

### III

## HOUSING ELEMENT

### INTRODUCTION

The following goal, objectives and policies constitute the Housing Element providing for decent, safe and sanitary housing at affordable costs and in sufficient quantities to meet the needs of both existing and future County residents. The data collected for this plan element and analysis of this data contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

This plan element of the County's Comprehensive Plan establishes a guide for the County to follow in addressing the housing needs of the unincorporated area. The Housing Element addresses the main goal for housing within the County through the year 2015, as well as measurable objectives which are established to meet the County's housing goal. In addition, each objective is followed by one or more corresponding policies to provide guidance and direction towards the accomplishment of the objective.

### HOUSING GOAL, OBJECTIVES AND POLICIES

GOAL III - PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE ENVIRONMENTS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE COUNTY'S PRESENT AND FUTURE CITIZENS, INCLUDING THOSE RESIDENTS WITH SPECIAL NEEDS. ENCOURAGE THE PRESERVATION AND ADAPTIVE RE-USE OF HISTORICALLY SIGNIFICANT HOUSING.

**OBJECTIVE III.1** The County shall continue to provide for affordable housing in accordance with the affordable housing needs assessment consistent with Chapter 9J-5.010(1)(a), (b) and (c), Florida Administrative Code in effect on January 1, 2003. In addition, the new definition of affordable housing consistent with Chapter 9J-5.003(3), Florida Administrative Code in effect on January 1, 2003, shall be used to define affordable housing types to be permitted for the existing and anticipated population. For the purposes of this Comprehensive Plan, "affordable housing" means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households. Thirty percent is not the limit if the mortgage lender is satisfied that the household can afford a higher percent. Consideration must be given to the following groups:

(a) "Moderate Income Person" 120% of the median income; (b) "Low Income Person" 80% of the median income; (c) "Very Low Income Person" 50% of the median annual income. Non-owner occupied units should be reserved for low or very low income households as defined by the U.S. Department of Housing and Urban Development at a monthly cost (including utilities) that does not exceed 30% of the total monthly income. In addition, the County will be required to conduct an affordable housing needs assessment consistent with Chapter 9J-5.010(1)(a), (b), and (c), Florida Administrative Code in effect on January 1, 2003.

Policy III.1.1 The County shall include as part of its adopted citizen participation plan a provision to insure that representatives of the local private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the County.

Policy III.1.2 The County shall permit the construction of government subsidized housing only within areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan, or which are to be provided concurrently and in conjunction with proposed development.

OBJECTIVE III.2 The County shall continue to promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as the establishment of provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standards and the County shall continue to rehabilitate substandard dwelling units.

Policy III.2.1 The County shall continue to enforce minimum housing standards which address the quality of housing and stabilization of neighborhoods.

OBJECTIVE III.3 The County shall continue to make available site opportunities for very low, low and moderate income families, and for mobile homes, in all Future Land Use classifications in order to provide adequate sites for very low-, low- and moderate-income households consistent with Chapter 9J-5.010(2)(f)(3), Florida Administrative Code in effect on January 1, 2003, address the creation and/or preservation of affordable housing consistent with Chapter 9J-5.010(3)(b)1, Florida Administrative Code in effect on January 1, 2003, and address adequate sites and the distribution of housing types consistent with 9J-5.010(3)(b)3, Florida Administrative Code

in effect on January 1, 2003. The County shall use the resources of the State Housing Initiatives Partnership and Community Development Block Grant programs to address these needs.

- Policy III.3.1 The County shall address the creation and/or preservation of housing for low-and moderate-income persons in accordance with Chapter 9J-5.010(3)(b)3, Florida Administrative Code in effect on January 1, 2003 through the use of the State Housing Initiatives Partnership and Community Development Block Grant programs.
- Policy III.3.2 The County shall provide for adequate sites and distribution of housing types consistent with Chapter 9J-5.010(3)(b)3, Florida Administrative Code in effect on January 1, 2003.
- Policy III.3.3 The County shall permit the location of low- and moderate-income housing and mobile homes pursuant to Section 320.8285, Florida Statutes and Chapter 553, Part IV, Florida Statutes.
- OBJECTIVE III.4 The County shall continue to make provision for group homes such as Long-Term Residential Care Facilities (LTCF) or foster care facilities, as licensed or funded by the Florida Department of Children and Families, and Adult Congregate Living Facilities (ACLF) as licensed by the Agency for Health Care Administration (AHCA), to be located within residential areas or areas of residential character
- Policy III.4.1 The County shall maintain standards for the location of foster care or group home facilities which are licensed or funded by the Florida Department of Children and Families and the Agency for Health Care Administration within residential areas. The standards shall consider the number of clients served, length of client stay and the intensity of services or treatment provided, and shall be consistent with the provisions of Chapter 419, Florida Statutes in effect on January 1, 2003.
- Policy III.4.2 The County shall allow foster care facilities and smaller-sized group homes, characterized by smaller populations and less intensive use, in lower density residential areas, subject to special review procedures to determine consistency with community locational requirements and appropriate safeguards consistent with the requirements of Chapter 419 Florida Statutes in effect on January 1, 2003.
- Policy III.4.3 The County shall allow larger-sized group homes, characterized by larger populations and more intensive use, in higher density residential areas and/or the commercial areas, subject to special review procedures to determine consistency with community

locational requirements and appropriate safeguards consistent with the requirements of Chapter 419 Florida Statutes in effect on January 1, 2003.

- Policy III.4.4      The County shall maintain standards which avoid concentrating group homes in order to maintain compatibility with the existing residential character of residential areas consistent with the requirements of Chapter 419 Florida Statutes in effect on January 1, 2003.
- OBJECTIVE III.5      The County shall continue to improve programs for the removal of blight and unsafe structures through the implementation of hazardous building regulations consistent with Chapter 553 (Building Construction Standards), Florida Statutes.
- Policy III.5.1      The County shall continue to enforce a hazardous building code, consistent with Chapter 553 (Building Construction Standards), Florida Statutes, which shall require the rehabilitation or demolition and clearance of housing and other structures which pose a threat to public safety.
- a.      The hazardous building code, consistent with Chapter 553 (Building Construction Standards), Florida Statutes, shall be remedial and shall be constructed to secure the beneficial interest and purposes which are public safety, health and general welfare through provisions dealing with structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazardous incident to the construction alteration, repair, removal, demolition, use and occupancy of building, structure or premises;
  - b.      The provisions shall apply to unoccupied and unsafe buildings and shall apply equally to new and existing conditions; and
  - c.      Provisions to protect classified historical structures requiring architectural and engineering plans bearing the seal of a registered professional architect or engineer shall be included.
- Policy III.5.2      The County shall apply for federal and state housing assistance where it has been determined that the County has competitive standing in any ranking process for determining program award.

- Policy III.5.3 The Local Planning Agency shall study and make recommendations to the Local Governing Body regarding the conservation of existing residential neighborhoods, when such neighborhoods are being considered for Future Land Use Plan Map amendments.
- OBJECTIVE III.6 The County shall continue to encourage the restoration or rehabilitation for adaptive reuse of historically significant housing through the implementation of regulations which protect significant historic housing.
- Policy III.6.1 The County shall continue to enforce provisions which protect significant historic housing through maintenance requirements and where appropriate, adaptive reuse.
- OBJECTIVE III.7 The County shall continue to treat persons displaced by governmental action on a uniform and equitable basis by incorporating uniform relocation provisions.
- Policy III.7.1 The County shall require the availability of relocation to persons displaced by governmental action to comparable housing which meets minimum standards at affordable cost, prior to their displacement.
- OBJECTIVE III.8 The County shall assist in the planning of the housing assistance programs of the Housing Authority.
- Policy III.8.1 The County through the implementation of the citizen participation plan shall provide opportunities to the Housing Authority and the private sector to participate in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the County's residents.
- OBJECTIVE III.9 The County shall encourage energy efficiency in the design and construction of new residential housing.
- Policy III.9.1 The County shall develop an incentive program to encourage residential construction that meets the energy efficiency criteria of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating systems, Florida Green Building Coalition (FGBC) certification, US Environmental Protection Agency (EPA) Energy Star program, or a similar third-party green building certification. The incentive program may include educational materials, expedited permitting, and/or public recognition.

Policy III.9.2      The County shall not prohibit the use of energy-efficient or alternative-energy practices for residences, such as photovoltaic panels, passive solar orientation of buildings, or strategic placement of landscaping materials to reduce energy consumption.

Policy III.9.3      The County shall continue to enforce the minimum energy efficiency requirements of the Florida Building Code through administration of the County's Land Development Code.