

HOUSING ELEMENT

Goals, Objectives and Policies

Review Draft- January 2011

Existing language is in green. New language is in black.

GOAL ONE: Ensure the provision of adequate housing for all existing and future residents of the City.

Objective 1.1: Closely monitor and coordinate with private sector, and annually assess its performance in providing the number and diversity of housing units needed to serve population changes in the City. [~~Measurable Targets: Annual assessment~~]

Policy 1.1.1: Annually assess the availability of land and housing construction trends in relation to population changes and the projected ratio of 1 housing unit per 1.9 persons.

Policy 1.1.2: Continue to evaluate and amend land development regulations to eliminate impediments to development, which would inordinately increase housing costs or eliminate the profit motive of the private sector.

Policy 1.1.3: Establish an ongoing working relationship with the Board of Realtors and Home Polk County Builders Association to ensure the private sector has full information on projected housing needs.

Policy 1.1.4: Ensure ~~by 2000~~, that sufficient, properly zoned land, with adequate infrastructure is available to meet the City's projected housing needs, through ~~2010~~ 2025.

Objective 1.2: Identify and develop a program to protect historic residential buildings. [~~Measurable Targets: Program adoption, implementation~~]

Policy 1.2.1: Coordinate with local historical preservation interests to enlist or provide technical assistance and participation in any surveys or other programs.

Policy 1.2.2: ~~Based on detailed analysis of the historic survey, determine the existence of any historically significant structures and/or districts, consider adopting standards for the historic preservation program~~

~~by 2001.~~—The City shall encourage the rehabilitation and adaptive reuse of historically significant housing.

Policy 1.2.3: The City shall assist property owners of historically significant housing in applying for and utilizing available State and federal assistance programs.

Objective 1.3: Establish infill strategies by adopting land development regulations that define standards and criteria, and by programming capital improvements for infill development. [Measurable Targets: Standards and criteria adopted, amount of capital improvements for infill]

Policy 1.3.1: ~~Develop a~~ Continue to track vacant residential land use parcel information system ~~by November 2001~~, tracking size, location, physical characteristics, utilities, zoning, ownership and other property data.

Policy 1.3.2: Survey infrastructure conditions, annually, to establish the existence of adequate service to vacant residential sites ~~by November 2001~~. Within older residential areas, annually complete capital projects to upgrade water, sewer, mobility, drainage, lighting, and recreation facilities to meet current adopted level of service standards.

Policy 1.3.3: ~~By November 2001~~, Establish financial incentives to promote construction on infill lots, such as reducing or waiving impact and utility fees and charges, where legally feasible.

Policy 1.3.4: ~~By May 2000, adopt~~ Maintain land development regulations that encourage infill development and other patterns of compact urban growth by allowing for zero lot-line development, accessory units, floor area reduction, and smaller lot sizes.

Policy 1.3.5: Allocate funding for minor off-site capital improvements, such as, street and utility extensions or upgrading designed to support development of infill lots.

Policy 1.3.6: Revise the land development regulations to allow for greater use of accessory residential units as an alternative, low impact, housing option in place of developing traditional single-family and multi-family units.

Objective 1.4: Provide opportunities for siting licensed group homes, ~~foster care facilities and halfway houses~~. [Measurable Targets: # of group homes, and halfway houses sited]

Policy 1.4.1: ~~Adopt~~ Maintain land development regulations that define the standards and criteria for group homes in regard to ~~site areas~~ siting, off street parking, ~~yard~~ building, and buffering requirements, ~~by May 2000~~.

Policy 1.4.2: Encourage the development of residential alternatives to institutionalization.

Objective 1.5: Provide opportunities for siting housing for the elderly. [~~Measurable Target: # of houses for elderly sited~~]

Policy 1.5.1: ~~Adopt~~ Maintain land development regulations that define the standards and criteria for the development of all types of elderly housing and support facilities, ~~by May 2000~~.

Policy 1.5.2: Identify and coordinate with programs that support the elderly remaining in an independent living environment.

Objective 1.6: Provide opportunities for siting housing for ~~the handicapped~~ those individuals with disabilities. [~~Measurable Target: # of houses for handicapped sited~~]

Policy 1.6.1: ~~Adopt~~ Maintain land development regulations in compliance with Florida Statutes, Chapter 553 F.S.; providing requirements for elimination of barriers in future housing for the ~~handicapped~~ disabled, ~~by May 2000~~.

Policy 1.6.2: Identify and coordinate with programs that support the ~~handicapped, deaf, and blind~~ disabled in a barrier free housing and independent living environment.

Objective 1.7: Provide relocation housing. [~~Measurable Target: adoption of relocation policy~~]

Policy 1.7.1: ~~Prepare and adopt~~ Maintain a standard residential relocation policy for any residential households displaced by City action, ~~by 2002~~.

Objective 1.8: Provide for family homestead housing. [~~Measurable Target: allow family homesteading~~]

Policy 1.8.1: Allow parcels of land used solely as a homestead to be conveyed from one family member to another, notwithstanding the use, density or intensity assigned under the Future Land Use Plan, consistent with Florida Statutes, ~~section~~ Chapter 163.3179.

GOAL TWO: Ensure an adequate supply of affordable housing options for individuals and families of all economic levels.

Objective 2.1: ~~Identify and designate sites for low and moderate income housing and other affordable housing.~~ Promote affordable, quality housing and adequate sites for low and moderate income housing. The City shall ensure that a sufficient number of affordable housing sites are available with the City. ~~[Measurable Targets: Annual assessment of affordable units produced, annual assessment of land availability]~~

Policy 2.1.1: ~~Continue to meet on a regular basis with the City's Community Development Board to address the City's identified affordable housing needs.~~ The City's Future Land Use map shall designate substantial acreage for housing sites which can be marketed and developed for all income ranges.

Policy 2.1.2: Reduce or eliminate financial and regulatory barriers to private sector construction of affordable housing, by adopting standards and incentives which consider variable impact fee and utility rate structures, and relaxed zoning and structural regulations.

Policy 2.1.3: Annually analyze the amount of land zoned for mobile/manufactured homes, and, where necessary, approve zoning for adequate sites available to meet the projected demand for mobile/manufactured homes at a rate of 10% of the City's housing stock.

Policy 2.1.4: Maintain and enforce the Fair Housing Ordinances to eliminate all barriers to housing acquisition, based on race, sex, creed, and national origin.

Policy 2.1.5: Maintain an Affordable Housing Advisory Committee to evaluate the impacts of comprehensive plan amendments, code changes, and other governmental actions on affordable housing within the City.

Objective 2.2: Work with home builders, banks and financing companies, realtors, landlords, other governmental agencies, and nonprofits to ensure the city is supplied with a sufficient amount of affordable housing for residents of all income levels.

Policy 2.2.1: Continue to carry out the City's Affordable Housing Program which works with and supports local lenders, the housing construction industry, and other affordable housing providers, particularly in providing safe, decent affordable housing units where deficits have been identified; namely for: rental households for very low income persons; rental households for moderate and higher income persons; owner-occupied households for very low income persons;

affordable owner-occupied households for persons earning above the City's median income.

~~The ten-year planning target for producing housing for the above is 80 single family homes, and 440 rental units.~~

Policy 2.2.2: Periodically review the City's impact fees to ensure that they are not resulting in an obstacle to the provision of affordable housing units. When it has been determined that there is a shortage in affordable housing, consider waiving or reducing impact fees to promote the development of affordable housing.

Policy 2.2.3: Implement a streamlined review and permitting process for those developers who commit to building a minimum of ten percent (10%) of the housing units in a development as affordable units as defined by the Lakeland/Winter Haven MSA.

Policy 2.2.4: Implement a strategy to utilize all available state, federal, and local housing assistance programs for the rehabilitation and construction of affordable housing.

GOAL THREE: Prevent the establishment of substandard or dilapidated housing within the City.

Objective 3.1: Eliminate substandard and dilapidated housing and prevent its return.
~~[Measurable Target: # of houses demolished, brought up to code]~~

Policy 3.1.1: Maintain a standard procedure for sub-standard housing ~~demolition~~ rehabilitation. Utilize demolition only as a last resort to correct sub-standard housing.

Policy 3.1.2: Work with the Code Enforcement and Building Divisions to maintain a neighborhood inspection program to enforce the minimum housing code and the City's aesthetic codes.

Policy 3.1.3: Continue to evaluate and prioritize the needs for neighborhood preservation and aesthetic improvement standards and programs for each neighborhood in the City. Develop and implement neighborhood preservation and aesthetic programs for an average of two neighborhoods per year throughout the 10-year planning period.

Policy 3.1.4: Rehabilitate or demolish any substandard housing that is determined to be a hazard to public health and safety.

Policy 3.1.5: Enforce regulations intended to eliminate substandard housing in Winter Haven and to prevent its return.

Policy 3.1.6: Disseminate information on available federal, state or local housing rehabilitation programs on an ongoing basis.

Policy 3.1.7: ~~Develop marketing efforts and host~~ Promote public information seminars ~~to be held at least twice per year, to promote~~ that address the rehabilitation of units that are beginning to deteriorate, ~~and to~~ educate the public on code enforcement, ~~violations~~ and basic home maintenance.

GOAL FOUR: Promote the development of energy efficient and sustainable housing within the City.

Objective 4.1: Encourage, and provide incentives, when appropriate for design and construction techniques and building materials capable of significantly reducing the cost of construction, maintenance and energy consumption of housing while providing for a more healthy and durable home environment.

Policy 4.1.1: The City shall promote opportunities to integrate housing, including affordable and workforce housing, with infill development to create mixed-use neighborhoods to increase energy efficiency through efficient land use patterns.

Policy 4.1.2: The City shall promote communities by encouraging green housing that conserves natural resources and reduces monthly operating costs.

Policy 4.1.3: The City will encourage housing construction that uses the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) principles or the Florida Green Building Coalition's Green land development and building standards.

Policy 4.1.4: By 2012, determine a threshold and criteria for requiring LEED standards/certification in development and redevelopment projects, and implement through update to the land development code. In addition, consider pilot incentive programs to encourage green building and development.

Policy 4.1.5: Continue to implement the requirements of the latest Florida Energy Efficiency Code for Building Construction that assures a conscious effort toward energy efficiency so that proper equipment, building orientation on site, adequate insulation, and appliance selection will be considered by developers.

Policy 4.1.6: The City shall promote construction techniques that enhance the long-term usability and affordability of housing.

Policy 4.1.7: The City shall collaborate with the banking community, builders' associations and other interested parties, to determine ways builders may incorporate "Sustainable Building" technologies in the construction of housing, through the following means:

1. Water (e.g. indoor water conservation, low-flow/low-flush fixtures, pervious materials, xeriscaping, reclaimed water irrigation, harvested rainwater)
2. Energy (e.g. Energy Star ratings, passive solar design, landscaping for energy conservation, site development) and unit orientation (e.g. north/south rather than east/west windows) that takes advantage of the natural shade and lighting available, radiant barrier and ridge venting, earth sheltered design, solar heating and cooling systems, gas water heating and cooling systems, ductwork, fans, energy recovery ventilators, programmable thermostats, energy efficient appliances.
3. Building materials (e.g. dimensional lumber, wood treatment, engineered structural materials, engineered siding and trim, non-toxic termite control, earth materials, floor coverings, wood flooring, roofing structural wall panels, insulation, windows and doors, cabinets, finishes and adhesives)
4. Solid Waste Management (e.g., home recycling, compost systems, construction waste recycling)

Policy 4.1.8: The City shall promote energy conservation techniques that incorporate Federal Energy Star standards as consistent with the requirements of the state energy code. Periodic reviews of development regulations and building codes shall be conducted to determine if there are modifications needed to incorporate energy conservation measures in addition to the requirements of the state energy code.