

HOUSING – GOALS, OBJECTIVES AND POLICIES

PURPOSE

Through the Housing element, Charlotte County analyzes existing and projected housing conditions and needs. Charlotte County has experienced many diverse factors that have converged simultaneously to impact the affordability of housing. Insurance rates have risen as a result of hurricane activity, construction costs have fluctuated and property tax code changes have resulted in value reductions of housing units being sold. This has also affected the tax base which, in turn, affects the financial resources available to provide infrastructure support for new and existing development. The Housing element explores the idea of sustainable development (i.e. energy-efficient housing, green building practices, etc.) to help meet current and future needs by seeking to accommodate and encourage the development of affordable and workforce housing units. The element also looks at how Charlotte County will approach issues related to the homeless, low and moderate income households, individuals with physical and mental challenges and the elderly.

All references to any ordinances, statutes or regulations contained herein shall, unless otherwise noted, be deemed to be those in effect as of the date of adoption of this element and thereafter as amended, renumbered or otherwise revised.

GOALS, OBJECTIVES AND POLICIES

HSG GOAL 1: CREATION AND PRESERVATION OF AFFORDABLE HOUSING

Promote the availability of a choice of safe, sanitary housing on a nondiscriminatory basis to current and anticipated households of all income levels with an emphasis on extremely low, very low, low and moderate income levels and housing for those with special needs.

HSG Objective 1.1: Affordable Housing Supply

To work toward making 15 percent of new housing affordable to extremely low, very low and low- to moderate-income households, as defined annually by The U.S. Department of Housing and Urban Development (HUD).

HSG Policy 1.1.1: Housing Choice

The County shall assure freedom of choice in housing by offering a variety of residential densities as depicted on the Future Land Use Map and on the Zoning Atlas.

HSG Policy 1.1.2: Variety of Housing Types

The County shall include within the Code of Laws and Ordinances a variety of lot sizes, densities, methods of neighborhood stabilization and housing types. The County shall consider the impacts of existing regulations upon the market for extremely low, very low, low and moderate income housing within the Future Land

Use Map, the Planning Framework principles established in the Future Land Use element and the Levels of Service (LOS) standards embodied in this Comprehensive Plan. The County shall consider strategies for mitigating the negative impacts that may result from the intrusion of intensive land uses on residential communities. The County's Code of Laws and Ordinances shall continue to provide criteria for the siting of manufactured homes.

HSG Policy 1.1.3: Future Land Use Map

The County shall ensure that the Future Land Use Map provides sufficient lands to support a broad variety of housing choices.

HSG Policy 1.1.4: Aged Population Housing

The County shall continue to support efforts by the State and Federal governments to assist seniors to "Age in Place" by promoting independent living initiatives.

HSG Policy 1.1.5: Farm Labor Housing

The County shall require that housing for farm labor households be located in areas that contain infrastructure necessary for safe and sanitary habitation and that farm labor housing is allowed as a special exception use within agricultural areas.

HSG Policy 1.1.6: Housing Assistance Plan

The County shall continue to identify and provide incentives through the Housing Assistance Plan for the construction or rehabilitation of housing for extremely low, very low, low, and moderate income persons, including special needs households.

HSG Policy 1.1.7: Development Procedures

The County shall continue to review and modify, if necessary, its procedures for affordable housing development for extremely low, very low, low and moderate income and special needs households. Such procedures shall be referenced in the Code of Laws and Ordinances.

HSG Policy 1.1.8: Affordable Housing Incentives

The County shall continue to utilize and improve upon the Charlotte Housing Opportunities Made Easier (HOME) Incentive Program to encourage the provision of new units of affordable housing in Charlotte County by providing for certain incentives such as expedited permitting, waiver/deferral/or subsidization of impact fees on qualifying units of affordable housing. Further, the County shall continue to utilize State Housing Initiative Partnership (SHIP) and other State and Federal housing assistance programs for the development, demolition, conservation, and rehabilitation of housing. When appropriate, the County shall use Transfer of Density Units (TDUs) to aid in the incentives to build.

HSG Policy 1.1.9: Affordable Housing Trust Fund

The County shall continue to look for ways to provide recurring sources of funding

for the Affordable Housing Trust Fund (AHTF).

HSG GOAL 2: ELIMINATION OF SUBSTANDARD HOUSING

Continue to eliminate substandard housing conditions and improve the structural conditions to meet current building codes and the aesthetic or visual conditions of existing housing.

HSG Objective 2.1: Substandard Housing

Work towards a reduction of substandard housing as defined and measured by HUD and the State of Florida on an ongoing basis.

HSG Policy 2.1.1: Code Enforcement

The County shall continue code enforcement efforts and shall use SHIP funding or other available funding for the rehabilitation of existing substandard housing when appropriate.

HSG Policy 2.1.2: Rehabilitation

In order to assure that existing housing is safely maintained, and to halt or slow deterioration of existing stock, the County shall aggressively enforce the Standard Housing Code, the Unsafe Building Abatement Code and the Florida Building Code.

HSG GOAL 3: ADEQUATE SITES AND DISTRIBUTION OF HOUSING

Promote the availability of housing in the urban area of the community in accordance with the Planning Framework principles which provide for distribution of affordable housing for extremely low, very low, low and moderate income and special needs households. Ensure that affordable housing is in locations which make it accessible, compatible and coordinated with surrounding development.

HSG Objective 3.1: Fair Housing

To enforce the Fair Housing Code prohibiting discrimination in housing on the basis of race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age.

HSG Policy 3.1.1: Fair Housing Enforcement

The County shall make resources available to implement the Fair Housing Code, including receiving complaints, making investigations and offering methods of conciliation and mediation or informal adjustment of grievances. This will include assurances that adequate access is provided to handicapped persons in multi-family developments and commercial, industrial and public facilities, consistent with the Americans with Disabilities Act (ADA), as updated.

HSG Policy 3.1.2: Planning Framework

The County shall encourage residential development in accordance with the

Planning Framework principles established in the Future Land Use element. This development shall be coordinated with existing and planned community services, infrastructure and concurrency requirements.

HSG Policy 3.1.3: Compatibility

The County shall continue to use development processes to ensure that new proposed land uses are compatible with existing residential uses and will not contribute to the degradation of residential neighborhoods.

HSG GOAL 4: ADEQUATE SITES IN RESIDENTIAL AREAS FOR GROUP HOMES AND FOSTER CARE FACILITIES

Promote adequate opportunities and sites for the construction of residential group housing and foster care facilities as defined by Florida Statute. Land use policy and land development regulations will provide a range of sites to locate group home and foster care facilities in appropriate areas.

HSG Objective 4.1: Group Homes and Foster Care Facilities

To provide for sufficient sites throughout the County, in the residential areas or areas of residential character, for independent living opportunities, group homes and foster care facilities licensed or funded by the State of Florida.

HSG Policy 4.1.1: Location

Through its land use policies, the County shall ensure that housing opportunities for the extremely low, very low, low and moderate income and special needs households are dispersed throughout the various geographical areas of the County, and will attempt to avoid clusters or concentrations of such housing. These locations should take into consideration the Planning Framework principles as established in the Future Land Use element. Land Development Regulations will continue to allow Assisted Living Facilities (ALFs) in areas close to professional and medical services.

HSG Policy 4.1.2: Assisted Living Facilities

The Land Development Regulations shall permit ALFs in residential areas, provided that those facilities are generally compatible with neighboring uses. Regulations will provide for:

1. The availability of sufficient parking.
2. Aesthetically pleasing external appearance of ALF facilities.
3. ALFs to be treated as a residential use, allowable as a principal permitted use on lands zoned for multi-family use or as required in State statute.
4. Allowances for the continued operation of existing group homes licensed as ALFs in their present locations.

HSG GOAL 5: THE CONSERVATION, REHABILITATION OR DEMOLITION OF HOUSING, INCLUDING HISTORIC STRUCTURES

Preserve the County’s heritage by assuring that historically-significant structures are reviewed and considered for their historic significance and possible preservation prior to demolition. Promote projects that provide both affordable housing and historic preservation.

HSG Objective 5.1: Historic Preservation

To conserve and rehabilitate identified historic residences.

HSG Policy 5.1.1: Identification

The County shall use Historical Resource staff, approved County housing providers and community resources to identify historical resources in areas targeted for rehabilitation.

HSG Policy 5.1.2: State and Federal Resources

The County shall support and use State and Federal programs focused on the acquisition and preservation of historic structures and shall actively seek grant monies to aid in the overall County historic preservation program.

HSG Policy 5.1.3: Internal Identification of Historical Structures

The County shall identify historic residences in danger of demolition and investigate alternatives to demolition.

HSG Policy 5.1.4: Transfer of Density Units

The County shall use the Transfer of Density Units program (TDU) to aid in the improvement of historically significant housing.

HSG GOAL 6: RELOCATION HOUSING

Assure that displaced individuals have opportunities for safe and sanitary housing through replacement housing, if possible. In the absence of qualifying replacement accommodations as per HUD rules, provide for the payment of relocation expenses as part of residential and commercial development when Federally funded. The County will require the fulfillment of these regulations in development projects.

HSG Objective 6.1: Relocation

To provide equitable housing for citizens who must be relocated through government action supported by Federal or Federal aid funds consistent with Ch. 421.55, F.S.

HSG Policy 6.1.1: Displacement

The County shall ensure that persons from extremely low, very low, low and moderate income and special needs households requiring relocation will be provided the opportunity for safe and sanitary housing opportunities.

HSG Policy 6.1.2: Redevelopment

As part of any redevelopment plans, the County shall give priority consideration to moving displaced households back to the same location.

HSG GOAL 7: LOCAL HOUSING ASSISTANCE PLAN

Develop and implement a Local Housing Assistance Plan to specify strategies to accomplish these housing goals.

HSG Objective 7.1: Public Health and Safety

To support those public facilities and services that provide for the health, safety and well-being of County residents.

HSG Policy 7.1.1: Expansion of Services

Within budgetary constraints, the County shall support the maintenance, expansion and prioritization of services that provide for the public health, safety and well-being of County residents.

HSG Policy 7.1.2: Public Education

The County shall encourage outreach and education efforts regarding mental and physical health, physical and emotional abuse prevention and recovery, substance abuse and the discouragement of gang activities.

HSG Policy 7.1.3: Most Vulnerable Citizens

The County shall seek to identify and prioritize services that target the health, safety and well-being of County residents, including the most vulnerable individuals such as children, the disabled and the elderly.

HSG Policy 7.1.4: Cooperative Programs

The County shall foster cooperation and coordination within the County to establish a clear direction that minimizes duplication of effort and maximizes community resources.

HSG Objective 7.2: Partnerships

To facilitate public/private partnerships with the Affordable Housing Partnership and other private and nonprofit programs to increase the supply of housing for extremely low, very low, low and moderate income and special needs households, appropriately distributed throughout the community.

HSG Policy 7.2.1: Public and Private Providers

The County shall assist public and private housing providers by providing information and assisting in the application process for State and Federal grants and aid to increase the supply of housing.

HSG Policy 7.2.2: Construction

The County shall promote the construction of housing for extremely low, very low, low and moderate income and special needs households with innovative

regulations.