

GOALS, OBJECTIVES & POLICIES

Goal 1.0.0. Maintain a balanced mix of all housing types that will allow for residential needs for the existing and future population.

Objective 1.1.0. The City shall maintain its mixed-use regulations to provide additional new housing to meet the present and future housing needs.

Measure: Consistency with the Comprehensive Plan and the Land Development Code.

Policy 1.1.1. The City shall maintain current mixed-use regulations within areas defined by the Land Development Code.

Policy 1.1.2. The City shall maintain development regulations and establish redevelopment regulations that support the integrity of the Comprehensive Plan, as well as the quantity, quality, and character of the City's housing stock.

Policy 1.1.3. The City shall continue to collect data on housing value of newly constructed units, housing types, foreclosures and other housing and household statistics, to monitor that the City's housing stock provides affordable and adequate housing for the existing and future population.

Policy 1.1.4. The City shall revise the Future Land Use Element as necessary to allow for the development of a variety of housing types to meet the housing needs of the existing and future population.

Policy 1.1.5. The City shall continue to allow accessory dwelling units in RS-1 zoning district.

Objective 1.2.0. The City shall continue to regularly enforce the provisions of its Neighborhood Preservation Ordinance to maintain the quality and aesthetic character of its housing inventory.

Measure: Number of housing units inspected annually.

Policy 1.2.1. The City shall examine and revise the performance standards contained in the Neighborhood Preservation Ordinance as needed, based on experience with the City's housing rehabilitation programs.

Policy 1.2.2. The City shall continue to evaluate the need to sponsor and/or coordinate neighborhood improvement projects that will maintain and enhance the housing stock.

Policy 1.2.3. The City shall continue to provide neighborhood improvement programs through the State Housing Initiative Partnership (SHIP), Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) programs that sustain affordable housing through the housing rehabilitation and barrier free programs.

Policy 1.2.4. The City shall continue to sponsor, co-sponsor and coordinate neighborhood improvement projects to maintain the quality of housing stock and prevent negative influences which often lead to neighborhood blight. Such projects shall include working with citizens groups which promote neighborhood preservation.

Policy 1.2.5. The City shall continue partnering with Local Housing Authorities programs through the Code Compliance Division, Community Development Division, and the Police Department.

Objective 1.3.0. The City shall ensure appropriate land use and zoning classifications for a variety of residential land uses, thereby providing, in cooperation with state and county agencies, opportunities for Community Residential Homes.

Measure: Percent of properties in the City that have a residential land use and zoning designation.

Policy 1.3.1. The City shall continue its policies for the location of Community Residential Homes and households with special housing needs.

Objective 1.4.0. The City shall continue to maintain multi-family land use and zoning for a variety of housing uses, providing the basis for private property owners to develop properties to meet low- to moderate-income housing needs.

Measure: Percent of properties in the City that have a multi-family land used and zoning designation.

Policy 1.4.1. The City shall monitor new housing to determine whether the existing and new housing stock meets the housing needs of the elderly, and low- to moderate-income families.

Policy 1.4.2. The City shall use federal and/or state programs when appropriate to supplement the development of low- to moderate income housing units by the private sector.

Policy 1.4.3. The City shall continue to support land use and zoning measures which guide the single-family and multi-family housing mix in locating housing for low- to moderate-income families.

Goal 2.0.0. Provide safe, affordable and quality housing in variable neighborhoods for the entire present and future population of the City.

Objective 2.1.0. The City shall continue to implement and maintain its affordable housing ordinance by providing opportunities for low- to moderate income persons.

Measure: Number of affordable housing units in the City.

Policy 2.1.1. The City shall continue to utilize the Community Development Block Grant (CDBG), State Housing Initiative Partnership (SHIP) and the Home Investment Partnership (HOME) programs and other available state and federal programs to provide affordable housing.

Policy 2.1.2. The City shall continue its efforts to provide and conserve affordable housing within the City.

1. The City shall continue to implement its townhouse ordinance as a regulatory measure that streamlines the platting process as an incentive to the Private sector to build alternative affordable single family style homes.
2. The City shall maintain an “Affordable Housing Advisory Committee” (AHAC) per State regulations to provide public participation in determining the housing needs for the City’s Local Housing Assistance Program (LHAP).
3. The City shall maintain compliance with residential density requirements as defined by the Broward County Land Use Plan in accordance to affordable housing.
4. The City shall provide technical assistance in the preparation of site plans and plats in order to facilitate development of affordable housing within the City of Coral Springs.
5. The City shall make information available to its residents through press releases, the City’s website, City TV-Channel 25 and printed information at City locations to heighten public awareness of the affordable housing programs offered by the City.

6. The City shall continue to expedite building permits related to affordable housing programs.

Policy 2.1.3. For land use amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan or the Coral Springs Future Land Use Plan, the City shall coordinate and cooperate with Broward County to implement the City's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

Policy 2.1.4. The City shall develop an affordable housing bonus density consistent with the Broward County Land Use Policy 2.16.3 and incorporate it in the Land Development Code.

Objective 2.2.0. The City shall ensure appropriate land use and zoning classifications for mobile home parks.

Policy 2.2.1. The City shall continue to allow mobile homes in agricultural areas and RM-40 zoning district as a conditional use.