



ADDENDUM NO. 5
TO
REQUEST FOR PROPOSALS (RFP # 23-0213)
PUBLIC-PRIVATE DEVELOPMENT OF CITY OWNED
PROPERTIES

TO ALL APPLICANTS:

The following changes are issued to add to, modify and/or clarify the referenced **RFP # 23-0213** document:

1. **Page 1. "Frequently Asked Questions" (Question #21)**

21. Comprehensive plan for affordable housing, Does the City have one?

RESPONSE:

The Housing Element in the City's comprehensive development plan contains the City's affordable housing goals and objectives. A copy of the City's Housing Element of the City's comprehensive plan will be included as Exhibit A in Addendum #5.

Attached as Exhibit A to this addendum are the City's comprehensive plan goals and objectives regarding affordable housing.

These changes shall have full force and effect. All applicants shall incorporate this addendum into the Bid Documents and shall acknowledge receipt of this addendum on the Bid Document.

END OF ADDENDUM

EXHIBIT A

City of West Park Comprehensive Plan Excerpt (Housing Element)

HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL ~~65~~: TO ASSURE THE AVAILABILITY OF A SAFE, SOUND AND ATTRACTIVE RESIDENTIAL ENVIRONMENT FOR ALL RESIDENTS OF THE CITY OF WEST PARK.

~~6.5.1~~ Objective:

The City of West Park shall ensure there is adequate land for the provision of~~provide~~ adequate and affordable housing for existing and future residents of diverse needs and income ranges. ~~households with special housing needs, rural and farmworker households, and very low, low and moderate income households consistent with the needs identified in Tables 5-1 through 5-28 of the Housing Element support documents through implementation of the following policies:~~

~~6.5.1.1~~ Policy:

The City shall support the involvement of private and non-profit sectors, as well as county, regional, state and federal agencies in the provision of affordable housing ~~production~~.

~~6.5.1.2~~ Policy:

The City shall support the utilization of federal, state and local housing subsidy programs as a means to provide housing opportunities for very-low, low and moderate income persons and families.

~~6.5.1.3~~ Policy:

The City shall continue to evaluate the current land development requirements to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

~~6.2.9~~ Policy:

The City shall adopt an ordinance that facilitates the creation of a Workforce Housing Program in which a focus shall be on encouraging and streamlining the development of housing units that are consistent with the needs of the City's workforce.

~~5.1.4~~ Policy

The City shall consider adopting incentives for the development of affordable workforce housing.]

~~5.1.5~~ Policy:

The City shall assess the effectiveness ~~evaluate for continuation or termination~~ of the City's Infill Lot/Affordable Homes Development

Pilot Program to determine if the City should adopt a permanent program.

~~6.1.45.1.6~~

Policy:

The City shall continue to preserve the housing stock with infrastructure improvements to maintain affordability throughout the City.

~~5.1.7~~

Policy:

If the City adopts impact fees, it shall consider waiving impact fee charges for the development or construction of affordable housing developments.]

~~6.1.5~~

Policy:

~~Within one year of the Shimberg Center Providing data for West Park, the City shall update its Housing Element.~~

~~6.5.2~~

Objective:

City shall eliminate substandard housing conditions and blighting influences and improve structural and aesthetic housing conditions as defined by the City Code of Ordinances and the Florida Building Code.

~~6.5.2.1~~

Policy:

New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City will strictly enforce its zoning regulations, building codes and ordinances to assure conformance.

~~6.5.2.2~~

Policy:

Ensure the provision of relocation housing if residents are displaced by City sponsored redevelopment efforts.

~~6.5.2.3~~

Policy:

Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community, as provided for by the Florida Building Code.

~~6.5.3~~

Objective:

City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

~~6.5.3.1~~

Policy:

City may utilize job training, job creation and economic solutions to address a portion of its affordable housing concerns by continuing to attract non-residential development.

~~6.5.3.2~~

Policy:

City shall designate sufficient sites at sufficient densities to accommodate the need for affordable housing in the future through land use and zoning regulations.

~~6.5.3.3~~ Policy:
The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with Section 320.8285 and Section 553.38(2), Florida Statutes, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

~~6.5.3.4~~ Policy:
The City shall support improvement and expansion of public transit and encourage the development of affordable housing in locations best served by transit.

~~6.5.4~~ Objective:
City shall provide adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

~~6.5.4.1~~ Policy:
Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production through expedited plan review.

~~6.5.4.2~~ Policy:
Support the provision of adequate sites for housing very-low, low and moderate income families and Florida Department of Children and Families licensed or funded group and foster homes on a regional housing market basis (as mandated by Chapter 419, F.S.), to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization.

~~6.5.4.3~~ Policy:
Florida Department of Children and Families licensed or funded group and foster homes shall be permitted uses under all residential land use classifications.

~~6.5.4.4~~ Policy:
The location of community residential facilities dispersed among the regional housing market to serve persons with special housing needs, disabilities or handicaps shall be supported by West Park.

~~6.5.5~~ Objective:
The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain its unique history and neighborhood character.

~~6.5.5.1~~ Policy:
Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

~~6.5.5.2~~ Policy:
Historic structures should be preserved as important components of the neighborhood to encourage infill and revitalization efforts.

~~6.5.6~~ Objective:
The City shall preserve existing affordable housing, rehabilitate substandard housing, and stabilize neighborhoods in order to enhance the City's housing stock.

~~6.5.6.1~~ Policy:
Residential building permit and demolition data shall be maintained by the Building Department.

~~6.5.6.2~~ Policy:
Wherever economically feasible, substandard housing should be rehabilitated and renovated rather than removed.

~~6.5.6.3~~ Policy:
Pursue a multi-faceted program between local government, non-profit organizations, and neighborhood organizations in order to improve and maintain neighborhoods.

~~6.5.6.4~~ Policy:
The City of West Park shall continue to stabilize and revitalize existing neighborhoods through infrastructure improvements.

~~6.5.6.5~~ Policy:
The City shall encourage market rate housing as well as affordable housing to encourage community stability.