons earning wages too low to afford homeownership, the City of Orlando provides adequate sites for high rise apartments, garden apartments, townhouses, and quadroplexes, triplexes, or duplexes in the City's future land use maps and zoning codes by designating sites for multi-family housing. These sites are often located close to major employment centers, transportation, schools, and other community and social services. In addition, multi-family sites are permitted in all residential areas and mixed use areas, subject to design standards.

Downtown housing, in particular, has been constrained by the value placed on building sites in reference to their potential for office and retail development. Housing development, particularly rental housing, cannot support the high prices that can be justified for office sites. Apartment rent potentials are much more limited than office rents; therefore, the amount a developer can pay for the building site is also much more limited for apartments. In cases where the zoning code and the site's location allow for office development, the private market is unlikely to be able to afford to buy the land for housing development. This is true even in locations where the current zoning allows only housing, but where the investor believes that office zoning may ultimately be approved. While the City is conservative about approving rezoning from residential to office/commercial, many investors believe it is better to hold a site for two to three years while waiting for the market to develop.

Incentives

The ultimate income potential from developing housing is closely linked to the income of future homebuyers and tenants and the limits it places on the sales prices and rents they can afford. It is also affected by the competitive housing options available to the homebuyer and tenant. With these constraints on potential property income, combined with high land costs, the potential profits from housing development are often limited relative to the potential profits from other kinds of development. Developers who specialize in residential development tend to favor large suburban tracts of land where land development costs are lower than in the city and where the consumer demand is perceived to be higher. Thus, only a limited number of developers are willing to invest the time and capital to develop housing within the city as long as more profitable opportunities exist elsewhere. Low-cost housing can require a greater involvement by the developer in helping potential buyers to arrange financing, an involvement that costs time and money and further reduces the potential profitability of the development.

Given the diversity of housing problems faced by residents of Orlando and the inability of the private sector acting alone to solve them, it is clear that some form of public intervention in the housing market is required. To this end, the City of Orlando has adopted a number of goals and standards, taking into account the resources that are available and the depth of the problem to be addressed. The city's high rate of household growth demands a focus on the addition of housing units through new construction and substantial rehabilitation. The existing housing stock remains incapable of meeting the extent of demand and need.

Due to the City's limited financial and staff resources as well as the legal restrictions imposed by the Florida Constitution, the housing strategies which have been formulated “key” around the principle of providing incentives to leverage private sector development of affordable housing.

Services

In general, adequate services are available and will be available to support the population and housing growth of the City. Water, sewer, solid waste collection, energy, communications, parks and recreation are either sufficiently funded from general funds, self-supporting enterprise funds or have proposals contained within the appropriate Element of the Comprehensive Plan to ensure adequate services will be available as needed.

While availability is not an issue, the costs of these services can have a direct impact on the ability to provide affordable housing. Provision of services has become very expensive. Thus, impact fees rise consistently over time.

Financing

The private sector provides financing for housing at reasonable interest rates with many mortgage types available to consumers. Construction and permanent financing for market rate rental housing is also available as evidenced by the tremendous growth in the region's rental housing stock. Problems arise when trying to finance the development of affordable and low-income housing. Incomes are too low for many to purchase or rent new housing. Secondary funding from Federal, State, or local sources that reduce the total cost of financing, has never been available in sufficient quantity. Constant efforts must be made to find more creative alternatives to fund and develop housing at the lower end.

7. REGULATORY AND ADMINISTRATIVE PROCESS FOR APPROVAL OF HOUSING DEVELOPMENTS

Recognizing that administrative delay adds to development costs, the City has reviewed and streamlined its land use and development procedures. Development is a juggling act requiring skills of diplomacy, vigilance, and persistence. The players in the development process include government officials in multiple jurisdictions, design consultants, lenders, contractors, attorneys and the buyer or renter, all of whom act relatively independent of each other. Development can also be viewed as a financial risk from the time the construction loan is closed to the day of closing or occupancy by the tenant. Many points exist in the process at which projects can fail or be delayed and investment can be lost quickly. This in turn works to add to the price of housing already underway and to steer builders away from affordable, low-cost housing.

Many ingredients of housing development such as interest rates, labor and material costs, and State Laws, are beyond the control of local governments. Nonetheless, a community can adopt an attitude that will affect the cost of housing. By stating, as a matter of public policy, that affordable housing is a high priority in the conduct of its services, several actions can be taken to address affordable housing.

The City of Orlando has a number of procedures and resources in place to facilitate the development of affordable housing.

Affordable Housing Advisory Committee

The Affordable Housing Advisory Committee (AHAC) is comprised of housing professionals and advocates who contribute their expertise to reviewing existing and proposed policies, procedures, ordinances, land development regulations and programs that influence the affordability of housing. The City designed the AHAC to conform the requirements of the State Housing Initiatives Partnership (SHIP) program in order to qualify for state funds. During its first year, the AHAC reviewed specific regulatory issues. Since then, the AHAC has served as an advisory board to the City Council, regarding adoption of incentives to encourage production of affordable housing. In 2007, the state legislature adopted changes to the AHAC as established in Section 420.9076, F.A.C. Some of these changes were as follows:

- Increase mandatory membership from 9 members to 11 members. The committee must include: One citizen who is actively engaged in the residential home building industry in connection with affordable housing. One citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing. One citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing. One citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing. One citizen who is actively engaged as a for-profit provider of affordable housing. One citizen who is actively engaged as a not-for-profit provider of affordable housing. One citizen who is actively engaged as a real estate professional in connection with affordable housing. One citizen who actively serves on the local planning agency. One citizen who resides within the jurisdiction of the local governing body making the appointments. One citizen who represents employers within the jurisdiction. One citizen who represents essential services personnel, as defined in the local housing assistance plan.

- By December 30, 2008, each advisory committee shall submit a report to the local governing body that includes recommendations on, and triennially thereafter evaluates the implementation of, affordable housing incentives in the following areas:

  a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects.

  b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

  c) The allowance of flexibility in densities for affordable housing.

  d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

  e) The allowance of affordable accessory residential units in residential zoning districts.

f) The reduction of parking and setback requirements for affordable housing.

g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

h) The modification of street requirements for affordable housing.

i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

k) The support of development near transportation hubs and major employment centers and mixed-use developments. The advisory committee recommendations may also include other affordable housing incentives identified by the advisory committee. Local governments that receive the minimum allocation under the State Housing Initiatives Partnership Program shall perform the initial review but may elect to not perform the triennial review.

- Triennially, the advisory committee shall review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

Community Housing Development Organizations

Community Housing Development Organizations, or CHDOs, are a specific type of nonprofit organization created in the regulations of the HOME program, a U.S Department of Housing and Urban Development funded program. Accordingly, CHDOs must be developers, sponsors, or owners of HOME-assisted housing in the low-income communities they serve. CHDOs must have effective management control of projects, and be organized and structured according to strict standards specified in the HOME regulations. A minimum of 15% of the City's annual HOME allocation must be set aside for CHDOs. Eligible activities under the 15% CHDO set-aside include acquisition, rehabilitation and new construction of rental housing. This set aside does not preclude CHDOs from accessing other HOME funds. Throughout the years, the City has certified a total of seven CHDO's. These are the Orlando Neighborhood Improvement Corporation (ONIC), Grand Avenue Economic Community Development Corporation, Housing and Neighborhood Development Services (HANDS) of Central Florida, Villages of Orlando, Inc., Low Income housing Community Development Corporation, Florida Community Capital Corporation, and Covenant CDC.

Office of Neighborhood and Community Affairs

The Office provides information on City services and events to Orlando residents and assists neighborhood organizations and individuals in utilizing City services and other community resources to enhance the quality of life in the City.

Office of Human Relations

The City of Orlando's Office of Human Relations affirmatively furthers fair housing in compliance with Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968. It does so through fair housing testing, educational seminars and workshops, radio segments and other advertising modes and through follow-up of complaints of discrimination and case resolution. This office also works with the Community Development Block Grant Administration office to further fair housing in CDBG programs.

One-Stop Permitting

One-stop permitting is a process by which all matters regarding land development within a jurisdiction are handled at a single location and to the extent possible, within a single visit to the location. Items requiring detailed review and/or board hearings obviously require subsequent visits. Such a procedure is necessarily interdepartmental, and is required to be implemented by Florida law. The provision of a centralized point of information should significantly reduce unexpected delays caused by unawareness of a particular aspect of a community's development process.

In addition, because many outside agencies are also involved in the approval process, information on all regulations, procedures, and location should be available at the one-stop permitting center. Examples of such extra-jurisdictional agencies are the South Florida Water Management District, St. Johns River Water Management District, Florida Department of Transportation, utility companies, Florida Department of Environmental Regulation, Florida Hotel and Restaurant Commission, State Historic Preservation Office, and the East Central Florida Regional Planning Council.

Pre-Application Conferences

One of the best tools to ensure that development proposals are sound and that they will proceed efficiently through the process is to hold pre-application conferences. Typically conducted by the Land Development Studio of the City Planning Division, the purpose is to review proposed development plans with a planner, who can inform the developer about potential problems, policy concerns, special requirements, etc.

Available Land Inventory

A simple technique is to develop a current and accurate vacant land parcel inventory of city-owned properties for dissemination to anyone who might want to explore the development potential of a site. When the City wishes to attract housing that is appropriate, it publishes an inventory that includes the zoning restrictions on the property, ownership of the parcel, natural restrictions of the site, size of the parcel, and so on.

Housing Expediter

Often code provisions may change or development fees may increase after a development application has been submitted but before it has been vested. A period of 12-18 months between initial inquiry, submission and commencement of construction is not at all uncommon, given the difficult process of planning affordable housing projects. A function of the Housing Expediter is to notify all applicants with designated affordable housing projects that certain changes are imminent and what steps can be taken by the applicant to "lock-in" his or her plans or fee rates before the changes become effective. This would not, however, relieve the developer of the responsibility for submitting the correct information concerning such matters.

Housing Rehabilitation Code

The renovation of existing housing or the conversion of non-residential structures for housing is a significant way to extend the life of a community's housing stock and thus reduce the need for more expensive new construction. In Orlando, renovation and conversion as well as all new construction is regulated by a locally adopted building code, (Chapter 13 - Building Code) which includes the nationally promulgated model code "The Standard Building Code". When, for example, in the judgment of the local building official, the cost of a renovation exceeds 50% of the value of the existing building, the entire structure must be modified to conform to the code. When the cost is less than 50% of value, only the actual construction activity must comply.

Before

After

Building codes are, of course, intended to ensure uniformly safe, sound, and livable structures and many technological advancements have been made in mechanical systems framing, roofing, etc. Some of these improvements increase safety, provide comfort, increase efficiency or provide less obvious purposes.

Several problems arise when applying new building code standards to existing homes. The strongest argument occurs when part of a house or a multifamily building must be brought up to code. The cost of bringing the property all the way up to code (except for safety) may cause an unnecessary and unreasonable increase in the rehabilitation cost leading to a tremendous increase in the budget. This increase can sometimes make the project unfeasible.

Adoption of a new Building Code would enable the City of Orlando to not compromise on safety aspects, but would not be as strict or comprehensive as the community's new construction code. This argument applies doubly when pertaining to bringing the "unrenovated" portion of a structure in compliance. Lastly, where discretion is allowed, decisions should be made in favor of affordability.

In other parts of the country, rehabilitation codes have been adopted to allow for flexibility in renovating existing buildings. The City may consider working with state and regional representing to assess the feasibility of a similar rehabilitation code in Florida.

Code Enforcement
Regular inspections and prompt response to complaints are important to preserve the stock and help to set a standard for landlords to follow. The dark side of code enforcement is that mandated repairs cost money and can result in rent increases or displacement.

Periodic Code Review
It is wise to review land development requirements periodically for aspects that unnecessarily add to housing costs without a valid reason. The Affordable Housing Advisory Committee has an active role in this process.

8. PROGRAMS AND STRATEGIES SUPPORTING HOUSING AFFORDABILITY

Housing Rehabilitation
The City of Orlando supports a strong housing rehabilitation program in response to the growing need to preserve its housing stock. The City of Orlando has designed a housing rehabilitation program that is adaptable to several of the funding sources that the City receives. Rehabilitation assistance is available in the form of deferred payment loans or in conjunction with bank loans.

Density Bonuses
Density Bonus refers to the practice of granting the privilege of building more housing units per acre or commercial floor space per acre within a given zoning district in exchange for a monetary contribution to an affordable housing trust fund. The monies in the fund are in turn used to support low-income or affordable housing activities in the community. An alternative is to grant the bonus to residential developers who provide the additional units at affordable rates on the building site.

The City of Orlando currently has such a program in the R-3A and R-3B residential districts. In the R-3A district, where 12 units per acre are allowed, up to a 3 unit per acre bonus can be allowed in exchange for a financial contribution to the City (2% of construction costs) or through providing on-site housing units devoted by deed restriction to Lower and Very-Low Income families. In the R-3B district, where 21 units per acre are allowed, up to a 5 unit per acre bonus is available under the same conditions. An issue that is often discussed is whether or not the increased profit from the density increase more than offsets the additional cost. Developers are not required to place the low-income units on their site; thus, any developer within the designated zoning districts can use the program. Neighbors may complain that higher density may appear to overload roads, sewers, etc. Conducting a neighborhood impact review and prescribing innovative measures as necessary can defuse potential opposition. The percent of contribution must be carefully set so as not to reduce the developer's rate of return available without the bonus.

Infill Development

Already developed areas have sites that may have been bypassed by previous development. These vacant sites are typically random in size and shape. Although the land would seem to be cheaper because public facilities are available nearby (often adjacent to the parcel), it is also typically closer to commercial areas, schools, and jobs and thus commands a location premium because of convenience. In order to make these parcels sufficiently attractive for affordable housing development, it is usually necessary to increase allowed density and relax site development standards. For example, a subdivision with several vacant lots may have been developed when 45 feet wide frontage was acceptable, and the current minimum may be 55 feet. In short, unbuildable vacant lots should be made buildable, and buildable lots should be made more flexible. In response to affordability needs, many architects have now designed excellent house plans, which can, for example, fit on 35-50 foot wide lots. Smaller lots mean less land to purchase for development. In addition many older neighborhoods have small vacant lots that would be unsuitable under many current codes. Allowing houses to be built on them increases the land inventory and uses land that is already provided with services.

Higher Densities

More units allowed per acre decrease the cost of raw land per unit and spread overall project costs for site improvements, infrastructure, construction and utilities over a greater number of units. For example, if 20 units per acre are allowed on land costing $100,000 the average land cost per unit is $5,000 per unit. If 25 units were allowed instead, unit cost would be $4,000. Depending on methods of financing, such a reduction could mean as much as $10 less in rent per month. Higher density also obviously means that less land is needed for development, and preservation of environmentally sensitive lands is made easier. Finally, higher density reduces sprawl and the attendant cost of providing public services.

Accessory Apartments

When a single-family home has a small apartment included in a portion of its structure, the apartment is called an accessory apartment. It can also be known as a "Mother-in-law" or "Granny" apartment. These units have independent kitchen and bath facilities, but are clearly subordinate to the main unit (cannot exceed 25% of the gross floor area of the principal structure within which it is located) that makes the apartment acceptable in an otherwise single-family neighborhood. Thus it is distinguished from a duplex.

These apartments are most commonly found in older neighborhoods, which have larger houses, or large detached garages. The apartment allows use of the excess space. It also provides a viable and usually pleasant alternative to apartment houses or complexes. Accessory apartments are permitted uses in one family conventional development in single family residential districts within the Traditional City where building sites which are 1 1/2 times the minimum lot area otherwise required in the zoning district. On all other lots in single family residential districts within the Traditional City and in single family residential district outside the Traditional City, accessory apartments are Conditional Uses.

Zero-Lot-Line Development

The zero-lot-line (ZLL) approach is a good way to take advantage of the limited space available on small lots. One and two family zero-lot-line developments are permitted by the existing Land Development Code in most zoning districts which allow residential development. Unlike conventional zoning provisions that require that the house be "set back" from every lot line, this approach allows the house to be placed on the side lot line and sometimes on the rear and front lot line. Shifting the house to the edge of the lot on one side puts all of the side-yard space where it can make a difference, especially on a small lot. Often side yards on either side of a conventional house are so small as to make them useless. This new way allows a "courtyard" effect to be created, and it also permits the lot width to be reduced. A 40-foot frontage, for example, can work well where ZLL houses are permitted. These narrower lots also lower costs for sidewalks, curbs and gutters, and street pavement.

Mobile Homes (Manufactured Housing)

Mobile Homes have long suffered from the negative perceptions of many that they are "substandard housing" or that they lower property values. These perceptions are typically manifested in local development regulations, which severely restrict their placement or prohibit them altogether.

Mobile homes have a number of specific advantages to traditional construction. These advantages include: higher quality, shorter construction period, lower construction finance costs, high energy-efficiency, almost zero construction waste, with substantially less energy expended, engineered to meet or exceed every local building code in Florida, and dynamite curb appeal. This type of housing is probably the most inexpensive, decent housing available. Their prices average 40% less than comparable "stick-built" homes. Clearly, mobile homes offer affordable homeownership to a large segment of the house-seeking population.

The City of Orlando will continue to allow mobile homes in a number of residential and mixed use zoning districts where:

1. adequate public facilities and services are available, and

2. sufficient capacity (current and projected) is available to handle the travel demand generated by the increased intensity.

In addition, the Land Development Code allows manufactured housing to be considered as permitted or conditional uses consistent with the regulations pertaining to similar single family or multi-family dwellings.

Community Residential Homes

Community Residential Homes (CRH) are also known as group homes or residential social service facilities (RSSF). They are defined by state statutes as: "a dwelling unit licensed to serve clients of the Department of Health and Rehabilitative Services, which provides a living environment of 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents". Houses of 6 persons or less are treated as single-family houses.

The Land Development Code states that all RSSF's except Adult Congregate Living Facilities (ACLF's) shall conform to the established zoning district and use regulations. RSSF's with 6 or fewer residents are permitted in single-family or multi-family zoning districts, with a minimum separation of 1,000 feet from other homes with 6 or fewer residents. RSSF's with 7 or more residents in multi-family zoning districts have a minimum separation of 1,200 feet. A RSSF with 7-14 residents that is located within 500 feet of a single-family zoning district is considered to substantially alter the nature and character of the area and allowed only by conditional use. RSSF's with more than 14 residents located in Multi-family Dwellings shall not occupy more than 3.0% of all the dwelling units, or six units, whichever is greater. Exceptions to these separation standards may be allowed only by conditional use. These houses enter the affordable housing picture because they are the only housing dedicated to this clientele, and because they are frequently financially supported by social service agencies, providing the only affordable special housing available.

Affordable Housing Certification

As the menu of available regulatory incentives for affordable housing continued to grow, a certification process to identify and qualify eligible housing became an essential feature of the local regulatory incentives package. On February 8, 1993, City Council adopted the Affordable Housing Certification Process. The certification process is designed to be an administrative review requested and conducted concurrently with any other initial applications for development approval required for a project such as a Preliminary Plat or Rezoning. The certification process is required for all projects seeking benefits such as:

1. alternative design guidelines for affordable housing,
2. affordable housing sewer impact fee grant,
3. transportation impact fee exemption,
4. school impact fee discount,
5. non-profit impact fee grant,
6. capacity reservation set-aside,

7. reduced capacity reservation fees,
8. density bonuses,
9. construction subsidies from local, state, and federal funding sources, and
10. any other programs that may develop in the future.

Multifamily Rehabilitation Strategy

Because the City of Orlando has been in dire need of rehabilitating multifamily units, the Multifamily Rehabilitation Strategy was developed to encourage developers to rehabilitate such units. If possible, Land Development and other permitting requirements may be relaxed in order to facilitate the rehabilitation of some multifamily developments.

Before

After

Affordable Housing Demonstration Program

An affordable housing demonstration program is an experiment; results are measured by what cost savings result from employment of the agreed upon concessions which do not, in the community's judgment, compromise the community's obligation to provide adequate and durable public facilities and a suitable living environment. Those methods, which are recognized for their overall benefit, are then adopted community-wide into the appropriate code.

The premise is that a builder and those local officials responsible for regulatory approval can together identify ways to reduce the cost of housing and to modify or interpret local building codes and site development regulations so that new methods can be used.

The requirements addressed may include higher density, reduced setbacks, street widths, street design standards, sidewalk requirements, landscaping and buffering standards, construction methods and materials, storm water management, and so forth. It is primarily the builders' responsibility to develop a list of ideas in order to reduce development cost without sacrificing the project's long term sustainability. It is the responsibility of local officials to accept those ideas that are reasonable for the community.

Sustainable Communities Designation

In July 1997, the City of Orlando entered into an agreement with the state of Florida through its Department of Community Affairs, to become one of five communities to participate in a

Sustainable Communities Demonstration Project. One of the specific projects that the City committed to was the development of a sustainable demonstration house. Through coordination with the Florida Housing Finance Corporation, the City, acting as a not for profit developer, coordinated the construction of a residential structure. The “Orlando House” was comparable to the “Florida House”, located in Sarasota, Florida. The structure utilized recycled and highly durable materials, energy efficient design and construction techniques. It also incorporated state of the art Florida disaster resistant or disaster resilient design standards. After approximately two years of construction, the Orlando House was sold to a private individual. The revenue collected from the sale, was used as seed money for the construction of smaller versions of this type of housing throughout the City.

Neighborhood Preservation

Related to the notion of preserving housing through code enforcement is to preserve neighborhoods and housing through carefully considered governmental actions. For example, strong zoning can prevent intrusion of commercial uses into residential areas. Existing city policies to protect residential neighborhoods from encroachment have been carried forward in the Future Land Use Element.

Often in the past governments were quick to demolish housing for the placement of public facilities. It is now more widely recognized that one of the most cost effective ways to provide affordable housing is not to remove it. The City of Orlando is committed to developing criteria for the placement of future public facilities which will encourage the preservation of the existing housing stock, and which will minimize the relocation of residents and the demolition of housing.

Foreclosure Prevention Strategies

High foreclosure rates are a result of the housing slump, the credit crunch and the staggering losses by the lending community that loaded up on subprime or high-interest and high-risk loans in the early part of the 2000’s. However, recent weakening of property values and tighter lending is leaving many homeowners powerless to prevent homes from being foreclosed. According to a report in the Orlando Sentinel, Metro Orlando ranked 13th in the nation with 10,522 households receiving a foreclosure notice during the first quarter in 2008. Strategies to address the displacement of households due to foreclosures and the effect high foreclosure rates have in neighborhood must be addressed by local governments. The City has started a partnership with local counseling agencies to hold seminars throughout the City about foreclosure prevention and predatory lending. In addition, the City has a program in place that provides monetary assistance to eligible households in order to avoid foreclosure.

Infill Housing

Infill development occurs on sites that have been bypassed by previous development. Alternatively, these sites may have been developed at one time and the current use is no longer desirable. Developments of infill sites have benefits because utilities and other infrastructure typically already serve the sites. Therefore, the front-end costs of development may be reduced. Also, infill development can revitalize older neighborhoods.

The City of Orlando is committed to contributing toward the revitalization of its older residential neighborhoods. The Parramore neighborhood, which is located west of downtown Orlando, is one of these neighborhoods that are undergoing revitalization. Throughout the years, a number of working committees have been appointed by elected officials to address the needs of Parramore. More recently, in 2003, Mayor Buddy Dyer appointed the Mayor's Task Force on Parramore. The task force was charged with developing strategies that address public safety, housing, master planning and social services to restore the neighborhood into a safe, livable, sustainable and prosperous place for Orlando citizens, businesses and institutions to thrive.

The renovation of the Parramore Heritage District has been possible due to a partnership between groups such as ONIC and HANDS (both local non-profits), local banks, the Community Redevelopment Agency, the City, housing providers, affordable housing advocates, real estate professionals, churches, and other groups active in the community.

State and Federal Financing Programs

Over the years, a number of Federal programs have provided funds to local governments, developers, homeowners, and tenants. Similarly, the State continues developing programs addressing housing. The best strategy for the City is to communicate directly with the appropriate agencies to keep abreast of any changes.

Assistance to the Homeless

Existing facilities and services are not adequately addressing the needs of the homeless in Orange County. Shelters that provide lodging are turning away individuals due to lack of space. There are no shelter facilities available during the day for the ill or for those who work at night. Counseling services are very limited. The most urgent need with respect to the homeless population is the provision of shelter to homeless families. This need is being addressed by the Coalition for the Homeless of Central Florida, with funding assistance from the City of Orlando.

A key element of any program to help the homeless get back on track is a strong case management (counseling) program where an individual's problems are identified and the individual is referred to the appropriate agency for assistance. Counseling must continue as the person moves from being homeless to a transitional housing program until permanent housing is acquired. The Coalition for the Homeless coordinates with Orange County Public Schools for

GED preparation and testing, Good Will Industries for employment mentoring, and Lakeside alternatives for mental health counseling.

The Federal assistance provided under Stewart B. McKinney Homeless Assistance Act, Title IV complements and enhances the current efforts by Orlando and Orange County to provide services and facilities for the homeless by increasing the amount of funds available to provide the types of supportive services needed by the homeless. Appropriate units for handicapped clients are provided as part of homeless shelter projects.

Developments of Regional Impact

Developments of Regional Impact (DRIs) are large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located. These developments could be expected to impact a neighboring community due to, but not limited to, the following factors: relative size or number of dwelling units as compared with existing stock, proximity to the borders of a neighboring community, transportation networks, anticipated emissions such as light, noise, smoke, odors, or particles, proximity to aquifers or surface waters which transcend municipal boundaries, and shared facilities such as schools and solid waste disposal facilities. The City of Orlando has over twenty approved DRIs within its boundaries. DRIs have a tremendous impact on the City's growth projections, and account for much of the development that will occur between now and 2030. All of these developments account for more than 15,000 residential units.