

DRAFT HOUSING ELEMENT GOALS, OBJECTIVES & POLICIES

July 21, 2005 Draft

GOAL HOU 1

Lake County will adopt standards, plans, and principles and participate in partnerships that will provide decent, safe and sanitary housing for all current and anticipated future residents regardless of income.

OBJECTIVE HOU 1.1: PRIVATE SECTOR HOUSING DELIVERY

The County shall continue to support and partner with the private sector to ensure housing production capacity sufficient to provide decent, safe and sanitary housing for all existing and future residents regardless of income.

Policy HOU 1.1-1 Adequate Residential Land Area:

The Future Land Use Map shall designate sufficient acreage which will support the construction of housing to serve the varied and special needs of the current and future residents of Lake County. Acreage shall be designated on the Future Land Use Map to accommodate housing demands and needs anticipated to the year 2025.

HOU 1.1-1.1 The County, in partnership with profit and not-for-profit developers, shall assure that adequate sites are made available for the construction of housing—both single family and multi-family homes—for very low, low, and moderate income residents of Lake County.

Policy HOU 1.1-2 Planned Development Tracking

The County shall create and maintain an accurate Development Database reflective of all approved and permitted housing developments.

HOU 1.1-2.1 The Development Database will be updated on at least a monthly basis based on approved platted subdivisions, building permits issued, and Final Certificates of Occupancy issued by the Building Department.

HOU 1.1-2.2 The Development Database will be supported by an accurate GIS-generated county-wide map showing all platted subdivisions, building permits issued, and Final Certificates of Occupancy issued. The Planned Development Database (PDD) map will be updated on at least a quarterly basis (four times a year).

DRAFT HOUSING ELEMENT GOALS, OBJECTIVES & POLICIES

July 21, 2005 Draft

Policy HOU 1.1-3 Parcel Location Assistance

The County shall assist developers (and especially developers of housing affordable to low and moderate income households) in locating appropriate parcels for housing development through the use of the existing Future Land Use Map, the Planned Development Database map, and the Developable Lands map.

HOU 1.1-3.1 The Developable Lands map will be created, maintained, and updated by the Comprehensive Planning Senior GIS Analyst on at least a quarterly basis (four times a year).

OBJECTIVE HOU 1.2: HOUSING STOCK PRESERVATION

The County shall take direct action and shall partner with civic organizations, nonprofit and for profit organizations and other interested parties to ensure the improvement and continued viability of existing neighborhoods through preservation of the existing housing stock.

Policy HOU 1.2-1 Housing Condition Survey

The County understands that there exists the need for a countywide *Housing Condition Survey* that will be updated and maintained on a regular basis. The primary purpose of the *Housing Condition Survey* will be to identify substandard housing. Towards that goal, and by 2008, the Property Appraisers field staff, who regularly perform physical inspections of all real property within Lake County as part of their appraisal process, will be recruited to report on the physical condition of all residential properties within the county.

Policy HOU 1.2-2 Permit System for Demolition of Housing

To maintain accurate records on housing units, and protect the useful life of existing housing, all demolitions to be performed within the County shall continue to require a permit from the Building Department.

Policy HOU 1.2-3 Promote Maintenance of Housing

The Division of Code Enforcement shall enforce building codes and Health Department regulations in their efforts to assure the continued viability of the existing housing stock in Lake County. Code Enforcement will create a database to track and monitor violations cited by their field inspectors. Violations will be monitored for instances of repeat offenders, substandard housing,

DRAFT HOUSING ELEMENT GOALS, OBJECTIVES & POLICIES

July 21, 2005 Draft

owner neglect or abandonment and to identify housing units in need of repair. Code Enforcement staff will assist property owners—to the best of their abilities—in identifying innovative, cost effective solutions that will reduce the time between issuance of citation and abatement of violation(s).

Policy HOU 1.2-4 Repairs to Existing Structures

County staff will partner with public and private organizations) to establish and maintain programs and subsidies that will aid in the preservation and rehabilitation of the existing housing stock.

OBJECTIVE HOU 1.3 AFFORDABLE HOUSING

The County shall adopt and implement policies, programs and regulations that will result in development of decent, safe and sanitary housing for very low, low, and moderate income households, the elderly, disabled, rural and farm worker households and other households with special needs.

Policy HOU 1.3-1 Revision of Land Development Regulations

County Staff shall review and update the Comprehensive Plan's supporting Land Development Regulations (LDR's) which impose excessive impediments to the building of quality housing affordable to low and moderate income households. Examples of regulations that create excessive impediment to affordable housing include minimum lot size, set-back requirements, and building square footage requirements.

Policy HOU 1.3-2 Impact Fee Waivers for Affordable Housing

The County shall continue, and wherever possible expand, the impact fee waiver programs that provide incentives and financially assist the creation of housing affordable to low and moderate income households.

OBJECTIVE HOU 1.4: HISTORIC HOUSING

The County shall inventory, identify and evaluate historically significant properties including non-residential structures and shall adopt policies procedures and regulations that will ensure their preservation.

Policy HOU 1.4-1 Master Site File Update

The County shall periodically update the County's portion of the Florida Master Site File by continuing to assist the Department of State Division of Historical Resources' efforts in this regard.

Policy HOU 1.4-2 Promote the Conservation of Historically Significant Housing

DRAFT HOUSING ELEMENT GOALS, OBJECTIVES & POLICIES

July 21, 2005 Draft

The County shall provide assistance to property owners of historically significant housing by supporting applications seeking standing on the Florida Department of State Master Site File and the National Register of Historic Places. The County shall promote adaptive re-use and rehabilitation of historically significant structures through assistance with grant functions and coordination with State technical services available for such activities.

Policy HOU 1.4-3 Conservation and Rehabilitation of Historic Sites

Lake County shall identify significant historic sites in the Future Land Use Element. Alteration of such sites shall be discouraged by including alteration restrictions within the Lake County Land Development Regulations. Prior to alteration, demolition, or relocation of a historic structure listed on the National Register of Historic Places or the State Master File of Historic Sites, a Certificate of Historical Importance must be issued by the County Planning & Zoning Board. Criteria for issuing a certificate under intentions to rehabilitate or relocate a designated historic structure shall follow the U.S. Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and visual compatibility standards set forth in the Land Development Regulations. Additional criteria for issuing a certificate under intentions to relocate, demolish, or rehabilitate a historic structure shall be guided by provisions within the Land Development Regulations which stipulate the following factors:

HOU 1.4-3.1. How the historic character and aesthetic interest of the building, structure, or object contributes to its present setting;

HOU 1.4-3.2. Whether there are definite plans for the area to be vacated and the effect of those plans on the character of the surrounding neighborhood;

HOU 1.4-3.3. Whether the building, structure, or object can be moved without significant and irreversible damage to its physical integrity;

HOU 1.4-3.4. Whether the building, structure, or object represents the last remaining example of its kind in the neighborhood, county, or region;

HOU 1.4-3.5. Whether definite plans exist to reuse the subject property if a proposed demolition is carried out, and the effect of those plans on the character of the surrounding;

HOU 1.4-3.6. Whether reasonable measures can be taken to save the building, structure, or object to a level safe for occupation;

HOU 1.4-3.7. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

**DRAFT HOUSING ELEMENT
GOALS, OBJECTIVES & POLICIES**

July 21, 2005 Draft

OBJECTIVE HOU 1.5: MANUFACTURED HOUSING & MOBILE HOMES

The County shall adopt policies, procedures and regulations that will allow location of manufactured housing and mobile homes meeting current HUD standards in all residential zoning districts.

Policy HOU 1.5-1 Provision for Temporary Housing for Care of the Infirm or Disabled

The County shall continue to include provisions in the Land Development Regulations to allow mobile homes on two (2) acres or more based on issuance of a conditional use permit for temporary housing for the care of infirm or disabled immediate family members (by blood, adoption or marriage). The provisions shall also include that septic tanks placed for the use of the temporary unit be removed from the premise along with the mobile home after revocation or termination of the conditional use permit. For parcels less than two (2) acres, Lake County shall include within its Land Development Regulations, provisions which would allow the conversion of a garage or room within an existing single family dwelling unit to a single room apartment for temporary housing for the care of infirm or disabled immediate family members (by blood, adoption or marriage).

Policy HOU 1.5-2 Placement of Mobile Homes

All residential land use categories delineated on the Future Land Use Map shall allow mobile home or manufactured home placements. Provisions shall be incorporated in the Land Development Regulations within these categories that control minimum floor area, structural and architectural design, foundations, buffer and screening requirements, or other building requirements to discourage mobile home placement in existing or proposed residential neighborhoods whose desired character would be disrupted upon the introduction of incompatible structures. Such regulations shall not be so restrictive as to prohibit mobile homes from locating in any particular residential future land use category or from accommodating an equitable share of sites for residential development.

Policy HOU 1.5-3 Integration of Alternative Housing Structures

The County shall make every effort to assure the integration of alternative housing structures such as manufactured housing,

DRAFT HOUSING ELEMENT GOALS, OBJECTIVES & POLICIES

July 21, 2005 Draft

mobile homes, and modular housing units are permitted within all designated residential land use categories. Said housing must meet the County, state and local requirements for building codes, site development, architectural requirements and are consistent with §553.38(2) and § 320.8285 of the Florida statutes.

OBJECTIVE HOU 1.6: DISPLACEMENT/RELOCATION

The County shall develop criteria for the placement of public facilities which will maximize the preservation of the existing housing stock, and which will minimize the relocation of residents and demolition of housing.

Policy HOU 1.6-1 Permit System for Demolition of Housing

To maintain accurate records on housing units, and protect the useful life of existing housing, all demolitions to be performed within the County shall continue to require a permit from the Building Department.

Policy HOU 1.6-2 Displacement Assistance

Lake County shall provide relocation assistance to households displaced by public programs.

OBJECTIVE HOU 1.7: GROUP & FOSTER HOMES

The County shall amend the Land Development Regulations so as to remove separation requirements for foster and group homes and to allow same in all residential zoning districts.

Policy HOU 1.7-1 Integration of Group & Foster Homes

In an effort to integrate group and foster homes into the fabric of Lake County residential communities, the Land Development Regulations will be reviewed and revised to permit inclusion of group and foster homes into the urban areas of the county.

Policy HOU 1.7-2 Approval of Group Homes, Community Residential Homes, and Foster Care Homes

The Land Development Regulations shall include definitions of group homes, community residential homes, and foster care homes that are consistent with those established by the Florida Department of Health and Rehabilitative Services. All three facilities shall only provide residential care for aged persons, physically disabled persons, non-dangerous mentally ill persons, and children.

DRAFT HOUSING ELEMENT GOALS, OBJECTIVES & POLICIES

July 21, 2005 Draft

OBJECTIVE 1.8: REGULATORY IMPACTS UPON HOUSING COSTS

On an annual basis, the County shall review, and amend as deemed necessary, provisions in the Land Development Regulations which segregate land uses and artificially increase the cost of producing housing.

Policy HOU 1.8-1 Calculation of the Impacts on Housing Costs

All proposed modifications to the Land Development Regulations shall include an analysis of the impacts said modification may have upon housing development costs. The analysis shall be part of the review process for all proposed modifications of the LDR's.

OBJECTIVE HOU 1.9: HOUSING PROGRAMS IMPLEMENTATION

The county, along with its partners in the public and private sectors, will take an active and proactive role in formulating and implementing effective programs that will provide decent, safe, and sanitary housing that is affordable to low and moderate income households. The programs shall include strategies to motivate active private sector developer involvement.

Policy HOU 1.9-1 Affordable Housing Density Bonuses

Lake County shall create and implement within its Land Development Regulations by 2008 provisions that will encourage the development of affordable housing units. This provisions will include, but not be limited to:

HOU 1.9-1.1. Allowing development up to twenty-two (22) dwelling units per net buildable acre under both conventional and planned unit development zoning classifications;

HOU 1.9-1.2. Providing density bonuses on a sliding scale based on the percent of units priced for very low, low, or moderate income households provided on the development site;

HOU 1.9-1.3. Allowing reduced lot sizes and open space requirements, duplex, zero-lot line and triplex structures and cluster developments;

HOU 1.9-1.4. Standards to ensure the mixing of conventional and lower income units to prevent the undue concentration of lower income units within a development site;

HOU 1.9-1.5. Requiring a streamlined binding site plan process for both conventional zoning sites and planned unit developments to address issues of compatibility with surrounding neighborhoods;

HOU 1.9-1.6. Requiring a binding affordability agreement to ensure units are delivered to low and moderate income buyers and renters; and

DRAFT HOUSING ELEMENT GOALS, OBJECTIVES & POLICIES

July 21, 2005 Draft

HOU 1.9-1.7. Conditions under which day care and group homes should be allowed when designed to serve the needs of the development site.

Policy HOU 1.9-2 Housing Information Service

The County shall make available land use, housing and housing agency services information to assist both very low and low income households (including homeless persons and families) in finding adequate housing and/or shelter, and to assist nonprofit developers in locating suitable development sites for both very low and low income housing.

GOAL HOU 2:

Lake County will provide decent, safe, and sanitary housing that is affordable to all current and future very low, low, and moderate income residents.

OBJECTIVE HOU 2.1: IMPLEMENTATION

Lake County will address financing on an ongoing basis for the construction, maintenance and preservation of housing units affordable to very low, low, and moderate income households through development, support of, and participation in partnerships with the private sector and other public entities. Financing shall be provided through federal, state and County-funded housing subsidy programs and other local initiatives.

Policy HOU 2.1-1 Affordable Housing Trust Fund

The County, in partnership with public and private, profit and non-for-profit groups, shall establish by 2008 a trust fund for the purpose of funding the construction and renovation of affordable housing units for the very low, low, and moderate income households of Lake County.

Policy HOU 2.1-2 Affordable Housing Land Bank

The county shall partner with public and private, profit and not-for-profit groups in the creation and ongoing operation of an Affordable Housing Land Bank by 2008.

OBJECTIVE HOU 2.2: DECONCENTRATION OF HOUSING UNITS

The County shall develop policies and programs to prevent the concentration of single and multi-family dwelling units affordable to low and moderate income households.

Policy HOU 2.2-1 Planning

DRAFT HOUSING ELEMENT GOALS, OBJECTIVES & POLICIES

July 21, 2005 Draft

Inclusionary zoning provisions and additional incentives to facilitate development and deconcentration of housing affordable to low and moderate income households shall be incorporated into the Land Development Regulations thus assuring implementation throughout the planning process.

Policy HOU 2.2-2 Affordable Housing Allocations

All new developments planned in the County shall be required to set aside and make available 15% of their total units for the housing of very low, low, and moderate income households of Lake County. Developers may, however, make a donation of equal or greater value to a County designated housing trust fund or land bank in lieu of building the required affordable housing units.

Policy HOU 2.2-3 Long Term Management

Lake County will make every effort to prevent the creation of segregated communities specifically designed for the housing and isolation of the County's very low, and low income residents. In instances where this is unavoidable, the County will assure that a long-term, fully funded, client-focused facility management team is created by the developer prior to any unit being issued a Certificate of Occupancy.

OBJECTIVE HOU 2.3: PERMITTING PROCESSES

The County shall expedite and simplify the development approval process for projects that produce housing affordable to very low, low, and moderate income households.

Policy HOU 2.3-1 Expedited Affordable Housing Review

To the maximum extent possible, the County shall incorporate into the Land Development Regulations by 2008 procedures that will shorten the duration and costs of affordable housing development reviews—from platting through final certificates of occupancy.

Policy HOU 2.3-2 One-Stop Permitting Process

The County Department of Growth Management will continue to implement and improve the *One-Stop Permitting Process* in keeping with House Bill 0662 of the 1999 legislative session.

HOU 2.3-2.1 The County will establish a one-stop permitting system to lower development costs and reduce the gap between project review and construction.

HOU 2.3-2.2 The County will create a One-Stop Permitting system that not only allows citizens to complete the development approval process in one physical location but also allows the

DRAFT HOUSING ELEMENT GOALS, OBJECTIVES & POLICIES

July 21, 2005 Draft

initiation and completion (to the extent possible) of their transactions via the internet.

OBJECTIVE HOU 2.4: SHIFTING OF PROPERTY TAX BURDEN

The County shall regularly evaluate the increases in the non-residential property values in order to shift the burden from residential property.

Policy HOU 2.4-1 Equitable Tax Distribution

By 2008 the County shall implement a process whereby the assessed values of all real property is analyzed so that, when applicable, redistribution of the property tax burden can be performed amongst home-owners and business-owners.

OBJECTIVE HOU 2.5: SUBSTANDARD HOUSING

The County shall carry out code enforcement proactively and shall collaborate with public and private sector organizations to identify and upgrade or replace substandard housing.

Policy HOU 2.5-1 Identification

Housing rehabilitation efforts shall be focused in those geographic areas of the County with the highest percentages of substandard housing units as well as areas of low income populations. County staff will use the data provided by Property Appraiser and Code Enforcement staff (see Objective 1.2) to create a GIS-based map of the location of all substandard housing.

Policy HOU 2.5-2 Displacement/Relocation

The housing code shall not require displacement of persons from substandard homes where the homeowner-occupant cannot afford the necessary improvements to meet the minimum housing code standards, and relocation or rehabilitation resources are not available. In the case of rental units, the housing code shall not require the displacement of tenants except in cases in which the code violations are potentially life threatening. This policy does not absolve landlords or home owners of the responsibility to maintain the unit in a manner that promotes the health, safety, and welfare of the tenant.

Policy HOU 2.5-3 Public and Private Partnerships

The County will provide incentives to developers and not-for-profit groups to rehabilitate housing units that will be used to provide housing for very low, low, and moderate income

DRAFT HOUSING ELEMENT GOALS, OBJECTIVES & POLICIES

July 21, 2005 Draft

households. Incentives will include, but not be limited to, rapid review of all proposals, and reduced permitting fees. All project must still comply with all County, state, and local building code regulations.

Policy HOU 2.5-4 Acquired Properties

The County shall make available to not-for-profit developers of affordable housing any property, be it developable lands or habitable structures, that it acquires due to code enforcement, property tax forfeitures, etc., for the purpose of renovating or constructing new housing affordable to low and moderate income households.

OBJECTIVE HOU 2.6: INTERGOVERNMENTAL COORDINATION

The County shall take a leadership role in ensuring that all municipalities and the County perform housing needs assessments on a schedule that coordinates the timing of the assessments with the Evaluation and Appraisal Report required by Florida statute 163.3191. The County shall utilize, and each municipal government shall be encouraged to utilize, the data and analysis from the needs assessment as one basis for the housing element of its local comprehensive plan.