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INTRODUCTION

DEFINITIONS

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 1.0 PRIVATE SECTOR HOUSING DELIVERY

The County shall ensure that adequate land is available to provide affordable, decent, safe and sanitary housing for all existing and future residents, including households with special needs, regardless of income.

1.1 Adequate residential land area

The Future Land Use Map shall designate sufficient acreage that 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.

1.1.1 Adequate sites

The County, in cooperation with housing providers, shall assure that adequate sites are available for the construction of housing—both single family and multi-family homes—for all income groups and particularly the very low, low, and moderate income residents of Lake County.

1.2 Definition of income limits

As defined by the federal Department of Housing & Urban Development (HUD), moderate income is earnings that do not exceed 120 percent of the Area Median Income (AMI); low income is earnings that do not exceed 80 percent of the AMI; and very low income is earnings that do not exceed 50 percent of the AMI. In each income category, additional adjustments are made dependent on the total number of household members.

1.3 Planned development tracking

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

1.3.1 Update development database

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.

1.3.2 Update planned development database

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

1.4 Parcel location assistance

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

1.4.1 Developable lands map

The Developable Lands map will be created, maintained, and updated by County staff on at least a quarterly basis (four times a year). Parcels to be included in the developable lands map will have the future land use designations of Low Density Residential, Medium Density Residential, and High Density Residential.

OBJECTIVE 2.0 AFFORDABLE 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 affordable housing stock.

2.1 Promote maintenance of housing

The County shall enforce all applicable codes and regulations in an effort to assure the continued viability of the existing housing stock in Lake County. A searchable database will be created as a result of any violations noted. Violations will be monitored for instances of repeat offenders, substandard housing, owner neglect or abandonment and to identify housing units in need of repair. County 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).

2.2 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 3.0 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, and low income households, the elderly, disabled, rural and farm worker households and other households with special needs.

3.1 Promote diversity in housing types and sizes

The County shall promote an appropriate mix of housing types and sizes to accommodate housing needs for all household incomes, particularly for very low, and low incomes and persons with special housing needs, through the following actions:

3.1.1 Diverse land use categories

The Future Land Use Map shall include a diverse range of residential land use categories of varying densities to accommodate broad demands in housing design and neighborhood characteristics.

3.1.2 Floor area and lot size

The land development regulations shall establish lot size and floor area requirements that encourage low and moderate income housing developments to locate in urban and urban-expansion designations.

3.1.3 Structural and architectural design

Provisions in the Land Development Regulations controlling structural and architectural construction of residential development shall be drafted with consideration of affordable housing needs for very low, low and moderate income housing.

3.2 Utilize federal and state housing subsidy programs

Lake County shall utilize federal and state subsidy programs to assist very low, and low income households to secure rental homes or home ownership. Community Development Block Grant Funds or other grant sources shall be pursued to assist financing the improvement of redevelopment areas identified in the Land Use Element at that time such action is taken.

OBJECTIVE 4.0 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.

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.

4.2 Promote the conservation of historically significant housing

The County shall assist 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.

4.3 Conservation and rehabilitation of historic sites

Lake County shall maintain an accurate record of all significant historic sites. 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 Lake County. 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:

- How the historic character and aesthetic interest of the building, structure, or object contributes to its present setting;
- Whether there are definite plans for the area to be vacated and the effect of those plans on the character of the surrounding neighborhood;
- Whether the building, structure, or object can be moved without significant and irreversible damage to its physical integrity;
- Whether the building, structure, or object represents the last remaining example of its kind in the neighborhood, county, or region;
- 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;
- Whether reasonable measures can be taken to save the building, structure, or object to a level safe for occupation;
- Whether the building, structure, or object is capable of earning reasonable economic return on its value.

OBJECTIVE 5.0 MANUFACTURED HOUSING & MOBILE HOMES

The County shall allow manufactured housing and mobile homes meeting current HUD standards in all residential land use categories.

5.1 Provision for temporary housing for care of the infirm or disabled

The County shall include provisions in the Land Development Regulations that consider the temporary housing needs of the infirmed or disabled or those who provide care to them.

5.2 Placement of mobile homes

Lake County shall extend to mobile and manufactured homes the same location considerations accorded to conventional single-family dwelling units.

OBJECTIVE 6.0 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.

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 require a permit from the Building Department.

6.2 Displacement assistance

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

OBJECTIVE 7.0 GROUP & FOSTER HOMES

The County shall allow foster and group homes in residential zoning districts.

7.1 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.

OBJECTIVE 8.0 REGULATORY IMPACTS UPON HOUSING COSTS

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

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 Land Development Regulations.

OBJECTIVE 9.0 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 involvement.

9.1 Affordable housing density bonuses

Lake County shall encourage the development of affordable housing units. These provisions will include, but not be limited to:

- Allowing development up to twelve (12) dwelling units per net buildable acre under planned unit development zoning classifications;
- Providing density bonuses in urban land use areas on a sliding scale based on the percent of units priced for very low, low, or moderate income households provided on the development site;
- Allowing reduced lot sizes and open space requirements, duplex, zero-lot line and triplex structures and cluster developments;
- Standards to ensure the mixing of conventional and lower income units to prevent the undue concentration of lower income units within a development site;
- Requiring a streamlined binding site plan process for both conventional zoning sites and planned unit developments to address issues of compatibility with surrounding neighborhoods;
- Requiring a binding affordability agreement to ensure units are delivered to low and moderate income buyers and renters; and
- Conditions under which day care and group homes should be allowed when designed to serve the needs of the development site.

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 10.0 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.

10.1 Community renewal trust fund

The County, in partnership with public and private, profit and not-for-profit groups, shall consider 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.

10.2 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 11.0 DE-CONCENTRATION 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.

11.1 Planning

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

11.2 Affordable housing allocations

All new developments planned in the County shall be required to set aside and make available 15 percent of their total units for multi-family zero lot line duplexes, townhomes, etc.

11.3 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 the developer creates a long-term, fully funded, client-focused facility management team prior to any unit being issued a Certificate of Occupancy.

OBJECTIVE 12.0 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.

12.1 Expedited affordable housing review

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

12.2 One-stop permitting process

The County Department of Growth Management will implement and improve the One-Stop Permitting Process in keeping with section 288.1093 and section 403.973 Florida Statutes.

12.2.1 Reduce gap between review and construction

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

12.2.2 Internet permitting

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

OBJECTIVE 13.0 SUBSTANDARD HOUSING

The County shall collaborate with public and private sector organizations to identify and upgrade or replace substandard housing.

13.1 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.

13.2 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 their unit(s) in a manner that promotes the health, safety, and welfare of the tenant.

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

13.4 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 14.0 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.

14.1 Use of common data sources

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.

OBJECTIVE 15.0 ESTABLISHMENT OF WORKFORCE HOUSING INCENTIVES

The County shall seek to partner with the financial community, the development community, and not-for-profit housing providers in order to define incentives that will aid the construction of housing affordable to the workforce of Lake County

15.1 Eligible Workforce

The Lake County Workforce shall be defined as those individuals employed by either a local government entity (both county and municipal employees) or individuals employed by any other company based and physically located within Lake County

15.2 Income Requirements

Family income of participants in the Lake County Workforce Housing program cannot exceed 120% of the Lake County Median Income as defined by U.S. Department of Housing & Urban Development

15.3 Eligible Dwelling Units

The dwelling units eligible for Workforce Incentives shall be at or below 120% of the median housing price as established annually by the U.S. Department of Housing & Urban Development

15.4 Implementation of Incentives

All incentives that are to be considered for incorporation must be brought before the Lake County Affordable Housing Committee and the Local Planning Agency for review and recommendation prior to presenting to the Board of County Commissioners for adoption