

CHAPTER 9 (9J-5.010)

HOUSING ELEMENT

Section 9.01 **Purpose:** The purpose of this element is to provide guidance to the City for appropriate plans and policies needed to meet identified or projected deficits in the supply of housing. These plans and policies address governmental activities as well as provide direction and guidance to the efforts of the private sector.

Section 9.02 **Data and Analysis:** This Chapter (element) is based upon the data and analysis requirements pursuant to subsection 9J-5.005(2) F.A.C. and subsection 9J-5.010(1)(2) F.A.C. (reference paragraphs 5.03, 5.06 and 5.07 of this ordinance and Chapter 6 of the Foundation Documents).

Section 9.03 **Goals, Objectives and Policies:** The Goals, Objectives and Policies of this element are as follows:

Goal 9.A Ensure the provision of safe, affordable and adequate housing for the current and future residents of the City.

Objective 9.A.1 Provide guidance and direction to the public and private sectors for the provision of adequate and affordable housing for present and future residents and for households with special housing needs by implementing Policies 9.A.1.1 through 9.A.1.8.

Policy 9.A.1.1 The Future Land Use Map (and Zoning Maps) continually shall provide for sufficient development or re-development opportunities within residential areas.

Policy 9.A.1.2 Annually, the City will review its regulatory and permitting process and evaluate changes necessary to improve the public and private sector housing delivery process (Reference Policy 9.A.7.3).

Policy 9.A.1.3 The LDC shall maintain an efficient and easily followed permitting process. The process shall include the use of checklists and referrals to appropriate regulatory agencies.

Policy 9.A.1.4 The City will continue to utilize its LDC criteria guiding the location of housing for the very-low, low and moderate income families, mobile homes, group homes, foster care facilities and households with special needs.

Policy 9.A.1.5 The City shall cooperate with the appropriate local, state and federal agencies (Fort Walton Beach Housing Authority, Okaloosa County, Escambia County Housing Finance Authority, the Florida Department of Children and Families and the U.S. Department of Housing and Urban Development) so as to provide housing assistance for present or future residents in need of same.

Policy 9.A.1.6 Manufactured homes are considered allowable uses within all residential land use categories.

Policy 9.A.1.7 The City will maintain criteria in the LDC for the development of group homes and such homes shall be located within areas designated on the Future Land Use Map (Figure 7-1) as medium density residential.

Policy 9.A.1.8 The LDC shall maintain criteria for the location of foster homes and such foster homes shall be located within any residential area designated on the Future Land Use Map (Figure 7-1).

Objective 9.A.2 The elimination of substandard housing conditions and the structural and aesthetic improvement of existing housing stock.

Policy 9.A.2.1 The City shall use the data generated by the 2000 census, when available, to identify substandard housing within the city.

Policy 9.A.2.2 The LDC shall maintain provisions and regulations which direct the elimination of substandard housing identified pursuant to Policy 9.A.2.1 (also see Policy 7.A.2.4).

Policy 9.A.2.3 The City shall continue to enforce the LDC provisions which allow the removal of housing stock with structural deficiencies (reference Policy 7.A.2.4).

Policy 9.A.2.4 The LDC shall maintain provisions requiring landscaping and open space for new development so that aesthetic improvements in residential areas can be achieved.

Policy 9.A.2.5 The City will continue to strictly enforce its building and housing codes as well as its planning and zoning codes. In addition, the City will review its building, housing, planning and zoning codes and code requirements to insure that quality of housing and integrity of neighborhoods is adequately addressed.

Objective 9.A.3 Provide adequate areas and infrastructure for housing for very low, low and moderate income families, mobile homes, group homes and foster care facilities by regulations that require the provision of adequate areas and infrastructure for them.

Policy 9.A.3.1 The City shall continue to implement the Concurrency Management System (reference Chapter 6 of this Ordinance) as provided in the LDC.

Policy 9.A.3.2 The City shall maintain LDC provisions which prohibit the connection of facilities described in Objective 9.A.3 to septic systems and require the connection of said facilities to the central sewage system (reference Policy 11.B.2.3).

Policy 9.A.3.3 Principles and criteria guiding the location of housing for very low, low and moderate income families, mobile homes, group homes and foster care facilities shall continue to be included within the LDC and pursuant to Policies 7.A.2.1, 9.A.1.6, 9.A.1.7 and 9.A.1.8.

Policy 9.A.3.5 The LDC shall maintain regulations which conform to those regulations contained in Section 30-6 and 30-7 of the City Code. Those code sections permit (allow) duplex and multi-family structures on lots or areas smaller than would otherwise be allowed. The provision for duplexes and multi-family units on more affordable properties provides the opportunity for the private sector to produce affordable housing for use by the citizens of Valparaiso (reference Chapter Four, Foundation Document).

Objective 9.A.4 The LDC (reference Policy 7.A.1.1) shall maintain regulations necessary to conserve, rehabilitate or, when necessary, demolish substandard housing within the City.

Policy 9.A.4.1 The City shall continue enforcement of its land development regulations so that conservation or rehabilitation of housing may be achieved and extend the useful life of the existing housing stock and stabilize or improve existing neighborhoods, including the aesthetic appeal of such neighborhoods.

Policy 9.A.4.2 The LDC shall maintain techniques and methods necessary to the conservation or rehabilitation of existing housing stock these methods may include, but are not limited to, the following:

- a. Incentives for adaptive re-use of existing structures; and
- b. Participation in state and federal winterization programs.

Objective 9.A.5 The City will ensure the protection of historically significant structures.

Policy 9.A.5.1 The LDC shall include criteria for the determination of appropriateness for preservation of historic structures.

Policy 9.A.5.2 The LDC shall maintain regulations which require the identification of potential historically significant structures in advance of the issuance of a building permit (reference Policy 7.A.4.4).

Policy 9.A.5.3 By August 2000 the City Planning and Advisory Board shall prepare an analysis of structures or areas in which structures with historic significance can be preserved. The Board shall submit its analysis to the City Commission together with any recommendations it may promulgate in order to assist the commission in its efforts to preserve historically significant structures.

Objective 9.A.6 Provide relocation assistance or housing during the process of housing rehabilitation.

Policy 9.A.6.1 The City will continue to seek grants to provide for relocating very low-low and moderate income persons during the housing rehabilitation process.

Policy 9.A.6.2 By 2001, the City shall establish a Housing Assistance Referral Program in cooperation with the agencies identified in Policy 9.A.1.4.

Objective 9.A.7 Implement housing programs on an "on-going" basis by implementing Policies 9.A.7.1 through 9.A.7.3, among others.

Policy 9.A.7.1 The City will cooperate with the agencies identified in Policy 9.A.1.5 to facilitate bond backed low interest mortgage loans for home purchases by qualified individuals or families.

Policy 9.A.7.2 The City will cooperate with the agencies identified in Policy 9.A.1.4 so that residents in need may be aware of and take advantage of various state and federal programs including, but not limited to, the U.S. HUD, Section 8, Housing Assistance Program, the Section 8 Voucher Program (including "finders-keepers") and others.

Policy 9.A.7.3 Pursuant to Policy 9.A.1.2, the City will review its regulatory and permitting program on an annual basis and evaluate changes necessary to improve the public and private sector housing delivery process. Such review shall be conducted within the time frame identified in Section 14.06 of this ordinance. The review shall be conducted by the committee appointed pursuant to Policy 14.A.3.6 of this ordinance. During each annual review, opportunities for involvement of the City, including partnerships with the private and non-profit sectors involved in housing delivery programs shall be analyzed. When opportunities exist for involvement of the City such opportunity shall be reported to the City Commission for guidance and decision. Note: In addition to the above, the review is designed to improve coordination between participants involved in housing production.