



COMPREHENSIVE PLAN

HOUSING ELEMENT

EFFECTIVE SEPTEMBER 2006

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CHAPTER III
HOUSING ELEMENT

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A. INTRODUCTION

One of society's most basic needs is shelter. The quality of life in a community is affected by the ability of the community to preserve the existing housing stock, and to accommodate future housing needs. It is important to consider where new residential areas are located, for this decision will drive the location of public facilities (roads, utilities, parks and schools).

1. Purpose of the Element

The purpose of this Housing Element is to assess the housing conditions of the City of Edgewater, to determine what needs to be done to offer adequate housing to its residents and to establish steps for achieving the desired goal.

This study provides a detailed inventory and analysis of the existing housing stock; an in-depth analysis of the existing housing conditions, the delivery of housing, and the future needs of the community, and sets implementation policies designed to provide for the protection of established neighborhoods and the efficient delivery of housing to meet projected needs. This Element is also intended to provide City officials and the general public with the information necessary to guide housing growth in the direction that best addresses the desires of not only Edgewater's existing and anticipated residents, but those with special housing needs as well.

2. Growth Trends

The City has demonstrated a consistent record of significant growth since 1960. Almost 1,300 residents were added between the 1960 and 1970 census counts, reflecting a 63 % increase. The City grew by 871 residents between 1970-1975, a 26 % rise. By 1980, there were 6,726 residents in Edgewater. The net change between 1975 and 1980 was 2,507 or an impressive sixty (60) %. By 1980, the community had 2.6 % of Volusia County's resident population, compared to 1.64 % in 1960 and 1.98 % in 1970. Edgewater's rate of growth in

%age terms was generally two to three times the rate of growth for Volusia County during the 1970's. Of course, the City's base population is much lower than that of the County; nevertheless, Edgewater's growth since 1960 has been significant.

The rate of growth for Edgewater increased rapidly during the 1980's. Edgewater increased its resident population to 9,996 in 1985 for a net increase of 3,270, or 48 % over 1980. Edgewater grew impressively, especially between 1985 and 1986, by adding over 1,000 year-round residents. The City's share of the Volusia County population increased from 2.6 % in 1980 to 3.26 % in 1985. Between 1980 and 1990, the City had increased by an impressive 128 % with over 15,337 residents. The City had steadily increased its share of the County's population since 1960. By 1990, the City had grown to capture over 4.1 % of Volusia County's total population.

Between 1990 and 2000, the population increased but only by twenty-three (23) %; bringing the total population count to 18,865 residents. This indicates that the population is beginning to stabilize. However, Edgewater's share of the County's population has continued to increase to an estimated 4.4 % by 2000.

The total change since 1960 is estimated to be an additional 16,814 individuals or an astounding 819.8% increase during the forty year period (1960-2000). Several growth factors have influenced the population increase that has occurred in the City since the 1960's.

The 1990 US Census indicated that there were 15,337 residents in the City of Edgewater. The City estimates that the 2000 population was 18,865. Housing construction activity started to increase in the fifties and reached a boom during the seventies and eighties. Construction has remained steady in the last ten years, averaging 150 units per year. Due to the fact that the housing stock is relatively new, a generally low incidence of deteriorated/sub-standard housing conditions exists within the City. These characteristics will be addressed in detail in the next Section.

B. INVENTORY

This Section deals with the characteristics and conditions of the existing housing stock in the City, the availability of subsidized housing developments, the protection of significant housing, and housing construction activity. The primary source of statistical information was the 1990 Census of Population and Housing. Information provided by the City's Building Department regarding building permits and demolition permits issued since April 1, 1990 (the date that the last U.S. Census was taken) has been used to update certain data. The Bureau of Economic and Business Research (BEBR) and the Shimberg Center for Affordable Housing have also provided relevant information to aid in the updating process.

1. Housing Characteristics

The information contained in this Section was obtained from the following sources: 1990 United States Census, and the Shimberg Center for Affordable Housing. The Shimberg Center provides the option to insert locally defined data in four (4) areas: population projections, vacancy rate used in housing demand and need projections, 1990-1995 permit data, and affordability tables (sale price range). The City of Edgewater has prepared detailed population projections based on local trends, and has detailed building permit information for 1990 to 1995. Therefore, the City has elected to adjust the population projections and the 1990-1995 permit data provided by the Shimberg Center.

a. Dwelling Units by Type

As shown in Table III- 1, there were 6,888 total housing units in Edgewater in 1990. Of those, almost seventy-five (75) % were single-family detached homes, slightly more than six (6) % were attached single family homes, six (6) % were duplexes, four (4) % were multi-family dwellings, and nine (9) % were mobile homes. The

distribution of dwelling units by type in the County was very similar, except for single-family detached and multi-family dwellings. While the City's single family dwellings accounted for seventy-five (75) % and multi-family dwellings accounted for only four (4) % of the total number of units, the County had sixty-one (61) and twenty (20) %, respectively. These figures include both permanent and seasonal units.

The Census data for 1990 shows some housing units in an "other" category. The Shimberg Center data combines some of the Census categories so that single family includes one (1) unit attached and detached plus "other", and multi-family includes two (2) units or more. Based on building permit information provided by the Building Department and the Shimberg Center, the distribution of housing units by type in 1995 shows a slight increase of single-family and a slight decrease in the Mobile Home category in the City from 1990 to 1995. Table III- 1 also shows 2000 housing data for the City.

b. Dwelling Units by Tenure

According to the 1990 Census, approximately eighty-eight (88) % of the housing units in Edgewater are occupied (see Table III- 2). Of the City's 6,043 permanent occupied housing units, 4,742 or seventy-eight (78) % were owner-occupied; and 1,301 units, or twenty-two (22) % were renter-occupied. By comparison, seventy-two (72) % of all occupied housing units in the County were owner-occupied, while the figure was only sixty-seven (67) % statewide. At the time of the 1990 U.S. Census, about twelve (12) % of the City's entire housing stock were found to be vacant, while seven (7) % of the permanent housing units were vacant. This figure was very comparable with that of Volusia County, in which fifteen (15) % of all of its housing units were vacant, and eight (8) % of the permanent units were vacant. In the State of Florida, vacant housing accounted for almost thirteen (13) % of all dwelling units.

There were 845 vacant units in the City of Edgewater in 1990. Of those vacant units, twenty-eight (28) % were for sale, nineteen (19) % for rent, and thirty-seven (37) % were seasonal units. The %age of seasonal units in the County was slightly higher than in the City (41%). There were no migrant worker units within the City of Edgewater, and only twelve (12) migrant worker units in the County. The analysis Section will exclude seasonal units from the affordable housing calculations/projections.

c. Age of Housing Stock

Table III- 3 shows the housing construction activity in Edgewater for the past 60 years. Only nineteen (19) % of the City's housing stock was built prior to 1970. The City experienced tremendous growth during the eighties, when fifty (50) % of the homes in the City were built. Construction activity went down to previous levels in the nineties (see Table III- 12 - Housing Construction Activity, 1990-2000). During the nineties the City has seen construction of mostly single-family homes and mobile homes (manufactured homes) with a few duplex units and no multi-family dwellings.

Construction activity in Volusia County was more gradual than in the City, but also reached a peak in the eighties, when thirty-four (34) % of the total housing stock was built. Therefore, the majority of the housing units in both the City and the County are less than 30 years old, and have been constructed to meet demanding building codes. This situation indicates that, while rehabilitation activities will be important, residential rehabilitation will not be as critical as in communities with older housing supplies.

d. Housing Cost - Rent, Value, Monthly Cost

Almost seventy (70) % of all the housing units in the City, or almost seventy-nine (79) of occupied units, were owner-occupied in 1990. Table III- 4 shows owner-occupied housing units by home value, for both the City of Edgewater and Volusia County. The City had a relatively even share of units among housing values below \$30,000 and above \$150,000. Most of the homes in the City in 1990 were within \$50,000 and \$75,000, with the median value reported by the Census at \$62,600 for the City, and \$69,200 for the County.

Approximately thirty-three (33) % of the owner-occupied housing units in the City were not mortgaged in 1990. Table III- 5 shows the monthly cost of owner-occupied housing in the City and the County. The median monthly housing cost per owner-occupied housing unit in the City was \$585 if mortgaged and \$168 if not mortgaged. The median costs in the County were \$636 and \$185, respectively.

Twenty-one (21) % of all occupied units in the City (nineteen % of all units) were rental units in 1990, according to the Census. Table III- 6 shows the rental units by Gross Rent paid in the City and the County. The median gross rent in the City in 1990 was \$496, while in the County it was \$464. Comparing monthly housing costs in the City and the County, it can be observed that median costs of owner-occupied homes are generally lower in the City, while median rental costs are generally higher.

e. Cost/Income Ratio

The Florida Department of Community Affairs (DCA) estimates that a family is paying too high a %age of their income for housing if the cost to income ratio is greater than thirty (30) %. The market for owned housing is self-regulating, meaning lenders are hesitant to risk a mortgage loan on households whose income is too low to afford housing costs that exceed thirty (30) % of their income. Rental housing, however, does not have this regulating feature, and a %age of families, usually those with low to moderate income levels, must spend a greater than acceptable share of their income on housing. Households are defined as very low, low, and moderate income based on thresholds tied to the median income of a county or metropolitan statistical area. These thresholds are 50, 80, and 120 % of median income, respectively. The median household income in Edgewater in 1989 was \$25,053, slightly higher than the County's \$24,818.

Table III- 7 shows the number of households with monthly housing costs that exceed thirty (30) % of their income. Approximately twenty-seven (27) % of all the owners, and thirty-six (36) % of all the renters in the City were paying more than thirty (30) % of their incomes for housing in 1990. The %age tends to decline as the income range increases.

2. Housing Conditions

a. Physical Conditions

As noted in the previous Section, most of the housing stock in the City of Edgewater is relatively new. The quality of Edgewater's housing stock in 1990 is presented in Table III- 8. The criteria used to evaluate housing quality are those employed by the U.S. Bureau of the Census. Measures such as the lack of complete plumbing, kitchens or heating equipment, the lack of a water system or means of disposing of sewage are all indicators of sub-standard housing conditions.

Generally, the 1990 U.S. Census data indicates that the quality of housing in the City is high. All units had kitchen facilities; only eighteen (18) units lacked complete

plumbing, and forty-nine (49) units did not use fuel for heating. All units had a water supply and a method for sewage disposal. There were 10 boarded up units in the City and 192 in the County.

In 1995, the City instituted an unsafe building abatement program, which has enabled the City to require the improvement of the very few seriously deficient homes within the City. The City's Building Department conducted a housing conditions survey in November 2000 and found 502 units (5.8% of total units) in sub-standard, and 87 units (1.1%) in deteriorated condition. Map III-1 shows the location of the sub-standard and deteriorated units. The definitions for standard, sub-standard and deteriorated are as follows:

Standard: A standard housing structure is one that appears structurally sound with no apparent sign of decay and only slight defects, which are easily remedied with normal maintenance.

Sub-Standard: A sub-standard housing structure is one that can be brought up to standard conditions with rehabilitation. Such housing has one (1) or more defects of an intermediate nature that must be corrected if the unit is to provide safe and adequate shelter.

Deteriorated: A deteriorated housing structure is one that has several critical defects and deteriorated to the point where rehabilitation would exceed fifty (50) % of the replacement value.

b. Overcrowding

Overcrowding is also an indicator of sub-standard housing. According to the U.S. Bureau of the Census, overcrowding exists if there are more than 1.01 persons per room living in a dwelling unit. In making these computations, a "room" is defined as a living room, dining room, kitchen, bedroom, finished recreation room, or enclosed porch suitable for year-round use. Excluded are bathrooms, open porches, balconies, halls and utility rooms. Table III- 8 shows that only 121 dwelling units, or less than two (2) % of the homes in Edgewater, were considered to be overcrowded. A little over two (2) % of the housing units in the County were overcrowded.

3. Government Subsidized Housing

a. Federal Programs

The U.S. Department of Housing and Urban Development (HUD) funds several housing programs including the traditional Public Housing Program, Section 8, Section 202, Section 312, Section 221d3 and Section 236. Most of these programs are not currently funding new construction, but offer rental subsidies.

The Farmers Home Administration (FHMA) of the Department of Agriculture also offers rental and owner subsidy programs. There is one facility in Edgewater that was built under the Rural Housing Program (Section 515), and is currently receiving rural rental assistance. That facility, Edgewater Park Apartments, located at 118 Mockingbird Lane is owned by Stuckey Development (P. O. Box 13526, Macon, GA), has 35 units and is fully occupied. Section 515 subsidizes rental apartment complexes in rural areas for low and moderate-income families. The facilities must be located in areas with population of 10,000 persons or less, modestly designed, and within walking distance of churches, schools and other public facilities and community centers. The program provides funding of up to 95 % of the total developments cost or appraisal value, whichever is less. The developer pays the

remaining five %. Facilities receiving "interest credit" subsidies make payments based on one (1) or three (3)% interest rates with loan terms of up to 50 years.

Other Federal programs include the Community Development Block Grants (CDBG) and the Urban Development Action Grants (UDAG). The City of Edgewater, because of its size, is not eligible to receive CDBG funds directly. However, the City is currently receiving funds through the County for infrastructure improvements.

b. Other Programs

State programs for housing assistance include the Florida Housing Finance Agency, which provides funding for developers who set aside a %age of their housing for low and low-moderate income people. The City does not presently receive this type of housing assistance from the State.

4. **Group Homes**

The Florida Department of Children and Family Services licenses and monitors group homes; foster care homes, nursing homes, and family child care homes. The Agency for Health Care Administration licenses and monitors assisted living facilities, adult family care homes, and adult day care centers. Currently, there are thirteen (13) Foster Care Homes in the City of Edgewater, three (3) Assisted Living Facilities, and two (2) Adult Family Care Homes. The facilities are listed on Table III- 9 and displayed on Map III-2.

The City's Land Development Code categorizes group homes of seven (7) or fewer residents as a single-family home. They are permitted in all zoning districts that permit single-family homes. Larger group homes are permitted in the City's multi-family and commercial districts.

5. **Mobile Homes**

Florida Statutes defines a *mobile home* as "a structure, transportable in one or more Sections, which is eight (8) body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein." *Manufactured home* is defined as "a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each Section bearing a seal certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standard Act." The Census Bureau also considers manufactured homes as mobile homes for statistical purposes. Therefore, the term mobile home in this Element refers to both mobile homes and manufactured homes.

Almost twelve (12)% of the existing housing stock in the City of Edgewater consisted of mobile homes in 1990, a slightly higher share than in the County, where ten (10)% of all housing units were mobile homes. Since 1990, 364 new mobile homes have been added to the housing stock. Most of these are located within Edgewater Landings, a manufactured home subdivision.

There are a total of twelve (12) mobile home parks and subdivisions within the City limits. These parks, listed in Table III- 10, contain 1,078 mobile/manufactured home spaces. Most of the mobile home parks are located on Ridgewood Avenue (US #1), and are operating at or near capacity. The units are all tied into the City's water and sewer systems. Seven (7) of the parks lease the lots to tenants that own their mobile homes; three (3) of these seven (7) also have a few homes for rent and one offers homes for sale. Pyramid Park Corporation sells shares of the corporation; therefore, tenants buy a %age of the corporation that entitles

them to lots. Seahorse Adult Mobile Home Park is only available for persons 35 years or older.

6. Historic Housing

At present, there are no sites in the City of Edgewater listed in the National Register of Historic Places. Since a professional historic survey of the area has not been made, the Division of Historical Resources of the Florida Department of State cautions that the historic potential of this area may not be adequately represented.

The Division maintains a central archive for Florida's historical and archaeological sites known as the Florida Master Site File (FMSF). These properties are not required to meet any minimum level of historical or scientific importance, but usually are at least 50-years old, and adequately located and documented. These sites represent the known physical remains of Florida's prehistoric and historic cultural heritage. Currently, there are thirteen reported sites in the City of Edgewater listed on the FMSF, which are presented on Table III- 11.

In addition to the sites on the Florida Master Site File, local officials have undertaken an informal survey of historically significant housing in the community. Most of these homes are along Edgewater's waterfront, as is to be expected. The earliest settlers typically built their homes near the water, as this afforded them a site close to a source of food, as well as a primary source of transportation. The oldest home is located immediately north of City Hall. It was built by Dr. Hawks, the founder of Edgewater, in the 1860's.

7. Housing Construction Activity

From April 1990 to March 2000, building permits were issued for 1,514 residential units. Permit information provides a gauge of housing construction activity and should not be used as a precise representation of the number of units added to the housing supply, as some units permitted may never be built or may not be completed for several months or even years.

Table III- 12 presents information on the type of units constructed. It indicates that, since 1990, almost seventy-four (74) % of the permits issued (1,119 units) were for construction of single-family residential units. Most of these homes are located within the Florida Shores subdivision. Since 1990, mobile home permits issued have declined. Most of the permits issued for mobile homes in the last 10-years were for the Edgewater Landings subdivision. No permits have been issued for multi-family units since 1990.

The City has annexed a total of 35 dwelling units in the past 10-years. These units were part of a mobile home park annexed into the City in the late nineties. Information on demolitions and conversions is not available. The City estimates that those figures would be negligible. As noted above, the City applied locally defined data to the housing construction tables provided by Shimberg to reflect more accurate information.

C. ANALYSIS OF HOUSING REQUIREMENTS

Based on the information presented in the previous Section, the following statements can summarize the current housing situation in the City of Edgewater:

- Single family is the most predominant housing type. Even with a slight decline in proportion from 1980 (83%) to 2000 (80%), these %ages are still higher than in Volusia County.
- The City experienced a decrease in the proportion of duplex units, and a very slight increase in the proportion of mobile homes since 1980, and no new multi-family units.

- Over 78% of the occupied units in Edgewater were occupied by owners in 1990, compared to 72% in the County.
- The vacancy rate in the City was lower than in the County in 1990.
- The housing stock is very young with almost 81% built since 1970.
- Home prices in 1990 were about 10% lower in the City than in the County, while rents are higher in the City.
- In 1990, 27% of homeowners were paying over 30% of their income for housing, while 36% of renters were paying over 30% of their incomes for rent.
- Housing conditions in the City are excellent, with very low %ages of sub-standard housing or overcrowding.
- Very few housing assistance programs are being used in the City.
- There are several archaeological sites in the City.

The following Section will forecast housing needs based on population projections, and address land requirements, expected housing supply and the system of housing delivery. The population projections were derived from two sources. The Florida legislature established a uniform methodology and data source for the housing element. The Shimberg Center at the University of Florida assisted the Department of Community Affairs in preparing the affordable housing needs assessment methodology. The Center used 1995 as the base year and developed projections for the years 2000, 2005, and 2010. The base year figures for the City and the County, as well as projections for the County (1995-2010) were obtained from the Bureau of Economic and Business Research (BEBR). The City has also prepared population projections to the year 2020 (see Table III- 13), and have adjusted the Shimberg figures accordingly.

The *linear shift-share forecast* was selected as a projection method, because it most closely corresponds to expectations regarding future growth in Edgewater. It assumes that Edgewater’s population will increase at a constant rate relative to Volusia County’s population and that the City’s relative growth rate will diminish over time. This method projects that the City will add approximately 15,616 residents (an 82 % increase) between 2000 and 2020, consistent with anticipated economic growth in the County and region. It assumes an average growth rate of approximately 3.23 % per year, compared to a historic rate of 5.85 % between 1960 and 2000. The *linear shift-share 2020* population forecast allows for acceptable growth given the amount of already approved development and future land use density of vacant residential land in the City.

Table III- 13 shows the recommended population forecast for the City of Edgewater. Forecasts developed by the Shimberg Center for Affordable Housing are included for comparison purposes. Please refer to the Future Land Use Element for additional population information.

1. Household Characteristics

In order to adequately plan for future housing demand and City service needs, population and housing projections have been developed. The following Section will address expected changes in household age, size, and income, as these factors will influence the type and size of housing that will be needed.

a. Household Age and Size

Table III- 14 shows projections of households by age to the year 2020. It shows that in 1990, the elderly population (65+) in Edgewater comprised twenty-five (25) % of those 15 and older, or twenty (20) % of the total population. In the County, the elderly population represented a little more than twenty-seven (27) % of those 15 and older in 1990. The % aged 65+ in Edgewater is expected to decrease to sixteen

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(16)% by 2020, while the projections for Volusia County show that the elderly population is expected to remain at twenty-seven (27) %. These figures show that the need for housing for the elderly in Edgewater will not be more pressing than it is at the present time.

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Calculating future household size figures is useful to determine the number, size and type of housing units that will be needed by the City residents. Table III- 15 shows the household composition in the City of Edgewater as reported by the 1990 Census, and also shows projections prepared by Fishkind and Associates, Inc. It is estimated that the number of households in the City will grow from 6,053 in 1990 to 14,735 in 2020. It is estimated that the ratio of owners (78%) and renters (22%) will remain constant.

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Household size in Edgewater in 1990 was dominated by two persons per household. The Fishkind and Associates, Inc. projections show the household size composition decreasing to 2.34 by 2020. Table III- 15 shows that it is expected that the single household category will have a slight decrease, while larger families (ranging in size from 3 to 5 persons per household) will become slightly more prevalent.

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b. Household Income

Household income projections will be a key factor in determining the types of housing the future population will be able to afford. Table III- 16 shows a City and County comparison of household income by income range, based on the ranges used by the State and Federal government housing assistance programs. The median household income in the City in 1989 was \$25,053, while in the County was \$24,818. In 1990, approximately sixty-three (63) % of the City households were within the moderate to high income categories combined. There were a little over a thousand (1,000) households, or eighteen (18) %, within each of the other two categories (very low and low). These figures are generally consistent with the County figures.

Table III- 17 shows the projections of household by income and tenure, prepared by the Shimberg Center for Affordable Housing. The figures show that the distribution of households by income is expected to remain constant over the next 10-years, and that by 2010/2020 there will be 7,785/11,494 owners and 2,152/3,242 renters.

2. **Projected Housing Needs**

Housing need projections are based on population projections. According to population projections prepared for the City, the City population is expected to increase to 26,398 residents by 2010, and 34,481 by 2020. The Shimberg Center for Affordable Housing prepares projections of housing needs by tenure, type and cost to the year 2010 and Fishkind and Associates have extended that time frame to 2020. Table III- 13 shows a comparison of City and Shimberg population projections. Since population projections is one of the variables that can be adjusted on the Shimberg affordable housing tables, the City has chosen to adjust the figures to use their own projections.

a. Housing Tenure, Type and Cost

According to the Shimberg Center for Affordable Housing, there were 6,779 households in 1995 in the City of Edgewater. It is estimated that there will be 9,937/14,735 households by the year 2010/2020. Therefore, by 2010/2020, there will be a demand for approximately 3,327/7,956 additional dwelling units: 3,026/6,356 single-family and 301/1,705 multi-family; 2,488/6,196 units for ownership and 670/1,761 for rent (see Table III- 18 and Table III- 19). These figures were calculated by the Shimberg Center by comparing projections of housing units and projections of households by income. Table III- 18 shows the projected demand and need for

households by tenure, and Table III- 19 shows the projected demand and need for housing by building type. [Table III-20](#) shows the surplus and deficit of affordable housing units expected in the next few years. It can be observed that homeowners in the lower income groups will experience the greater deficit for affordable housing.

Affordable units are those with a cost lower than 30% of the household's gross income. This standard is used by the State and the Federal Governments for determining grants/assistance eligibility. Table III- 7 lists the number of households expected to be paying more than 30% of their income for housing in the next ten years. These calculations are based on current trends.

b. Housing for Special Populations

Table III-22 shows the projected demand of housing for the *elderly* by tenure. Shimberg estimates that there will be a need for 2,357 units for the elderly. This figure indicates the need for certain types of dwelling units to be small, barrier free and accessible.

Little data exists with respect to the *disabled* population. The housing problems of this population relate largely to accessibility. Physical barriers such as narrow doorways, lack of ramps, counter heights, and appliance design limit the supply of housing suitable for this group. The housing and building codes of Edgewater currently address State requirements for handicap accessibility.

The *rural and farm worker* population in the City of Edgewater accounts for only two (2) % of those employed, and less than one (1) % of the total population of the City. Therefore, their housing needs are not expected to impact the housing market.

There are no specific areas in the City of Edgewater targeted for the provision of housing for the *very low, low, and moderate income* households. Federal programs that offer rental subsidy, such as Section 8, allow the applicant to choose the location of the home. The City has a variety of zoning categories that allow for different types of housing and densities, including the provision of mobile homes.

c. Group Homes

Based on the fact that the %age of the elderly population is projected by the Shimberg Center to remain constant in the next few years, it can be assumed that there will not be a need for additional group home facilities for the elderly. However, should any new facilities open, they should be small scale if possible and should be located within residential or mixed-use areas in close proximity to bus routes, neighborhood shopping areas, and other essential personal service uses. The facilities should have a residential character as opposed to an institutional look and scale. Location guidelines are the same for group homes for the disabled.

d. Dwelling Unit Demolitions and Conversions

The majority of the housing stock in Edgewater is relatively new. Therefore, not many demolitions/removals are expected in the next few years. Similarly, the City does not expect conversions from one use to another.

3. Land Requirements and Availability for Projected Housing Needs

Based on the figures provided by the Shimberg Center for Affordable Housing, a total of ~~40,693~~ [15,845](#) dwelling units will be needed by ~~2010~~ [2020](#), to serve the ~~9,937~~ [14,735](#) households projected to live in the City. Of the ~~40,693~~ [15,845](#) units, ~~9,720~~ [13,468](#) will need to be single family and ~~973~~ [2,377](#) multi-family. Based on the estimated 7,366 dwelling units

available in 1995, an additional ~~3,327~~^{8,479} dwelling units will need to be built between 1995 and ~~2010~~²⁰²⁰ (~~3,026~~^{6,774} single-family and ~~301~~^{1,705} multi-family).

~~The Future Land Use Element provides in detail the acreages available for development within each land use category. In order to calculate the residential holding capacity of the City, the acreage of developable residential lands was converted to units using density factors, based on the densities permitted in each category and allowing for the provision of retention areas and rights of way. Applying those densities, it can be estimated that the City would be able to accommodate approximately 4,543~~^{14,931} additional dwelling units. Therefore, there is appropriate land to accommodate the housing needs of the projected City population (see Table III-21).

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a. Single-family

Much of the single-family zoned land is concentrated in the R-2 district. This district is oriented toward moderate size units with a minimum lot size of 10,000 square feet. This zone is found primarily in the Florida Shores subdivision, which was initially platted in the 1950's. This subdivision will play a dominant role in the future residential development of the City. It is roughly seventy (~~70~~)⁽⁸⁵⁾ % developed, and therefore, infill development could become a major residential issue in the future. However, the issue of infill development is different in the case of Florida Shores in that many lots have been sold to households from other Sections of the country who may be retiring in the near future. The traditional type of infill consisted of individual lots or small clusters of lots that remained vacant due to odd shapes, poor access, ownership problems, changes in zoning and subdivision regulations requirements, conflicts with surrounding land uses, or land damage by some pre-urban use (such as land fill sites, dumping areas, wrecking yards, etc.).

Florida Shores is the second largest subdivision in Volusia County, and comprises a major portion of the western, central, and southwest area of Edgewater. It extends from 12th Street on the north to 36th Street and the corporate limits on the south, and from Banyan Tree Drive, one block west of U.S. 1 to the east, to Silver Palm Drive on the west.

~~The other two (2) single family districts containing substantial amounts of vacant acreage are the R-1 and R-3 zones. The total acreage available for single family home development is 2,568~~⁶⁸⁵, which includes the Agriculture, Low Density Transition and Low Density land use categories shown on the Future land Use Map. The Mixed Use land use category will also accommodate a large portion of the single family development expected in the future. Table III-21 shows the acreage available per land use category, and the maximum densities allowed. As shown on that table, it is estimated that a total of 1,444^{2,677} single family homes could be built within these districts. The total number of units anticipated to be developed within the mixed-use districts is 1,331⁴⁰⁹. The mixed-use district allows for both single and multi-family developments. Based on the standards adopted for the district, it is expected that the majority of residential development within the mixed use district will be single family homes.

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b. Multi-Family

There are about ~~733~~¹⁴⁶ developable acres in the medium and high-density land use categories. The mixed-use land use category will also allow the development of multi-family. The maximum density allowed within the High Density and Mixed-Use categories is twelve (12) dwelling units per acre. ~~However, the City expects an average density of six (6) dwelling units per acre within these districts.~~ Table III-21 shows a potential for ~~4,767~~^{1,287} dwelling units to be constructed within the medium

and high-density districts, not including units that could be built within the Mixed-Use districts.

c. Vacant Mobile Home Districts

During the eighties there was a trend to shift away from mobile home development as a housing choice, maybe because of the fact that much of the zoned land for this type of residential use had been developed in Edgewater. However, during the nineties, there was an increase in mobile home development, mainly due to the development of Edgewater Landings as manufactured housing.

The Medium Density Residential category allows the development of duplex, villa, cluster, townhouse, mobile home, manufactured and multi-family housing at densities between five (5) and eight (8) units per acre. Based on the availability of mobile homes within developed subdivisions and parks, the City does not anticipate the need to create additional zoning districts for mobile home parks.

d. Summary of Land Availability

The figures prepared by the City and the Shimberg Center indicate that sufficient vacant residential land exists to accommodate Edgewater's anticipated future residential growth for the next ~~40~~20 years. Based on type of development, there seems to be an adequate balance of land use categories to accommodate single-family, multi-family and mobile homes units.

4. **The Housing Delivery Process**

While the City of Edgewater can estimate future housing needs, it cannot take a major role in supplying housing. That aspect is controlled for the most part by the private sector. The City can only assist in the delivery of housing by developing flexible regulations, providing appropriate land use designations and zoning categories, and by planning infrastructure facilities and services that are adequate to serve future development. The private sector is currently meeting the needs of the community in terms of providing much of the needed housing. The home prices in Edgewater are substantially below the average of new housing costs in many Florida housing markets. The vacancy rate in Edgewater was less than ten (10) % in 1995, which indicates that the housing supply is adequate.

a. Financing

Financing for housing has been extremely good in the past few years. Mortgage interest rates reached 6.5 %, the lowest level in the last decade. The rates, however, are starting to go up again. The City may need to consider requiring developers to provide a certain %age of affordable units within their developments as a requirement for development approvals. An alternative to the requirement could also be a contribution to an affordable housing fund that can be used for housing/rental assistance to lower income households.

The City should also look into the programs offered through the County for capital improvements, rehabilitation or down payment/rental assistance, and make those programs available to City residents.

b. Regulatory and Administrative Process

The process of housing development includes several players, including government officials in multiple jurisdictions, design consultants, lenders, contractors, attorneys and the buyer or renter. The process, which at times can be lengthy, can add unnecessary costs to the development of housing. Many ingredients of housing

development such as interest rates, labor and material costs, and State Laws, are beyond the control of the City. Nonetheless, a community can adopt an attitude that will affect the cost of housing. By taking a proactive position, the City can start instituting several actions to address affordable housing.

The first step would be to do a thorough review of the *Land Development Code* as it relates to housing affordability. Areas to address include:

- Establishing a local definition of affordable housing
- Expediting the permitting process for affordable housing projects
- Establish density bonuses for the provision of affordable units
- Establish certain zoning waivers such as parking, landscaping and setbacks
- Modify street right-of-way requirements

Another important aspect of reducing the *cost of providing affordable housing* is reviewing current development costs charged by the City. The City should review processing and impact fees and establish reductions or waivers for affordable housing projects.

c. Infill Housing Development

The potential infill housing situation in Edgewater is somewhat different than in most other cities. Traditionally, infill housing has occurred in areas that were close to residential "build-out" with at least 90 % of its residential land already developed. This traditional type of infill evolved with a small number of vacant parcels that were bypassed during the normal course of urbanization. In this process, individual lots or small clusters of lots remained vacant due to odd shapes, poor access, ownership problems, changes in zoning and subdivision regulations requirements, conflicts with surrounding land uses, or land damage by some pre-urban use (such as land fill sites, dumping areas, wrecking yards, etc.).

Large numbers of "passed over" parcels can often lead to lower market and assessed values for adjacent developed residential properties. It may often lower property values in entire neighborhoods where large numbers of vacant parcels exist.

Many of the vacant lots in Edgewater are within the Florida Shores subdivision. It is important for Edgewater to develop strategies and programs that encourage the filling in of these vacant residential parcels with new housing. One strategy would be to develop a vacant residential parcel map and database utilizing, if possible, the Volusia County Property Appraisers Office as a base. Such a system should include the size, location, physical characteristics, utilities, zoning, and ownership data. The database and map should be available to developers/builders interested in providing affordable housing.

d. Mobile Homes

Rule 9J-5 requires that policies be developed which ensure adequate sites for mobile homes. Earlier in the Housing Element, it was revealed that during the decade of the nineties, the development of mobile home parks and subdivisions increased. Since the 1990 Census, the City added 350 mobile home units to its housing stock. The majority of those units are located within the Edgewater Landings subdivision. Growth among the other mobile homes has been negligible.

Mobile homes and mobile home developments have long had a reputation of being visually unattractive. Often, localities have had the tendency to regulate these housing types to undesirable areas of the community, such as adjacent to industrial

areas and railroad tracks and areas which lack utilities or community facilities. Mobile homes were rarely allowed or encouraged in areas well suited for residential development. However, as the cost of single-family dwellings has gone beyond the reach of many households, communities have started to change their local decision making process regarding the location of mobile homes. Rule 9J-5 requirements will also alter local governments traditional decision-making process regarding mobile homes. In consideration of these factors the following general criteria have been provided for the designation of future mobile home or manufactured home developments.

- Mobile home parks should be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity.
- They should be in areas accessible to arterial and collector roads.
- They should also be located on sites presently served by public water or sanitary sewer service, or in areas programmed for such service in the City's (5) five-year capital improvements program.
- They should be located within reasonable proximity to community facilities.
- Where mobile home development or individual mobile homes are designated to be located adjacent to residential uses, especially those of lower densities, buffer areas should be required to make the transition in density more compatible to the general neighborhood and community.

In addition to these general provisions, the issue of improving existing sub-standard mobile home development should be addressed. These areas should be upgraded to modern mobile home planning and design requirements.

e. Infrastructure Requirements

The infrastructure needed to support low and moderate housing activities is similar to that required to support other development activity. The adequacy of this infrastructure is evaluated in various elements and summarized in the Future Land Use Element. Generally speaking, improvements to the road system, the water and sewer systems, and the drainage system will be necessary to support future land development activities, including low and moderate income housing. The City has several programs that are planned or underway to make infrastructure improvements, as indicated in the Capital Improvements Element.

One consideration is the cost and methods for funding these improvements. New development is required to make dedications of land and/or site related improvements to contribute to the larger system capacity increases. The City also requires payment of impact fees to cover the cost of needed improvements. Once the property is developed and sold, the new landowners are required to pay periodic assessments to fund operations and capital improvements.

In the case of low and moderate-income projects, funds for development and operation are usually limited. Extra fees imposed on low and moderate-income projects can be expected to be a problem, occasionally enough to destroy the financial feasibility of the project.

Under the theory that these are fees for services or benefits received, these fees and charges typically are not reduced for low and moderate-income projects. On the other hand, provision of adequate housing for low and moderate-income persons and households is a benefit to the public at large.

Table III- 1 - Housing Units by Type

Type of Unit	Edgewater								Volusia			
	1980		1990		1995		2000		1990		1995	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Single Family.	2,527	83.2	5,595	81.2	6,216	79.5	6,749	80.0	118,248	65.3	133,432	67.3
Duplex	193	6.4	412	6.0	449	5.7	457	5.4	5,533	3.1	43,082	21.7
Multi-Family			259	3.8	259	3.3	259	3.1	35,357	19.5		
Mobile Homes	316	10.4	622	9.0	898	11.5	972	11.5	21,834	12.1	21,736	11.0
Total	3,036	100.0	6,888	100.0	7,822	100.0	8,437	100.0	180,972	100.0	198,250	100.0
Increase	--	--	3,852	126.9			1,549	22.5				

Single Family includes "Other"; figures reflect total units (permanent and seasonal)

Source: 1980 from Edgewater Comp Plan; 1990 from 1990 Census, STF3A; 1995 Shimberg Center for Affordable Housing, DCA, version 3.0, 3/29/98, (Stab_vol/95IN-TAB, locally defined)

Prepared by: Land Design Innovations, Inc.

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Table III- 2 -Housing Units By Tenure, 1990

	Edgewater		Volusia County	
	Units	%	Units	%
Total Dwelling Units	6,888	100.0	180,972	100.0
Total Permanent Units	6,506	94.5	166,820	
Total Occupied Units	6,043	87.7	153,416	84.8
Total Owner Occupied Units	4,742	78.5	110,359	71.9
Total Renter Occupied Units	1,301	21.5	43,057	28.1
Total Vacant Units	845	12.3	27,556	15.2
Vacant – For Rent	159	18.8	6,708	24.3
Vacant – For Sale Only	240	28.4	4,601	16.7
Rented/Sold, Not Occupied	64	7.6	2,095	7.6
Seasonal, Recreational, Occ. Use	310	36.7	11,269	40.9
For Migrant Workers	0	0.0	12	0.0
Other Vacant	72	8.5	2,871	10.4
<i>Total Vacant to be Occupied by Permanent Residents</i>	<i>463</i>		<i>13,404</i>	
<i>Total Vacant for Seasonal Use</i>	<i>382</i>		<i>14,152</i>	

Vacancy Rate for Permanent Units – 7.1%; Vacancy Rate for all Units – 12%

Source: 1990 Census STF1A; Shimberg Center for Affordable Housing DCA, version 3.0, 3/29/98 (Stab_vol/TENURE-TAB & INVEN&VAC.RATE-TAB)

Prepared by: Land Design Innovations, Inc.

Table III- 3 - Age of Housing Stock, 1990

Year Housing Built	City of Edgewater		Volusia County	
	Units	%	Units	%
1989-March 1990	480	7.0	7,086	3.9
1980-89	3,424	49.7	62,267	34.4
1970-79	1,651	24.0	49,247	27.2
1960-69	543	7.9	25,958	14.3
1950-59	495	7.2	20,486	11.3
1940-49	148	2.1	7,232	4.0
1939 and Earlier	147	2.1	8,696	4.8
Total	6,888	100.0	180,972	100.0

NOTE: See Table III-10 for construction activity in the nineties.

Source: 1990 Census and City Building Permit data

Prepared by: Land Design Innovations, Inc.

Table III- 4 - Value of Owner-Occupied Housing, 1990

Specified Value	City of Edgewater		Volusia County	
	Units	%	Units	%
LESS THAN \$15,000	24	0.6	343	0.4
\$15,000-\$19,999	11	0.3	304	0.4
\$20,000-\$24,999	17	0.4	664	0.8
\$25,000-\$29,999	34	0.8	1,315	1.6
\$30,000-\$34,999	81	1.9	2,014	2.4
\$35,000-\$39,999	157	3.7	3,325	3.9
\$40,000-\$44,999	213	5.1	4,552	5.4
\$45,000-\$49,999	314	7.5	5,185	6.2
\$50,000-\$59,999	1,030	24.6	12,786	15.2
\$60,000-\$74,999	1,255	30.0	18,954	22.5
\$75,000-\$99,999	759	18.1	18,530	22.0
\$100,000-\$124,999	140	3.3	6,318	7.5
\$125,000-\$149,999	59	1.4	3,871	4.6
\$150,000-\$174,999	43	1.0	2,049	2.4
\$175,000-\$199,999	0	0.0	1,343	1.6
\$200,000-\$249,999	25	0.6	1,076	1.3
More than \$250,000	28	0.7	1,567	1.9
Totals	4,190	100.0	84,196	100.0
Median Value	\$62,600		\$69,200	

Median Value: City \$62,600; County \$69,200

Source: 1990 Census, U.S. Bureau of the Census; Shimberg Center for Affordable Housing, DCA, Version 3.0, 3/29/98 (Stab_vol/VALUE-TAB)

Prepared by: Land Design Innovations, Inc.

Table III- 5 - Comparison of Monthly Cost of Owner-Occupied Housing, 1990

	City of Edgewater		Volusia County	
	Units	%	Units	%
With Mortgage:	2,791	100.0	52,983	100.0
Less than \$200	8	0.3	604	1.1
\$200-\$299	93	3.3	2,921	5.5
\$300-\$399	357	12.8	4,803	9.1
\$400-\$499	297	10.6	6,780	12.8
\$500-\$599	757	27.1	8,578	16.2
\$600-\$699	527	18.9	7,759	14.6
\$700-\$799	354	12.7	7,072	13.3
\$800-\$899	214	7.7	4,707	8.9
\$900-\$999	76	2.7	2,731	5.2
\$1,000 or more	108	3.9	7,028	13.3
Median	\$585	--	\$636	--
Median as % of Household Income in 1989	23.6	--	23.2	--
Not Mortgaged:	1,399	100.0	31,213	100.0
Less than \$100	59	4.2	2,621	8.4
\$100-\$149	502	35.9	7,145	22.9
\$150-\$199	389	27.8	8,334	26.7
\$200-\$249	245	17.5	5,933	19.0
\$250-\$299	85	6.1	3,353	10.7
\$300-\$349	31	2.2	1,508	4.8
\$350-\$399	29	2.1	906	2.9
\$400 or more	59	4.2	1,413	4.5
Median	\$168	--	\$185	--
Median as % of Household Income in 1989	12.1	--	12.2	--
Total Owner-Occupied	4,190		84,196	

Source: 1990 Census, U.S. Census Bureau

Prepared by: Land Design Innovations, Inc.

Table III- 6 - Comparison of Monthly Contract Rent, 1990

Contract Rent	City of Edgewater		Volusia County	
	Units	%	Units	%
\$99 or Less	0	0.0	582	1.4
\$100-\$199	33	2.5	2,271	5.3
\$200-\$299	54	4.2	3,277	7.7
\$300-\$399	217	16.7	7,743	18.1
\$400-\$499	350	26.9	10,564	24.7
\$500-\$599	343	26.4	8,144	19.1
\$600-\$699	189	14.5	4,120	9.6
\$700-\$749	33	2.5	1,253	2.9
\$750-\$999	56	4.3	2,089	4.9
\$1,000 or more	0	0.0	1,145	2.7
No Cash Rent	26	2.0	1,540	3.6
Total Rental Units	1,301	100.0	42,728	100.0
Median Gross Rent	\$496		\$464	

Source: 1990 Census, U.S. Census Bureau

Prepared by: Land Design Innovations, Inc.

Table III- 7 – Cost Burden Table, 1990-2010

(Number of Households (HH) Paying More Than 30% of Income)

Income Range	Owner-Occupied									
	1990		1995		2000		2005		2010	
	HH	%	HH	%	HH	%	HH	%	HH	%
Less than \$10,000	470	33.7	525	37.5	592	37.6	672	37.4	745	36.8
\$10,000-19,999	470	36.5	490	35.0	545	34.6	628	35.0	722	35.6
\$20,000-\$34,999	330	27.5	355	25.4	400	25.4	454	25.3	511	25.2
\$35,000-\$49,999	10	0.9	11	0.8	13	0.8	14	0.8	16	0.8
More than \$50,000	16	1.4	19	1.4	23	1.5	27	1.5	32	1.6
Total Paying >30%	1,296	100.0	1,400	100.0	1,573	100.0	1,795	100.0	2,026	100.0
% of Households	27.3		26.4		26.2		26.0		26.0	
Total Households	4,742		5,298		6,015		6,891		7,786	

Income Range	Renter-Occupied									
	1990		1995		2000		2005		2010	
	HH	%	HH	%	HH	%	HH	%	HH	%
Less than \$10,000	134	24.5	159	28.1	181	27.7	203	27.4	219	26.5
\$10,000-19,999	278	62.4	333	58.8	386	59.1	443	59.7	504	60.9
\$20,000-\$34,999	60	13.1	74	13.1	86	13.2	96	12.9	104	12.6
\$35,000-\$49,999	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
More than \$50,000	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Total Paying >30%	473	100.0	566	100.0	653	100.0	742	100.0	827	100.0
% of Renter-Occupied	36.4		38.2		38.0		38.2		38.4	
Total Renter-Occupied Units	1,301		1,481		1,719		1,943		2,151	

Source: 1990 Census; 1995 - 2010 Shimberg Center for Affordable Housing, DCA, version 3.0, 3/29/98 (Asum_vol/CBUR-SUM)

Prepared by: Land Design Innovations, Inc.

Table III- 8 - Comparison of Housing Conditions, 1990

	City of Edgewater		Volusia County	
	Units	%	Units	%
Total Housing Units	6,888		180,972	
Lacking Complete Plumbing	18	0.3	429	0.2
Lacking Complete Kitchens	0	0.0	549	0.3
Lacking Heating Fuel	0	0.0	0	0.0
Source of Water				
Public/private system	6,790	98.6	157,516	87.0
Well	98	1.4	23,330	12.9
Other Source	0	0.0	126	0.1
Sewage Disposal				
Public system	3,346	48.6	119,338	65.9
Septic	3,542	51.4	60,843	33.6
Other	0	0.0	791	0.4
Boarded Up	10	0.1	192	0.1
Overcrowded Occupied Units (1.01 or more persons per room)	121	1.8	3,731	2.1

Source: 1990 Census, U.S. Census Bureau

Prepared by: Land Design Innovations, Inc.

Table III- 9 - Licensed Group Homes

Facility Name	Address	Capacity
ASSISTED LIVING FACILITIES		
Better Living Care ALF	2329 Woodland Drive	6
Florida Shores Elderly Care, Inc.	1229 Mango Tree Drive	14
Southern Living Adult Care Facility	2948 Needle Palm Drive	6
ADULT FAMILY CARE HOMES		
---	2608 Willow Oak Drive	4
---	3048 Tamarind Drive	5
FOSTER CARE HOMES		13

Source: Agency for Health Care Administration; Department of Children and Family Services.

Prepared by: Land Design Innovations, Inc.

Table III- 10 - Mobile Home/Recreational Vehicle Parks

Name	Address/Owner	Mobile Spaces	RV Spaces	Total Spaces
Blue Gables Mobile Home Park	302 S. Ridgewood Ave. Davina M. H. Inc.	62	0	62
Carter's Trailer Park	2850 S. Ridgewood Ave. Jimmie & Freeman Newell	50	15	65
Driftwood Village Mobile Home Park	1709 S. Ridgewood Ave. Hamilton Parker Sr.	23	1	24
Eastern Shores Mobile Village	#10 Camino Real Dr. Belaire Investments Inc.	141	0	141
Edgewater Landing	401 Schooner Avenue	455	0	455
Edgewater Mobile Home Park	316 S. Ridgewood Ave. Hamilton Parker	90	0	90
Friendly Shores Mobile Home Park	2201 S. Ridgewood Ave. Friendly Shores Homeowners Association	44	0	44
Kopec Trailer Park	1092 S. Ridgewood Ave. Kopec Associates, Frank Kopec, Agent	9	0	9
Royal Oaks Mobile Home Park	800 West Park Avenue	51	0	51
Seahorse Adult Mobile Home Park	414 N. Ridgewood Ave. Brothers and Sisters, Inc.	46	0	46
Pyramid Park Corp.	2351 S. Ridgewood Ave. Pyramid Park Corp.	66	0	66
Riverview Pines Mobile Home Park	805 S. Ridgewood Ave. Dennis. Zemko	25	0	25
Totals		1,062	16	1,078

Sources: City of Edgewater

Prepared by: Land Design Innovations, Inc.

Table III- 11 - Historic and Archaeological Sites

FMSF#	FMSF Code	Site Name	Township/ Range	Culture	Site Type
VO00113	Archaeological	South Canal	17S/34E/29	ORAN, SJ2	MIDD
VO00115A	Archaeological	Vaut Place	18S/34E/1	N/A	N/A
VO00115B	Archaeological	Edgewater Mound D	18S/34E/12	SJ1	MDSH, SCAR
VO116A	Archaeological	No Name	18S/34E/1	PREH	MOUN
VO116B	Archaeological	Edgewater Mound	18S/34E/12	SJ1	MDBU, SCAR
VO117	Archaeological	No Name	18S/34E/1	PREH	MOUN
VO000203	Archaeological	Cow Creek	18S/34E/8	SJ, SJ1	SCAR
VO01704	Archaeological	Edgewater Shell Midden A	18S/34E/1	SJ1, SJ2	EXTR, HABI, MDSH, MIDD, SCAR
VO01705	Archaeological	Edgewater Shell Midden B	18S/34E/1	PREC, SJ1	HABI, MDSH, MIDD, SCDE, VADE
VO01706	Archaeological	Edgewater Shell Midden C	18S/34E/12	SJ1	EXTR, HABI, MDSH, VADE
VO01707	Archaeological	Edgewater Shell Midden E	18S/34E/12	PREC, SJ1, SJ2	EXTR, HABI, MDSH, SCDE, VADE
VO01708	Archaeological	Edgewater Shell Midden F	18S/34E/12	PREA	EXTR, HABI, MDSH, VADE
VO7191	Archaeological	No Name	17S/34E/29	-	--

MIDD=Prehistoric Midden(s); MDSH= Prehistoric Shell Midden; SCAR=Artifact Scatter; MOUN=Prehistoric Mound;
 MDBU =Prehistoric Burial Mound; EXTR=Extractive; HABI=Prehistoric Habitation; SCDE=Dense Artifact Scatter;
 VADE=Variable Density, Artifact Scatter
 ORAN=Orange; PREA=Prehistoric Aceramic; PREC=Prehistoric Ceramic; PREH=Prehistoric Unspecified; SJ=St. Johns
 Source: Division of Historical Resources, Florida Department of State, July 2000

Prepared by: Land Design Innovations, Inc. Deleted: ¶

Table III- 12 - Housing Construction Activity, 1990-2000

Year	SF	Duplex	MF	MH	Total New Units	Annex 90-00	Demo	Conv.	Net New Unit
Apr. to Dec. 1990	135	10	0	60	205				
1991	94	2	0	44	140				
1992	104	4	0	34	142				
1993	87	15	0	43	145				
1994	119	6	0	46	171				
1995	82	0	0	49	131				
1996	69	4	0	28	101				
1997	78	0	0	24	102				
1998	112	2	0	6	120				
1999	187	2	0	12	201				
Jan. to Mar. 2000	52	0	0	4	56				
Total	1,119	45	0	350	1,514	35	?	?	1,549
%	73.9	3.0	0	23.1	100				

Source: City of Edgewater Building Permit figures

Prepared by: Land Design Innovations, Inc.

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Table III- 13: Population Projections, 1995-~~2020~~

Year	City	% Change	Shimberg	% Change
1990	15,337	--	15,337	--
1995	17,484	14.0	17,484	14.0
2000	18,865	7.9	20,181	15.4
2005	22,865	21.2	23,037	14.1
2010	26,398	15.5	25,776	11.9
<u>2015</u>	<u>30,262</u>	<u>14.6</u>		
<u>2020</u>	<u>34,481</u>	<u>13.9</u>		

Source: City of Edgewater Planning Department; Shimberg Center for Affordable Housing, DCA, version 3.0, 3/29/98

Prepared by: Land Design Innovations, Inc.

Table III- 14 - Population By Age, ~~2000-2020~~

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Age Range	2000		2005		2010		2015		2020	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%
15 to 24	2,259	14%	2,797	15%	3,206	16%	3,825	16%	4,415	16%
25 to 34	2,693	17%	2,837	16%	3,179	15%	3,801	16%	4,441	16%
35 to 44	2,901	18%	3,052	17%	3,097	15%	3,704	15%	4,286	16%
45 to 54	2,594	16%	3,170	17%	3,486	17%	4,188	17%	4,868	18%
55 to 64	2,182	14%	3,019	17%	3,891	19%	4,527	19%	5,131	19%
65 to 74	1,765	11%	1,944	11%	2,419	12%	2,760	11%	2,952	11%
75 +	1,363	9%	1,367	8%	1,277	6%	1,404	6%	1,494	5%
Total 15 +	15,757	100%	18,186	100%	20,555	100%	24,210	100%	27,585	100%
Total Population	18,865	-	22,865	-	26,398	-	30,262	-	34,481	-

Source: Shimberg Center for Affordable Housing, DCA, version 3.0, 3/29/98. Fishkind and Associates, Inc.

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Table III- 15 - Household Composition, ~~2000-2020~~

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Persons	2000		2005		2010		2015		2020	
	HHs	%	HHs	%	HHs	%	HHs	%	HHs	%
1	1,419	18.7	1,724	18.4	2,024	18.4	2,349	18.4	2,711	18.4
2	3,051	40.2	3,842	41.0	4,598	41.8	5,441	42.6	6,402	43.4
3	1,366	18.0	1,668	17.8	1,925	17.5	2,197	17.2	2,493	16.9
4	1,123	14.8	1,359	14.5	1,562	14.2	1,776	13.9	2,007	13.6
5	433	5.7	534	5.7	627	5.7	728	5.7	840	5.7
6	144	1.9	169	1.8	198	1.8	230	1.8	265	1.8
7+	61	0.8	66	0.7	77	0.7	89	0.7	103	0.7
Tot. HH	7,589	100	9,371	100	10,999	100	12,769	100	14,735	100
Owners	6,320	77.8	7,491	78	8,689	78.3	9,960	78.0	11,494	78.0
Renters	1,269	22.2	1,879	22	2,310	21.6	2,809	22.0	3,242	22.0
Tot. Pop.	18,865	-	22,865	-	26,398	-	30,262	-	34,481	-

Source: ~~1990~~ Census. Shimberg Center for Affordable Housing, DCA, version 3.0, 3/29/98. Fishkind and Associates, Inc.

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Prepared by: Fishkind and Associates, Inc.

Table III- 16 - Household Income, 1990

Income Range	City		County	
	HH	%	HH	%
Very Low (<50% of median)	1,123	18.6	33,837	22.1
Low (50-80% of median)	1,098	18.1	26,732	17.4
Moderate (80-120% of median)	1,467	24.2	31,003	20.2
Middle to High (120% and up)	2,365	39.1	61,743	40.3
Total	6,053	100.0	153,315	100.0
Median HH Income	\$25,053		\$24,818	

The income ranges were calculated using the MSA Median Household Income, which was \$24,818 in 1989.

Source: Shimberg Center for Affordable Housing, DCA, version 3.0, 3/29/98

Prepared by: Land Design Innovations, Inc.

Table III- 17 – Households by Household Income & Tenure, 2000-2020

Income Range	OWNERS					RENTERS				
	2000	2005	2010	2015	2020	2000	2005	2010	2015	2020
Very Low	1,135	1,340	1,544	1,757	2,014	237	346	420	504	575
Low	974	1,162	1,366	1,588	1,858	317	484	613	768	914
Moderate	1,426	1,684	1,959	2,252	2,607	366	535	646	772	875
Middle to High	2,785	3,306	3,821	4,363	5,016	349	515	631	766	881
Total Households	6,320	7,491	8,689	9,960	11,494	1,269	1,879	2,310	2,809	3,242

Source: Shimberg Center for Affordable Housing, DCA, version 3.0, 3/29/98 (Dsum_vol/AGIN-SUM), Fishkind and Associates, Inc.

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Table III- 18 - Projected Demand and Need for Households by Tenure

	Est.	Demand					Growth in HH's				
	1995	2000	2005	2010	2015	2020	2000	2005	2010	2015	2020
Owner-Occupied	5,298	6,320	7,491	8,689	9,960	11,494	1,022	2,193	3,391	4,662	6,196
Renter-Occupied	1,481	1,269	1,879	2,310	2,809	3,242	(212)	398	829	1,328	1,761
Total Occupied Units	6,779	7,589	9,371	10,999	12,769	14,735	810	2,592	4,220	5,990	7,956

Vacancy Rate 7.1%

Source: Shimberg Center for Affordable Housing, DCA, version 3.0, 3/29/98 (Hopj_vol/TENURE). Fishkind and Associates, Inc.

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Table III- 19 - Projected Demand and Need for Housing by Building Type

	Est.	Demand					Construction Need				
	1995	2000	2005	2010	2015	2020	2000	2005	2010	2015	2020
Single Family	6,694	7,418	9,159	10,751	12,014	13,468	724	2,465	4,057	5,320	6,774
Multi-family	672	742	917	1,076	1,716	2,377	70	245	404	1,044	1,705
Total Demand	7,366	8,160	10,076	11,827	13,730	15,845	794	2,710	4,461	6,364	8,479

Note: Numbers refer to housing units and not households

Source: Shimberg Center for Affordable Housing, DCA, version 3.0, 3/29/98 (Hopj_vol/TYPE, locally defined). Fishkind and Associates, Inc.

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Table III-20. Demand and Need of Affordable Housing Units, 2005 – 2020

Housing Cost Burden	Number of Households (Demand)						Number of Households (Need)				
	<= 30%		30.01-50%		50.01+		<= 30%		30.01-50%		50
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner
2000	4,850	833	872	236	611	227	=	=	=	=	=
2005	5,175	889	930	252	652	242	325	56	58	16	41
2010	5,758	989	1,035	280	726	269	908	156	163	44	115
2015	7,395	1,270	1,329	360	931	346	2,545	437	457	124	320
2020	8,534	1,465	1,534	415	1,075	399	3,684	632	662	179	464

Sources: Shimberg Center for Affordable Housing, University of Florida – March 2009, City of Edgewater Public School Facilities Element, and B&H Consultants Inc., July 2009. Fishkind and Associates, Inc. City of Edgewater Planning Department. **Table III- 21 - Projected Demand for Housing By The Elderly (65+)**

-	1995	2000	2005	2010	2015	2020
Owner Household	1,818	1,861	1,966	2,180	2,456	2,622
Renter Household	149	154	162	177	199	213
Total	1,967	2,015	2,128	2,357	2,655	2,835

Source: Shimberg Center for Affordable Housing, DCA, version 3.0, 3/29/98. Fishkind and Associates, Inc.

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Table III-22: Vacant Land Analysis

<u>FLU Code</u>	<u>Gross Vacant Acreage</u>	<u>Wetland/100-year Flood Plain</u>	<u>Vacant Acreage Sub-Total</u>	<u>5% ROW & Other Development Limitations</u>	<u>Net Vacant Acreage</u>	<u>FLUM Density</u>	<u>FLUM Capacity</u>
Residential	1,498	595	903	45	858	-	3,992
Agriculture	57	39	18	1	17	0.40	7
Low Density Transition	29	0	29	1	28	1.00	28
Low Density	1,140	437	703	35	667	4.00	2,670
Medium Density	227	106	121	6	115	8.00	919
High Density	45	13	32	2	31	12.00	369
Mixed-Use	206	134	72	4	68	6.00	409
Sustainable Community Development	4,319	1,610	2,709	1,394	1,315	6.47	8,500
County Environmental System Corridor	38	31	7	0	7	0.04	0
County Forestry Resource	139	37	101	5	96	0.05	5
County Low Impact Urban	50	-	50	2	47	1.00	47
County Rural	206	79	127	6	120	0.20	24
Conservation	1,314	-	-	-	-	-	-
Commercial	250	-	-	-	-	-	-
Industrial	326	-	-	-	-	-	-
Public/Semi/Public	104	-	-	-	-	-	-
Recreation and Open Space	0	-	-	-	-	-	-
Reflections	562	-	-	-	-	-	1,362
Single Family Lots	-	-	-	-	-	-	667
Totals	9,012	-	-	-	-	-	15,006

Notes: The existing acreage figures assume that 70% of the Florida Shores subdivision is developed, and 30% is still vacant. The Mixed Use acreage accounts for 30% of the developable Mixed-Use category (739.72 acres).

Source: Future Land Use Element, City of Edgewater Comprehensive Plan. Fishkind and Associates, Inc. 2010.

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Deleted: Notes: The existing acreage figures assume that 70% of the Florida Shores subdivision is developed, and 30% is still vacant. The Mixed Use acreage accounts for 30% of the developable Mixed-Use category (739.72 acres).¶

D. GOALS, OBJECTIVES, AND POLICIES

GOAL 1: To encourage the preservation of decent, safe, and sanitary housing for the present and future residents of Edgewater.

Objective 1.1: *Maintain Quality of Housing Stock.* The City shall continue to extend the life of the existing housing stock, to stabilize neighborhoods and create community pride.

Policy 1.1.1: The City shall continue enforcing the unsafe building abatement program to reduce the amount of sub-standard housing and preserve the available housing stock.

Policy 1.1.2: The City shall encourage low-income residents to apply for housing rehabilitation assistance through the County programs.

Policy 1.1.3: The City shall require a maximum 30-day waiting period for residential demolitions to allow the Planning Department to review, assess and attempt solutions to preserve the dwelling.

Policy 1.1.4: When residents are displaced by City actions through public development or redevelopment, the City shall attempt to ensure that the residents are able to relocate to standard, affordable housing consistent with State and Federal regulations.

Policy 1.1.5: By 2002, the City shall review the current Land Development Code as it relates to renovations. The regulations should serve to extend the life of the community's housing stock without requiring unnecessary alterations, as long as the intent of the code for new development is met and public health, safety and welfare will not be jeopardized.

Objective 1.2: *Maintain Quality of Life.* The City shall provide mechanisms for the protection of existing residential neighborhoods.

Policy 1.2.1: The City shall implement regulations prohibiting the expansion of non-compatible uses within residential neighborhoods.

Policy 1.2.2: The City shall buffer and screen residential neighborhoods from nearby incompatible uses by using landscape bufferyards or transitional uses.

Objective 1.3: *Promote Infill.* The City shall promote infill development by supporting alternative development standards where necessary and feasible.

Policy 1.3.1: By 2005, the City shall develop a vacant residential parcel map and database utilizing, if possible, the Volusia County Property Appraisers Office as a base. Such a system should include the size, location, physical characteristics, utilities, zoning, and ownership data.

Policy 1.3.2: The City shall make available the vacant land database and map to developers and/or builders interested in providing affordable housing.

Objective 1.4: *Historic Preservation.* The City of Edgewater shall strive to preserve structures that have historic, archeological or cultural significance.

Policy 1.4.1: By 2002, the City shall conduct a survey of historically significant structures.

Policy 1.4.2: The City shall solicit the support of the Secretary of State, Division of Historic Preservation, and historic preservation societies interested in Edgewater and Volusia County to obtain assistance in conducting a survey of historic structures.

Policy 1.4.3: By 2002, the City shall adopt regulations in the Land Development Code to protect historic structures that are identified during the survey process.

Policy 1.4.4: The City shall assist in the rehabilitation process and adaptive reuse, where necessary of historically significant housing through technical assistance programs.

Policy 1.4.5: The City shall assist property owners of historically significant housing in applying for and utilizing State and federal assistance programs and for inclusion in the National Register.

GOAL 2:

To ensure an adequate supply of a wide range of housing types at various levels of affordability to accommodate the needs of the residents of the City of Edgewater.

Objective 2.1: *Adequate Housing.* Assist the private sector to provide ~~3,327,956~~ additional dwelling units of various types, sizes and costs by ~~2010~~2020.

Policy 2.1.1: The City shall provide technical support to the private sector to assist in maintaining a housing production capacity level sufficient to meet the demand. Technical support includes, but is not limited to, assistance with meeting the development review requirements of the City and of other regulatory bodies, referral to appropriate agencies for information and assistance in meeting infrastructure standards and requirements imposed by the City, and provision of data regarding housing needs and conditions.

Policy 2.1.2: The City shall designate in the Future Land Use Map adequate amounts of land to accommodate the projected housing growth.

Policy 2.1.3: By 2005, the City shall review building codes, zoning ordinances and land subdivision regulations to determine if there are excessive requirements

that would discourage private sector participation in meeting housing needs.

Policy 2.1.4: By 2004, the City shall review the City's regulatory and permitting process to determine whether there is a need to continue streamlining the process.

Policy 2.1.5: The City shall continue to allow mobile homes in certain residential zoning districts where adequate public facilities and services are available. Mobile home parks should be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity, in areas accessible to arterial and collector roads; and, they should be located within reasonable proximity to community facilities.

Policy 2.1.6: The City shall amend the Land Development Code to allow modular homes in residentially zoned areas, provided that such housing is compatible with surrounding development and meets applicable building code regulations.

Policy 2.1.7: The City shall encourage Crime Prevention Through Environmental Design (CPTED) principles in order to increase the safety of housing developments.

Policy 2.1.8: By 2004, the City shall amend the subdivision regulations to upgrade development requirements for all new mobile home parks and traditional residential subdivisions.

Policy 2.1.9: The City shall continue providing adequate supporting infrastructure, i.e., paved streets, sanitary sewer, drainage, potable water, etc, throughout Edgewater to enhance and compliment the City's housing stock.

Objective 2.2: *Low Income Residents.* To assist the private sector and appropriate agencies in providing safe, clean and affordable housing for current and future very low, low, and moderate income residents of the City of Edgewater.

Policy 2.2.1: By 2002, the City shall include the following definition for affordable housing in the Land Development Code and shall provide incentives for affordable housing.

Affordable Housing: Residential units priced so that monthly costs do not exceed thirty (30) % of the household gross income.

Policy 2.2.2: The City shall review and revise its land development regulations to remove excessive constraints on the development of low and moderate-

income housing projects, where such constraints are not supported by a valid concern for the health, safety, or welfare of the community.

- Policy 2.2.3:** The City shall provide technical assistance to non-profit agencies to plan and develop low-cost housing. Technical assistance includes, but is not limited to, assistance with meeting the development review requirements of the City and of other regulatory bodies, referral to appropriate agencies (including City agencies and other agencies) for information and assistance in meeting infrastructure standards and requirements.
- Policy 2.2.4:** By 2004, the City shall examine the feasibility of establishing an Affordable Housing Trust Fund to assist very low and low-income families in the provision and maintenance of housing.
- Policy 2.2.5:** By 2005, the City shall determine the feasibility of establishing a program of density bonuses in return for developer contributions to affordable housing. Developers may either provide affordable housing on the same site or contribute to the Affordable Housing Trust Fund.
- Policy 2.2.6:** By 2005, the City shall evaluate all infrastructure charges and fees and determine whether adjustments can/should be made for low and moderate-income housing projects. In addition, consideration should be given to providing funds to offset fees in situations where they cannot be reduced. The City should encourage the County to assist in this effort as the provision of housing needs benefits the larger area as well as the City itself.
- Policy 2.2.7:** Low and moderate-income housing shall be permitted in all residential Future Land Use designations.

GOAL 3:

To provide housing opportunities for people with special needs, such as children, the elderly, and the physically and/or mentally disabled.

Objective 3.1: *Special Needs Groups.* The City shall ensure that adequate sites in residential areas are available to accommodate special needs populations.

- Policy 3.1.1:** The City shall include in the land development regulations adequate standards for the location of community residential homes, including group homes, and foster care facilities in residential areas in accordance with applicable Florida Statutes.
- Policy 3.1.2:** The City shall utilize the development review process to review any proposed projects or City Code amendments that impact housing for special need populations.

- Policy 3.1.3:** The City shall continue to support organizations that assist elderly and handicapped citizens in finding decent, accessible, and affordable housing. Such support may include technical assistance and alternative design standards and code requirements.
- Policy 3.1.4:** The City shall continue to ensure compliance with Federal and State laws on accessibility for special needs groups.