

3. HOUSING ELEMENT

The purpose of this element is to provide plans and policies that will assist the City in meeting identified or projected deficits in the supply of housing, correcting substandard or unsafe housing conditions, and maximizing private sector involvement in the delivery of safe, sanitary, and affordable housing for all income groups.

GOAL 3A: PROMOTE AN ADEQUATE SUPPLY OF SAFE, SANITARY, AND AFFORDABLE HOUSING FOR CURRENT AND FUTURE RESIDENTS IN VERY LOW- TO MODERATE-INCOME GROUPS

Objective 3.1: Provide or stimulate provision by the private sector of affordable housing units.

Policy 3.1.1: For the purposes of this objective, affordable housing is defined as housing for which monthly rents or monthly mortgage payments, including principle, interest, taxes, and insurance, do not exceed thirty (30) percent of that amount which represents the percentage of the median adjusted gross annual income for the very-low to moderate-income household adjusted for household size. The sales price of owner-occupied units must not exceed the price point established by the City on an annual basis. The rental rate must not exceed the rates provided by the Florida Housing Finance Corporation on an annual basis.

Policy 3.1.2: The City shall use the measures specified in this element to provide at least fifteen (15) affordable housing units per year.

Policy 3.1.3: The City shall provide incentives to private developers intended to stimulate construction of fifteen (15) affordable housing units each year. Such incentives may include reduction in impact fees, State Housing Initiatives Partnership program (SHIP) funds, information on state/federal housing assistance programs, waiver or consolidation of minimum lot size requirements, density bonuses, or other similar measures.

Policy 3.1.4: The City shall use a density bonus program that encourages the private sector to provide affordable housing for very low-, low-, and moderate-income persons. Such density bonus shall amount to at least a 10% increase for projects that provide very low-, low- and moderate-income housing needs. This bonus shall not exceed a 20% increase. To be deemed an affordable housing project, the housing project must meet criteria as set forth in the Land Development Regulations.

Policy 3.1.5: The City shall expedite the permitting of developments containing affordable housing by providing "fast track" processing of applications and plan reviews.

Policy 3.1.6: The City shall coordinate and promote partnerships with developers of housing for very-low, low-, and moderate-income families and maintain adequate infrastructure to accommodate such developments.

Policy 3.1.7: The City shall allow the construction of accessory dwelling units (ADU) in residential categories, to include categories that allow for the mixture of uses, in an effort to provide for affordable housing opportunities. The floor area for an ADU shall not exceed twenty-five (25) percent of the primary structure floor area.

Policy 3.1.8: Affordable housing should be distributed equitably throughout the City.

Policy 3.1.9: Single Room Occupancy Units (SROs) shall be allowed in the Urban Residential, Urban Community, and Mixed Use land use categories. Additional criteria such as development standards, guidelines, and procedures for the review and permitting of SROs shall be incorporated into the Land Development Regulations.

Policy 3.1.10: The City shall ensure that a mixture of housing types are provided, including single-family detached and multi-family housing, within a variety of price ranges to provide a range of housing options for City residents.

Policy 3.1.11: The City shall increase the supply of housing through code enforcement; rehabilitation; and encouragement of new construction with emphasis on activities benefiting very-low-, low-, and moderate-income households, minorities, the frail, elderly, disabled, and other households with special needs.

Policy 3.1.12: The City shall encourage and allow developments for very-low-, low-, and moderate-income households in the "Residential" or "Urban Residential" land use categories.

Policy 3.1.13: The Community Development Department shall provide information and assist private developers and non-profit organizations toward utilization of state and federal programs intended to make available standard housing which is affordable to lower income families.

Policy 3.1.14: The City shall provide financial assistance, in the form of amortized second mortgage loans and grants, to provide for the rehabilitation of substandard owner-occupied properties.

Policy 3.1.15: The City shall provide financial assistance, in the form of down payment and closing cost loans / grants, to provide for the construction of affordable housing.

Policy 3.1.16: The City shall participate in and solicit financial assistance from state and federal programs intended to improve the condition and supply of standard housing.

Policy 3.1.17: At least once during every ten-year planning period, the City shall evaluate its Plan and Land Developments Regulations to identify and eliminate possible barriers to the production of affordable housing.

Policy 3.1.18: The City shall assist local nonprofit agencies to actively seek the acquisition of state and federal funding sources by providing letters of support, technical guidance, and other regulatory and procedural assistance as needed to facilitate the development of affordable housing for very low- to low- income households.

Policy 3.1.19: The City shall encourage land acquisition and land banking for future affordable housing projects as a way to assist development of affordable housing projects.

Policy 3.1.20: The City shall encourage Housing for Special Needs Households by continuing to work with affordable housing providers and funding agencies on opportunities to construct or acquire a variety of types of affordable housing appropriate for special needs groups and extremely low-income households. Specific types of housing include:

- (a) Smaller, affordable residential units, especially for lower income single-person households.
- (b) Affordable senior housing to meet the expected needs of an aging population, including assisted housing and board and care licensed facilities.
- (c) Affordable units with three (3) or more bedrooms for large-family households.
- (d) Affordable housing that can be adapted for use by those with disabilities.

GOAL 3B: PROVIDE FOR THE ELIMINATION OF SUBSTANDARD HOUSING UNITS.

Objective 3.2: Encourage reinvestment in existing housing stock and assist in the rehabilitation or removal of substandard housing.

Policy 3.2.1: The City shall continue its efforts through the Community Development Department to eliminate substandard housing conditions.

Policy 3.2.2: The City shall enforce the provisions of the Code of Ordinances to identify, condemn, and demolish unsafe structures for which rehabilitation is not feasible.

Policy 3.2.3: The City shall assist in the relocation of households displaced by demolition activities through referrals and placements in public housing or subsidized housing, if financially feasible.

Policy 3.2.4: The City shall assist in the relocation of households displaced by the City's community development activities as specified in the "Relocation Plan for Community Development Activities" of the Housing and Community Development Act

Policy 3.2.5: The City shall expend federal, state, or local program funds to rehabilitate substandard housing, as such funds become available.

Policy 3.2.6: The City shall promote educational programs and incentives for families to learn how to purchase, maintain, and improve their homes and neighborhoods.

Policy 3.2.7: The City shall use code enforcement capabilities to maintain quality and safe residential structures for City residents.

Policy 3.2.8: The City shall incorporate landscaping and building maintenance provisions in its Land Development Regulations.

Policy 3.2.9: The City shall enforce its requirements for visual buffers or fences for land uses which present an unsightly appearance or which have the potential to create nuisances.

Objective 3.3: Improve the aesthetics and appearance of targeted redevelopment areas to make them safe and sanitary and to foster a sense of community and pride.

Policy 3.3.1: The City shall target redevelopment efforts within each of the City's CRAs. Redevelopment shall include such efforts as revitalization and assistance programs, including installation of needed public infrastructure.

GOAL 3C: SUPPORT THE LOCATION OF GROUP HOUSING IN APPROPRIATE LOCATIONS.

Objective 3.4: Allows for the location of group homes and foster care facilities licensed by The Department of Children and Families in residential areas.

Policy 3.4.1: Group homes and foster care facilities will be allowed in Residential and other land use categories that allow for a mixture of uses that include residential uses, in conformance with the densities and intensities specified in the Future Land Use Element.

Objective 3.5: The City shall utilize established procedures for the conservation of stable, viable neighborhoods.

Policy 3.5.1: The City shall use code enforcement to prevent blighting conditions in areas of standard housing.

Policy 3.5.2: The City shall use the rehabilitation programs available through the Community Development Department to upgrade run-down housing stock in stable neighborhoods.

Policy 3.5.3: The City shall utilize Community Development Block Grant funds to upgrade public facilities such as lighting, sidewalks, streets, drainage and other related facilities to ensure the viability of neighborhoods.

Objective 3.6: Maintain an ongoing housing implementation program through the provisions of this Plan and the Community Development Department's Consolidated Plan.

Policy 3.6.1: The City shall designate adequate areas for existing and future residential development, including redevelopment on its Future Land Use Map.

Policy 3.6.2: The City shall provide public facilities consistent with adopted levels of service standards to promote the delivery of safe, sanitary, and affordable housing.

Policy 3.6.3: The City shall continue to apply for and use federal and/or state funds to implement its Consolidated Plan.

GOAL 3D: PROTECT EXISTING, STABLE NEIGHBORHOODS FROM BLIGHT.

Objective 3.7: The City shall prevent blight in existing, stable neighborhoods.

Policy 3.7.1: The City shall conserve stable neighborhoods by:

- a) Supporting the upgrade of existing housing stock.
- b) Implementing code enforcement strategies.
- c) Preventing or eliminating slum and blighted influences.
- d) Providing and improving public facilities such as, but not limited to, streets, sidewalks, curbs and gutters, utilities, parks and recreation, and neighborhood services facilities.

Policy 3.7.2: The City shall support the revitalization of deteriorating neighborhoods and aid in the elimination of conditions detrimental to the public health, safety, and welfare. Strategies to accomplish this Policy include, but are not limited to:

- a) Rehabilitation of substandard structures.
- b) Clearance of dilapidated and dangerous structures.

- c) Stimulation of commercial investment to enhance economic vitality in deteriorating neighborhoods.

Policy 3.7.3: The City shall increase the supply of standard housing through code enforcement and rehabilitation and encouragement of new infill development. In addition, the City shall emphasize development that benefits very-low, low-, and moderate-income households, and particularly minority groups, the elderly, and disabled persons.

Policy 3.7.4: The City shall concentrate on the improvement of the City's planning and development practices, methods, and administrative capabilities to support the prevention of blight in existing neighborhoods.

Objective 3.8: Encourage and support the Community Development Program.

Policy 3.8.1: The City shall further refine the Consolidated Plan with attention to housing and public improvements when that plan is updated.

Policy 3.8.2: The City shall continue to identify public improvement needs in the CDBG target areas.

Policy 3.8.3: The City shall continue to explore innovative approaches to housing issues and HUD programs.

Policy 3.8.4: The City shall pursue alternative funding sources to offset the reduction of CDBG funds, assuring an ongoing Community Development process.

Policy 3.8.5: The City shall provide public facilities, services, and utilities as identified in the Consolidated Plan in coordination with, and in support of, housing improvement activities.

GOAL 3E: ENSURE ADEQUATE PUBLIC FACILITIES FOR RESIDENTIAL DEVELOPMENT.

Objective 3.9: Coordinate the provision of adequate public facilities with residential growth projections.

Policy 3.9.1: The City shall ensure the provision of adequate infrastructure and appropriate residential land use categories to accommodate projected growth in population and a range of housing types.

Policy 3.9.2: The City shall require all habitable development within the City limits to connect to City water and sewer lines, when such lines are within 300 feet of the subject parcel boundary.

Policy 3.9.3: The Future Land Use Map shall designate lands for residential development consistent with this element and provide for the increase in population by 2020.

Policy 3.9.4: A diversity of lot sizes, impervious surfaces, and heights shall be incorporated into the Land Development Regulations to provide for flexibility and choice in housing types and price points.

Policy 3.9.5: The City shall allow the construction of DCA-certified manufactured homes in residential land use categories, as long as building requirements, minimum bulk regulation standards, and state requirements are met.

Policy 3.9.6: Affordable housing shall be located where adequate infrastructure and services are available.

GOAL 3F: ENCOURAGE SUSTAINABLE RESIDENTIAL DEVELOPMENT.

Objective 3.10: Promote energy efficiency in new development.

Policy 3.10.1: The City shall continue to utilize the Florida Building Code as the primary guide in establishing minimum standards for housing construction.

Policy 3.10.2: The City shall refer to the Florida Green Building Coalition or other state or nationally recognized program, for guidance in the development of local initiatives to foster sustainable development practices.

Policy 3.10.3: By 2012, the City shall incorporate sustainable development standards into the Land Development Regulations.

Policy 3.10.4 The City shall encourage housing design and development alternatives that promote renewable energy technologies.

Policy 3.10.5 The City shall encourage the use of weatherization programs for low- and very-low income housing development and rehabilitation.

Policy 3.10.6: To be eligible to receive State Housing Initiative Partnership funds, or Community Development Block Grant funds, a developer or home-owner shall certify that the structure will be constructed to conserve energy. Such measure may include, but are not limited to:

- (a) The use of energy-star rated appliances throughout the home.
- (b) The use of a tankless water heater.
- (c) Installation of a programmable thermostat.

- (d) Sealing heating and cooling air ducts.
- (e) The use of solar power.
- (f) The use of alternate home fueling resources, such as natural gas.

In order to receive these funds, the structure must be certified by a qualified professional to reduce average energy consumption.

Policy 3.10.7: Any development receiving non-financial incentives for the construction of affordable housing are encouraged to follow the Florida Green Home Standards produced by the Florida Green Building Coalition.

Policy 3.10.8: Subdivision projects that will develop at minimum fifty (50) percent LEED certified housing, or to certified Florida Green Home standards by an agent of the Florida Green Building Coalition, shall receive expedited development order processing.