

HOUSING ELEMENT

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Goal:

Develop housing programs through coordinated efforts by the public and private sector, to maintain, improve and promote an adequate supply of safe and affordable housing in areas served by infrastructure to meet the current and projected needs of the County.

Objective 1 Affordable Housing

Provide multiple options for quality, safe, and affordable residential development to meet the needs of current and future residents, and households with special needs.

Policy 1.1 Designate an adequate amount of land for residential development in locations that efficiently use infrastructure and public services. Provisions for infrastructure to serve residential

development shall be consistent with standards and guidelines in the Infrastructure and Transportation Element.

Community Development Principals

Policy 1.2 Promote the development of affordable housing by coordinating local community development plans with State and Federal housing plans and programs.

Policy 1.3 Land Development Regulations will provide incentives for innovative development design and provisions for flexible housing design to promote residential development to meet a broad range of needs.

Policy 1.4 Zoning regulations will provide for a variety of housing types and needs, including conventional, modular and manufactured housing, mobile home parks and subdivisions, multi-family housing, guest house/apartment, rural and farm worker housing.

Policy 1.5 Permitting and development regulation shall be continually reviewed and amended to eliminate excessive requirements, minimize private sector's costs, address special housing needs (i.e., foster homes, group homes) and enhance the efficiency of the development process.

Policy 1.6 The County will continually review and develop standards and guidelines to enhance compatibility between residential and non-residential uses, and to preserve the character of neighborhoods and the community.

Policy 1.7 Encourage the provision of appropriate indoor and outdoor recreation and community facilities in residential developments.

Policy 1.8 Encourage developments which provide for innovative mixes of housing types and land uses, and efficient uses of space, energy and resources.

Objective 2 Implementation of Housing Programs

Develop Housing programs that coordinate public and private resources to supply affordable housing for current and future residents.

Program Development

Policy 2.1 The County will establish an Affordable Housing Advisory Committee to address affordable housing, redevelopment/neighborhood stabilization and the rehabilitation of historic and/or substandard housing programs needs. The committee will consist of public, private and non-profit sectors entities.

Funding

Policy 2.2 The County will identify private and not-for-profit organizations, and funding alternatives

available to assist in efforts to provide affordable housing.

Policy 2.3 Increase local awareness of available local, state and federal housing assistance programs.

Inventory

Policy 2.4 The County will develop a database to inventory public lands and identify public lands that are suitable for developing affordable housing.

Policy 2.5 An inventory of substandard housing, with households eligible for housing assistance, will be established annually, with a priority ranking based on housing conditions.

Policy 2.6 Support housing assistance programs for neighborhoods evidencing a need for revitalization including, but not limited to, East Williston and the Chiefland area. Revitalization projects shall be implemented contingent upon available funding sources.

Objective 3 Very Low, Low and Moderate Housing

Ensure an adequate supply of new housing is available for very low, low and moderate-income households and ensure adequate sites for affordable housing including, mobile and manufactured homes.

State Housing Initiative Partnership

Policy 3.1 The County will use the State Housing Initiative Partnership (SHIP) guidelines to improve the housing stock and provide housing for very low, low and moderate income households by administering services for:

- a. Purchase assistance;
- b. Rehabilitation and repair;
- c. Emergency home repair for the elderly.

Policy 3.2 Land Development Regulations will allow flexibility in siting affordable housing for very low, low and moderate income housing, and special needs populations including, rural, farm worker and elderly households.

Affordable Housing Location Guidelines

Policy 3.3 Very low, low and moderate housing and households with special needs will be encouraged in the following locations:

- a. In locally identified “infill” areas where public facility capacity is available for residential development;
- a. Locations that will reduce the need for automobile travel and provide employment

opportunities, recreation and other personal services within walking distance;

- b. Areas in close proximity to public facilities (i.e., fire, rescue, medical facilities) and community services (shopping, health care, schools, public transportation).

Development Incentives

Policy 3.4 Use and continue to develop private sector incentives and requirements to provide affordable housing for large scale residential developments. At a minimum, the development will provide public facilities and supporting infrastructure in accordance with those standards adopted in the recreation, utilities and transportation elements of this plan.

Policy 3.5 Establish permitting procedures that streamline the development review process to minimize cost, reduce the overall process time, especially for affordable housing projects.

Policy 3.6 Fifty percent (50%) of the building permit fees will be waived for Affordable Housing Projects which benefit very low, low and moderate income households.

Affordable Housing Standard

Policy 3.7 The affordability index for housing will be adjusted annually for family size and income according to the U.S. Department of Housing and Urban Development published tables.

Affordable housing is defined as monthly rents or monthly mortgage payments including taxes, insurance and utilities, that does not exceed 30 percent of the median adjusted gross annual income for the households indicated in s.420.004, F.S.

Policy 3.8 Residential developments shall provide an adequate mix of affordable housing. Low income and moderate income housing, as part of large scale developments will be encouraged.

Objective 4 Substandard Housing

Reduce substandard housing by the year 2020 to no more than 400 dwelling units and enhance the quality of housing and environment in established neighborhoods.

Development Standards

Policy 4.1 The County will promote safe and sanitary housing and discourage substandard conditions through the permitting process and enforcement of the Standard Building Code and Zoning Regulations.

Policy 4.2 No substandard housing units may be occupied, until upgraded to meet all

Standard Housing Code requirements.

Policy 4.3 Contractors engaged in residential repairs or new construction will be licensed and/or regulated, according to local ordinances, as a means of protecting the public health, safety and general welfare.

Rehabilitation and Demolition

Policy 4.4 The County will coordinate rehabilitation and/or demolition programs with the *Levy County Housing Authority* to further efforts to eliminate substandard housing based on the following principals:

Relocation: No household will be displaced until decent, safe affordable replacement housing is available.

Rehabilitation: All improvements shall meet the adopted *Standard Housing Code* criteria for materials and construction methods.

Funding

Policy 4.5 The County will pursue federal, state or locally developed subsidy programs to assist in the elimination of substandard housing.

Relocation Housing

Policy 4.6 The County shall provide relocation assistance for residents displaced as a result of government activities and by natural events.

Policy 4.7 Land Development Regulations shall establish relocation requirements and standards. Each household displaced by government action or by a natural event shall be provided with at least one relocation choice.

Objective 5 Licensed Group Homes and Foster Care Facilities

Ensure adequate sites for group homes and foster care facilities licensed or funded by the Florida Department of Health in appropriate residential areas to meet the needs of the residents.

Policy 5.1 Group homes and foster care facilities are defined as Community Residential Homes, consistent with Chapter 419, F.S. and will be allowed in all residentially zoned districts.

Community Residential Home Siting Guidelines

Policy 5.2 Community Residential Home siting guidelines:

- a. Facilities that house 7 or more residents may be permitted as a Special Exception;
- b. Facilities that house 6 or less residents will be permitted by right in all residentially zoned areas;
- c. Facilities, regardless of size, shall meet minimum standards, including but not limited to density, buffering and off-street parking, to implement a general comprehensive plan standard of protecting property values and protecting the health, safety and general welfare of the residents of such facilities.
- d. To prevent an over concentration of this type of housing and to protect the residential character of the area, the minimum spacing between Community Residential Homes is 500 feet in a single family zoning district and 1,200 feet in a multi-family district.

Policy 5.3 Provision in the Land Development Regulations will allow flexibility in housing design and enhance a barrier free environment for the special needs of the residents.

Objective 6 Historic and Significant Housing

Identify, conserve and rehabilitate historically significant buildings and districts that contribute to the heritage and architectural character of the County.

Policy 6.1 Use the Florida Master Site File inventory to identify historic and archeological sites and provide technical assistance to promote the nomination of these sites for listing on the national register.

Historic Resource Protection

Policy 6.2 Historic and archeological sites will be identified as Environmentally Sensitive Lands and will be protected from the adverse impact of development through provisions in the Land Development Regulations.

Rehabilitation and Readaptive Use

Policy 6.3 The County will promote the preservation of historic structures through housing rehabilitation and Readaptive uses. Technical assistance and information will be provided for applications to use state and federal assistance programs. Alternative uses may include, but are not limited to, commercial, recreational, or tourism related activities.

Policy 6.4 The County will pursue funding to survey and assess historical and archeological

resources.