

Housing Element
GOALS, OBJECTIVES AND POLICIES

GOAL 1

TO PROMOTE ~~OPPORTUNITY FOR ALL PRESENT AND FUTURE ALACHUA COUNTY RESIDENTS TO OBTAIN AND ENJOY DECENT,~~ SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL ALACHUA COUNTY RESIDENTS.

OBJECTIVE 1.1

(Due to major revisions of the content of this Objective, much of the former language (i.e. struck through text) is located at the end of the Objective instead of directly below the changed Policy. This format is used for all sections of the Housing Element that had such major revisions).

Alachua County shall provide for the development of affordable housing, dispersed throughout the County, through policies which focus on the following areas:

- Land use and facilities**
- Methods to promote the dispersion of affordable housing, and**
- Manufactured housing.**

Policy 1.1.1 Alachua County shall, through the policies in the Future Land Use Element, provide areas for residential development which would be suitable for the development of affordable housing. These areas shall take into account the availability of infrastructure and land, the accessibility to employment and services, the proximity to shopping, daycare facilities, transit corridors, and the promotion of infill opportunities.

(Incorporates concepts of previous Policy 1.1.15 of the adopted Housing Element)

Policy 1.1.2 Neighborhoods in the County shall be located, designed and maintained in accordance with the Future Land Use Element, other Elements of the Comprehensive Plan, and land development regulations.

(Incorporates concepts of Policy 1.1.5 of the adopted Housing Element)

Policy 1.1.3 Alachua County shall, with participation by the Gainesville Builder's Association, the Board of Realtors, lending institutions, Habitat for Humanity, the public, and other housing providers, conduct a detailed Housing Study which includes the following elements:

- 1. A detailed, County-wide Needs Assessment;**
- 2. A Housing Production Cost Analysis, taking into account the cost of production, including any differences related to the unit's geographical location within the County;**
- 3. An Economic Feasibility Analysis of building affordable housing;**

4. An Inventory of substandard housing;
5. An assessment of existing affordable housing developments; and
6. An identification of specific areas in the County where the market and incentive programs are not producing enough affordable housing to meet the area's needs.

The results of this study shall form one of the bases for any future affordable housing goals, development requirements, and implementation strategies.

Measure: This Study shall be completed by 2002.

(Incorporates the concepts of Policies 1.1.2 and 1.1.3 of the adopted Housing Element)

Policy 1.1.4 It is and shall be the policy of the Board of County Commissioners to promote the dispersion of newly built affordable housing units within developments throughout the entire County. This should include areas which are proximate to schools, shopping, employment centers, daycare facilities, and transit corridors. The Board of County Commissioners shall promote the development of affordable housing in the areas identified in the Housing Study that are deficient in market produced, or incentive based, affordable housing. This policy shall also apply to any proposed Development of Regional Impact (DRI), and shall be used as a guideline to determine future affordable housing development goals. This policy shall not limit housing programs created to assist farmers or rehabilitation assistance programs and activities which may be appropriate in rural areas.

Policy 1.1.5 Alachua County shall support the development of new affordable housing within the areas identified in Policy 1.1.3 through the allocation of dedicated funding sources such as CDBG or single family revenue bond programs.

Policy 1.1.6 Alachua County shall enact an Affordable Housing Ordinance that:

1. Establishes a need for new development that must be affordable within the areas that the Housing Study indicated where the market or incentive based housing programs are not producing affordable housing. The amount of new affordable housing needed shall be equivalent to a percentage of the County-wide need as determined by the Housing Study called for in Policy 1.1.3;
2. Establishes development requirements for affordable housing, including provisions requiring a phasing schedule for affordable housing units to be constructed in conjunction with the market based housing;
3. Establishes incentives for the creation of affordable housing;
4. Establishes incentives for the rehabilitation of the existing housing supply to ensure its long-term affordability and re-use;

5. Establishes mitigation options for new development unable to meet the required development percentage, provided that mitigation options a. and b. below may only be applied to areas identified in policy 1.1.3(6) that are not producing enough affordable housing to meet the area's needs. Mitigation options may include:
 - a. off-site development of affordable housing units;
 - b. fees paid in-lieu of the creation of affordable housing units to be contributed to a fund to be used for things such as; down payment assistance, the creation of affordable housing units, reduced rate financing, and the reduction of fees;
 - c. off-site rehabilitation of existing affordable housing units; or
 - d. off-site redevelopment of neighborhoods characterized by substandard and blighted housing.
6. Allocates a portion of the annual SHIP funding to assist the development community in meeting the County requirements.
7. Establishes a process whereby the effectiveness of the provisions of this Ordinance shall be reviewed at least every 3 years after adoption, and allows for change in priorities and requirements.
(Incorporates concepts of Policies 1.1.2 and 1.1.9 of the Adopted Housing Element)

Policy 1.1.7 Alachua County shall review and update the list of areas for affordable development identified in Policy 1.1.3 every three years, to determine whether areas need to be added or removed from the list.

Policy 1.1.8 Alachua County will review surplus land in its possession for suitability for sale or donation to organizations which propose to develop affordable housing projects, on such land in a manner consistent with the goals, objectives and policies of the Comprehensive Plan;

Measure: By 2001 1993, revise the list of County owned parcels which may be suitable for affordable housing projects, and disseminate this information to developers and builders throughout the County.

(Previously Policy 1.1.11 of the adopted Housing Element.)

Policy 1.1.9 Facilities and Services for New Housing Development. ~~Costs of facilities and services are an important factor in new housing costs.~~ All new housing shall be served by adequate facilities and services as defined in other elements of the Alachua County Comprehensive Plan. These facilities or services may be provided, in accordance with the policies in the Potable Water and Sanitary Sewer Elements of the Comprehensive Plan, by the

County, other public service entities or the developer ~~or other entities as a public service or may be required of developers~~ .
(Previously Policy 1.1.13 of the adopted Housing Element)

Policy 1.1.10 Expansion of County services for new housing development shall be permitted in accordance with the priorities of the Alachua County Capital Improvements Element, and the procedures and criteria in the Alachua County Potable Water and Sanitary Sewer Element ~~of the Alachua County Plan~~.
(Previously Policy 1.1.14 of the adopted Housing Element)

Policy 1.1.11 Manufactured homes. Alachua County recognizes manufactured homes as one source of affordable housing when constructed, placed, and maintained in a safe manner. Although recognized as a source of housing, Alachua County may be restricted in its ability to offer funding for the construction, rehabilitation, or repair of manufactured housing. ~~The evaluation of locations for manufactured/mobile homes shall consider the compatibility of manufactured/mobile home structures with surrounding housing types and other surrounding land uses.~~

~~Measure:~~ By 1992, revise the development regulations to implement this policy.
(Previously part of Policy 1.1.16 of the adopted Housing Element. Also see new Policy 1.1.12)

Policy 1.1.12 Manufactured/ or mobile homes shall be subject to the same density regulations as are applicable to conventional residential construction.
(Previously part of Policy 1.1.16 of the adopted Housing Element. Also see new Policy 1.1.11)

Policy 1.1.13 Manufactured/ or mobile homes meeting the minimum construction standards should be generally permitted for use as permanent housing in the same manner as conventional housing for the following areas of the County:

- a. in rural areas;
- b. ~~in areas generally characterized by manufactured/mobile home development;~~ in areas where the nature of surrounding development indicates that there will not be adverse impacts on existing development ~~and in situations where particular development plan of the manufactured/mobile home lot or development~~
or
- c. provided that any adverse impacts can be mitigated ~~adverse impacts on surrounding residential develop~~ through buffers and other design strategies solutions, Alachua County shall continue to permit mobile homes for use for living purposes in licensed Mobile Home Parks meeting all applicable state and local regulations, in the R-1c residential district or its equivalent, and in the Agricultural District.

~~Measure: By 1992, revise the development regulations to implement this policy.
(Previously part of Policy 1.1.16 of the adopted Housing Element)~~

Policy 1.1.14 The development regulations shall establish rules for the temporary use of manufactured/ or mobile homes. Generally, such use should be permitted administratively pursuant to specific standards regarding need, time limits, parcel size and configuration, location, and buffering and screening. Any revisions made to the development regulations affecting temporary use of manufactured/mobile homes shall address the status of manufactured/mobile homes permitted under previous regulations and should permit phased removal of such previously approved units.
(Previously Policy 1.1.18 of the adopted Housing Element)

Policy 1.1.15 These policies shall not be construed as applying to the use of a manufactured/ or mobile home, trailer, or other modular or manufactured building unit for non-residential purposes subject to the applicable limitations of the law, provided that the use of land is consistent with the adopted Comprehensive Plan of Alachua County and with the development regulations. This section shall not be construed as applying to the transport, display, and/or sale of manufactured/mobile homes.
(Previously Policy 1.1.19 of the adopted Housing Element)

THE FOLLOWING OBJECTIVE 1.1 AND RELATED POLICIES OF THE ADOPTED ELEMENT ARE DELETED, REVISED, AND RELOCATED AS NOTED.

Objective 1.1

~~By 1996 assist the private and non-profit housing sector in providing an adequate supply of affordable housing and housing sites for 3,360 projected new households in the unincorporated area, including low and moderate income households, households with special housing needs including rural and farmworker households, and sites for manufactured/mobile homes, by establishing programs to implement Policies 1.1.1 through 1.1.23~~

Policy 1.1.1 was revised as Policy 1.4.6

~~Policy 1.1.2 — A program for evaluating, developing, and monitoring affordable housing strategies for low and moderate income households shall be established. The entire spectrum of strategies should be examined from regulatory review, through economic incentives, to mandatory inclusionary programs. Programs which give the widest latitude to the private sector to solve housing problems should be encouraged.~~

~~As any program is implemented, its effects on the affordable housing supply shall be monitored, and this information used to guide adoption of additional strategies as necessary. A report shall be provided to the Board of County Commissioners annually depicting the current status of Alachua County housing.~~

~~Policy 1.1.3 — In order to promote the adequate provision of dwelling units for low and moderate income residents in all appropriate types of development throughout the County, the Board of County Commissioners shall evaluate the need for a program of inclusionary housing strategies. The implementation of voluntary of mandatory inclusionary~~

~~strategies shall be considered where they are necessary to augment other housing strategies in order to achieve an adequate supply of affordable housing.~~

~~Policy 1.1.4 — Neighborhood Diversification. Alachua County will promote a broad range of housing types and prices to effectively meet the needs, tastes and lifestyles of future County residents. Alachua County will promote housing diversity that responds to market demands and particularly where it increases the supply of affordable housing for low and moderate income households.~~

Policy 1.1.5 revised as 1.1.2

Policy 1.1.6 revised as Policy 1.3.5

Policy 1.1.7 revised as Policy 1.3.1

Policy 1.1.8 revised as Policies 1.4.3 and 2.3.2

Policy 1.1.9 incorporated into Policies 1.1.6 and 1.2.2 and definitions

~~Policy 1.1.10 — Alachua County will encourage the development of a variety of dwelling units of varying cost or rent within a single planned development through the development regulations.~~

~~Policy 1.1.11 — Alachua County will review surplus land in its possession for suitability for sale or donation to organizations which propose to develop affordable housing projects on such land in a manner consistent with the goals, objectives and policies of the Comprehensive Plan.~~

~~Measure: — By 1993, prepare a list of County owned parcels which may be suitable for affordable housing projects.~~

Policy 1.1.12 relocated and partly discussed in Policy 3.1.2, and Policies 3.2.1 through 3.2.2

Policy 1.1.13 relocated to Policy 1.1.9

Policy 1.1.14 relocated to Policy 1.1.10

Policy 1.1.15 revised as Policy 1.1.1

Policy 1.1.16 revised as Policy 1.1.11 and 1.1.12

Policy 1.1.17 revised as Policy 1.1.13

Policy 1.1.18 relocated to Policy 1.1.14

~~Policy 1.1.19 — These policies shall not be construed as applying to the use of a manufactured/mobile home, trailer, or other modular or manufactured building unit for non-residential~~

~~purposes subject to the applicable limitations of the law, provided that the use of land is consistent with the adopted Comprehensive Plan of Alachua County and with the development regulations. This section shall not be construed as applying to the transport, display, and/or sale of manufactured/mobile homes.~~

Policy 1.1.20 *relocated to Policy 1.2.3, 1.2.4 and 1.2.5*

Policy 1.1.21 *relocated to Policy 1.2.6*

Policy 1.1.22 *relocated to Policy 2.2.1*

Policy 1.1.23 *revised as Policies 1.4.4 and 2.3.3*

OBJECTIVE 1.2

The land development regulations shall be evaluated for their impacts on housing prices and periodically reviewed.

Policy 1.2.1 Alachua County shall provide incentives in the land development regulations for residential development at the maximum allowable density

Policy 1.2.2 Alachua County shall provide incentives in the land development regulations for the development and redevelopment of affordable housing. These incentives may include but are not limited to:

- a. relaxation of applicable impact fees;
- b. fee relief;
- c. provisions for expedited development review, approval, and permitting processes;
- d. special provisions for reservation of infrastructure capacity for concurrency;
- e. density bonuses;
- f. provisions for reduced lot sizes and modification of setback requirements; and
- g. grants and other financial incentives.
(Incorporates concepts of Policy 1.1.9)

Policy 1.2.3 ~~Procedures and requirements of the County's land development regulations and construction codes are intended to promote and protect the public health, safety and~~

~~welfare. The land development regulations Alachua County shall be periodically reviewed code provisions and strive to revise or eliminate those that are found to be unnecessarily stringent and make housing construction more costly. The periodic reviews will also consider opportunities for incorporating to consider the inclusion of new construction techniques and promote the usage of building materials which can help reduce housing construction costs, and/or enhance public health and safety.~~
(Previously part of Policy 1.1.20 of the adopted Housing Element. See also new Policies 1.2.4 and 1.2.5)

Policy 1.2.4 Alachua County shall periodically review and evaluate its zoning and other regulations to ensure that requirements are reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations, consistent with the health, safety, and welfare of the public.
(Previously part of Policy 1.1.20 of the adopted Housing Element. See also new Policies 1.2.3 and 1.2.5)

Policy 1.2.5 Alachua County's development review process shall include performance standards that reward developers who use construction techniques which reduce future maintenance and energy costs, such as homes oriented and constructed for energy efficiency and sustainability.

Measure: By 2002, identify appropriate building technologies and revise the appropriate land development regulations or building codes to implement this policy.

(Previously part of Policy 1.1.20 of the adopted Housing Element. See also new Policies 1.2.3 and 1.2.5)

Policy 1.2.6 Alachua County's ~~site plan review process shall be guided by performance standards that encourage~~ provide flexibility for innovative housing design for non-traditional households and emerging home-based economic activities approaches for site layout which can reduce costs of land preparation, infrastructure, landscape planting, an energy requirements for homes.

~~Measure:~~ By 1992, revise the development regulations to implement this policy.
(Previously Policy 1.1.21 of the adopted Housing Element)

THE FOLLOWING OBJECTIVE 1.1 AND RELATED POLICIES OF THE ADOPTED ELEMENT ARE DELETED, REVISED, AND RELOCATED AS NOTED.

OBJECTIVE 1.2

Ensure that all Alachua County housing meets minimum standards for health and safety in order to eliminate substandard housing conditions and provide for the structural and aesthetic improvement of existing housing by implementing Policy 1.2.1 through 1.2.8:

Policy 1.2.1 relocated to Policy 2.3.4

Policy 1.2.2 relocated to Policy 2.1.1

Policy 1.2.3 relocated to Policy 2.4.2

Policy 1.2.4 relocated to Policy 2.4.3

Policy 1.2.5 relocated to Policy 2.4.4

~~Policy 1.2.6 For the purpose of operating housing assistance programs designed to replace uninhabitable dwellings, substandard manufactured/mobile homes shall be treated in the same manner as are all other dwellings.~~

~~Policy 1.2.7 Based on results of an inventory of substandard housing provided for in Policy 1.2.2, Alachua County shall develop and implement a community planning process using local participation to develop strategies for areas identified as requiring rehabilitation, redevelopment, or improvement of historically significant housing.~~

~~Policy 1.2.8 Alachua County shall prepare an annual report on housing conditions in the unincorporated area for submission to the Board of County Commissioners. The report shall include results of the inventory of substandard housing and any updates to the inventory, strategies and programs to address identified problems, and the results of implementing such programs and strategies.~~

OBJECTIVE 1.3

To ensure consistency of housing activities, and to provide for the most effective methods for achieving its housing goals, Alachua County shall embark on the following policies of collaboration and implementation.

Policy 1.3.1 Alachua County shall ~~participate in the~~ review of plans and programs of other local, regional and state agencies to ensure consistency of County efforts and to accomplish effective coordination of housing opportunity activities.
(Previously Policy 1.1.7 of the adopted Housing Element)

Policy 1.3.2 Alachua County ~~will seek~~ shall continue to provide funding for affordable housing to residents of local municipalities as well as the unincorporated County, through mechanisms such as partnerships, interlocal agreements and joint planning activities the most effective methods of administering housing assistance programs on a county wide basis. This effort will include ways in which certain activities can be jointly provided within the County through service agreements with local municipalities.
(Previously Policy 1.6.5 of the adopted Housing Element)

Policy 1.3.3 Alachua County will assist any affordable housing provider ~~the Housing Authority~~ in making information available to all persons concerning opportunities to obtain affordable housing in the County.
(Previously Policy 1.6.7 of the adopted Housing Element)

Policy 1.3.4 ~~Affordable Housing Coalition:~~ Alachua County shall continue County participation in local affordable housing advocacy groups ~~the Alachua County Affordable Housing Coalition.~~
(Previously Policy 2.2 of the adopted Housing Element)

Policy 1.3.5 Alachua County shall establish partnerships with for-profit and non-profit developers of affordable housing.
(Previously Policy 1.1.6 of the adopted Housing Element)

Policy 1.3.6 Alachua County shall establish partnerships with lending institutions to assist with affordable housing for citizens of local municipalities as well as unincorporated Alachua County.

THE FOLLOWING OBJECTIVE 1.3 AND RELATED POLICIES OF THE ADOPTED ELEMENT ARE DELETED, REVISED, AND RELOCATED AS NOTED.

OBJECTIVE 1.3

~~Continue to provide adequate sites in areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services by implementing Policies 1.3.1 through 1.3.4.~~

Policy 1.3.1 *relocated to Policy 3.1.3*

Policy 1.3.2 *revised in Policies 3.2.3 through 3.2.10*

Policy 1.3.3 *revised in Policy 3.1.5*

OBJECTIVE 1.4

To ensure access to housing for all income levels of the population, Alachua County shall provide funding for affordable housing activities

Policy 1.4.1 Alachua County shall continue to allocate public funds for the creation, rehabilitation, or purchase of affordable housing.

Policy 1.4.2 Alachua County shall continue to dedicate a portion of its annual State Housing Initiatives Partnership (SHIP) Program allocation to the following programs:

- a. down payment assistance;
- b. single-family housing development (new, affordable housing construction);
- c. multi-family housing development (new, affordable, rental units)

Policy 1.4.3 By 2002 ~~1993~~, Alachua County staff Office of Planning and Development shall present a report to the Board of County Commissioners outlining additional dedicated funding sources ~~options~~ that can be used to fund affordable housing activities within the County .
(Previously the implementation measure of Policy 1.1.8 of the adopted Housing Element)

Policy 1.4.4 Alachua County shall utilize Alachua County Housing Finance Authority bonds and approved bonds from other Issuing County Housing Finance Authorities to provide low interest rate mortgage loans to eligible homebuyers or to subsidize the creation of affordable rental housing in Alachua County. Areas identified under Policy 1.1.3 are eligible for bond financing, in addition to areas previously defined by the U.S. Department of Housing and Urban Development (HUD).
(Previously Policy 1.1.23 of the adopted Housing Element)

Policy 1.4.5 Alachua County shall apply for Federal or State housing funding, under such programs as the Community Development Block Grant (CDBG) Programs or the HOME (Home Ownership Made Easy) Programs.
(Incorporates concepts from Policy 1.6.1)

Policy 1.4.6 Alachua County shall encourage ~~private land development, construction and financing methods of financing~~ which will ~~help control the costs of new housing in the County and increase~~ the opportunities for low and moderate very low income households to obtain decent, safe, sanitary, attractive and affordable housing. ~~Alachua County shall encourage the housing industry to use techniques for achieving this policy while at the same time reducing the costs of land development, construction, financing and maintenance that are eventually borne by home buyers and renters.~~
(Previously Policy 1.1.1 of the adopted Housing Element)

Policy 1.4.7 Alachua County shall ~~will~~ assist the Alachua County Housing Authority in the pursuit of increased Federal and State funding support for the creation addition of new assisted dwelling units ~~and for the rehabilitation of the existing housing stock.~~
(Previously Policy 1.6.6 of the adopted Housing Element)

Policy 1.4.8 By 2003, Alachua County staff shall provide a report to the Board of County Commissioners, detailing will study ways that local assistance can be offered to meet certain needs for which state and federal funds are not available. ~~These may be limited in~~

~~scope so that they can be funded through local sources or seed money from state or federal programs. Approaches that are determined to be feasible and potentially effective will be incorporated as experimental projects until success through experience is established.~~

~~Measure: By 1995 provide a report to the Board of County Commissioners to address this policy.
(Previously Policy 1.6.9 of adopted Housing Element)~~

THE FOLLOWING OBJECTIVE 1.4 AND RELATED POLICIES OF THE ADOPTED ELEMENT ARE DELETED, REVISED, AND RELOCATED AS NOTED.

~~Policy 1.4.1 Existing housing units and neighborhoods are a vital resource of Alachua County. The County shall structure the land development regulations to conserve, protect and upgrade these resources where they have a viable opportunity to help meet long term housing needs of the community.~~

~~(9J-5.010(3)(c)3., 4)~~

~~Measure: By 1992, revise the land development regulations to implement this policy.~~

Policy 1.4.2 relocated and revised in Policy 3.1.4 of the Future Land Use Element

Policy 1.4.4 relocated to Policy 2.1.5 of the Housing Element

Policy 1.4.5 relocated to the new Historic Preservation Element

Policy 1.4.6 relocated to the new Historic Preservation Element

Policy 1.4.7 relocated to the new Historic Preservation Element

Policy 1.4.8 relocated to the new Historic Preservation Element

Policy 1.4.9 relocated to the new Historic Preservation Element

THE FOLLOWING OBJECTIVE 1.5 AND RELATED POLICIES OF THE ADOPTED ELEMENT ARE DELETED

~~OBJECTIVE 1.5~~

~~To provide alternative housing for households displaced by public programs:~~

~~Measures:~~

~~Revise development regulations to assure that reasonably located standard housing at affordable costs shall be available to persons displaced by public programs of the County.~~

THE FOLLOWING OBJECTIVE 1.6 AND RELATED POLICIES OF THE ADOPTED ELEMENT ARE DELETED, REVISED, AND RELOCATED AS NOTED.

~~OBJECTIVE 1.6~~

~~To provide housing assistance to all eligible households, within the constraint of available resources, while pursuing economic programs through the implementation of the Economic Element of the County's Comprehensive Plan that will ultimately reduce the number of households requiring such assistance:~~

~~Measures:~~

~~Continued applications for CDBG funding each funding cycle when eligible;
Provision of a report to the Board of County Commissioners to address ways in which local assistance can be offered to meet certain needs for which state and federal funds are not available:~~

Policy 1.6.1 relocated to Policy 2.3.5.

Policy 1.6.2 relocated to Policy 2.3.6.

Policy 1.6.3 relocated to Policy 2.3.7.

Policy 1.6.4 relocated to Policy 2.3.8.

Policy 1.6.6 relocated to Policy 2.3.9.

Policy 1.6.7 relocated to Policy 1.3.3.

~~1.6.8~~ (This policy removed)

~~Alachua County recognizes that some local households will not be able to obtain decent, safe and sanitary housing without public assistance. To the extent that Federal and State assistance is practically available the County will aid these persons in obtaining assistance to meet their housing needs:~~

Policy 1.6.9 relocated to Policy 1.4.8.

Policy 1.6.10 relocated to Policy 2.3.10.)

THE FOLLOWING OBJECTIVE 1.7 AND RELATED POLICIES OF THE ADOPTED ELEMENT ARE DELETED, REVISED, AND RELOCATED AS NOTED.

~~OBJECTIVE 1.7~~ — (This Objective has been relocated to Policy 3.1.1)

GOAL 2: TO MAINTAIN AND IMPROVE THE EXISTING SUPPLY OF AFFORDABLE HOUSING, AND PROVIDE FOR THE REDEVELOPMENT OF NEIGHBORHOODS.

OBJECTIVE 2.1

Alachua County shall provide a systematic approach to the identification, preservation, and redevelopment of neighborhoods and existing affordable housing across the County.

Policy 2.1.1 Alachua County shall ~~prepare refine and maintain~~ an inventory **identification** of substandard homes ~~within the County to supplement available studies, such as the UF Substandard Housing Study and 1990 Census,~~ to identify geographic areas requiring housing conservation, rehabilitation, redevelopment, or improvement of historically significant housing in the unincorporated area. **This inventory shall be updated every 3 years.**

~~Measure: By 1994, prepare an inventory of substandard homes in the unincorporated area.~~

(Previously Policy 1.2.2 of the adopted Housing Element)

Policy 2.1.2 Based on the results of an inventory of substandard housing provided for in Policy **2.1.1** ~~1.2.2~~, Alachua County shall develop and implement a community planning process using local participation to develop strategies, **and identify funding sources for those strategies**, for areas identified as requiring rehabilitation, redevelopment, or improvement of historically significant housing.

(Previously Policy 1.2.7 of the adopted Housing Element)

Policy 2.1.3 **Alachua County shall create an County-wide unincorporated area Neighborhood Redevelopment Code.**

Policy 2.1.4 **Alachua County shall** conserve and extend the useful life of the existing housing stock through **the following methods** ~~rehabilitation and, where appropriate, demolition, and identify, preserve and appropriately protect historically significant housing through implementation of Policies 1.4.1 through 1.4.9:~~

- a. **Conservation.** (Areas that are characterized by mostly sound dwelling units and structures, few land use conflicts, and generally adequate facilities.) The conservation strategy will be to maintain and enhance the area's developed character by upgrading public facilities as necessary, and careful monitoring for signs of deterioration.

- b. Transition. (Areas where a change in character from one general type of use to another is occurring or is expected to occur, and areas where a new type of predominant land use character is expected to emerge from an existing uncoordinated mix of uses.) The transition strategy shall be to confine and minimize impacts of new uses on adjacent uses and to orient facilities planning toward serving the new use types.
- c. Rehabilitation. (Areas characterized by a significant number of substandard structures interspersed among sound structures and vacant land and/or are also lacking adequate streets, drainage, facilities, and/or utilities.) The rehabilitation strategy shall be to reduce blighting factors by selectively eliminating dilapidated structures ~~and incompatible uses~~ while upgrading public facilities and services to create incentives for investment in improving existing structures or in new development.
- d. Redevelopment. (Areas characterized predominantly by substandard units and blighted conditions.) The redevelopment strategy shall be a comprehensive evaluation of the best future use of the area with regard to the Comprehensive Plan. Future land use and public facility planning would be consistent with the needs identified in the redevelopment strategy. The County's redevelopment and public improvement efforts shall be directed by the policies and standards set forth herein.

~~Measure: By 1992, revise the development regulations to implement this policy.~~

~~(Previously Policy 1.4.3 of the adopted Housing Element)~~

Policy 2.1.5 Alachua County shall assist, as appropriate, in the rehabilitation and adaptive reuse of historically significant structures through the policies defined under the Historic Preservation Element of this Comprehensive Plan. This shall include assisting private property owners of historically significant structures in applying for and utilizing state and federal assistance programs as appropriate.

~~(Previously Policy 1.4.4 of the adopted Housing Element)~~

~~THE FOLLOWING OBJECTIVE 2.1 AND RELATED POLICIES OF THE ADOPTED ELEMENT ARE DELETED, REVISED, AND RELOCATED AS NOTED.~~

~~2.1 Housing Plan of Action~~

~~Develop a County Housing Plan of Action. This plan (to be updated annually) should include the following:~~

- ~~a. The designation and priority of target houses and target neighborhoods for housing rehabilitation activities.~~
- ~~b. Annual housing goals - to include priority setting, new units assisted by type, and new households assisted.~~

- c. ~~County wide Housing Coordination Plan - a plan of action to coordinate the County's housing program with the Alachua County Housing Authority and the housing programs of other interested municipalities; this Plan should also include, where appropriate, coordination of the housing plan with the County's economic development plans.~~
- e. ~~Affordable Housing Strategies - a program for developing, monitoring, and evaluating affordable housing strategies, including public/private partnerships, to produce housing affordable to all County residents.~~

OBJECTIVE 2.2:

Alachua County shall promote construction and rehabilitation techniques that enhance the long-term usability and affordability of housing.

Policy 2.2.1 Energy Conservation. Alachua County 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. Alachua County will consider the opportunities offered by passive solar heating and cooling techniques; and will consider requesting the State to modify the State Energy Code to allow passive solar heating and cooling techniques.~~

~~Measure: — By 1992, revise the development regulations to implement this policy.~~

~~(Adapted and updated from Policy 1.1.22 of the adopted Housing Element. Also see Policies 2.2.2 and 2.2.3)~~

Policy 2.2.2 Alachua County shall provide developers/builders with information on how to incorporate Federal Energy Star Standards into construction.

~~(Adapted and updated from Policy 1.1.22 of the adopted Housing Element. Also see Policies 2.2.1 and 2.2.3)~~

Policy 2.2.3 Alachua County shall seek financial resources that mitigate the cost of building to Federal Energy Star Standards in affordable housing units.

~~(Adapted and updated from Policy 1.1.22 of the adopted Housing Element. Also see Policies 2.2.1 and 2.2.2)~~

Policy 2.2.4 Alachua County shall collaborate with local builders, developers, contractors, labor unions, and educational institutions to create a program that enhances apprenticeship opportunities for home-building related trades.

Policy 2.2.5 Alachua County shall collaborate with the Alachua County Cooperative Extension Office, the banking community, the builders' associations and other interested parties.

to determine ways builders can incorporate “Sustainable Building” technologies in the construction of affordable housing, through the following areas:

- a. Water (e.g., indoor water conservation, low-flow/low-flush fixtures, composting toilets, pervious materials, xeriscaping, reclaimed water irrigation, harvested rainwater, water budget)
- b. Energy (e.g., Energy Star ratings, traditional, local vernacular techniques of climate sensitive design, 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 and soffit venting, earth sheltered design, solar heating and cooling systems, photovoltaic systems, gas water heating systems, ductwork, fans, energy recovery ventilators, programmable thermostats, energy efficient appliances)
- c. Building materials (e.g., dimensional lumber, wood treatment, engineered structural materials, engineered siding and trim, flyash concrete, non-toxic termite control, earth materials, floor coverings, wood flooring, roofing structural wall panels, insulation, windows and doors, cabinets, finishes and adhesives, straw bale construction)
- d. Solid Waste Management (e.g., home recycling, compost systems, construction waste recycling)

OBJECTIVE 2.3

Provide funding for rehabilitation and redevelopment.

Policy 2.3.1 Alachua County shall continue to dedicate a portion of its annual State Housing Initiatives Partnership (SHIP) Program allocation to the following programs:

- a. down payment assistance;
- b. single-family housing development (emergency repair and housing rehabilitation);
- c. multi-family housing development (acquisition/rehabilitation of affordable rental units).

Policy 2.3.2 Alachua County will pursue additional ~~a~~ dedicated funding sources that can be used to fund the rehabilitation of housing affordable housing programs within the County. ~~Components of such a program could include a local housing rehabilitation program, the payment of a portion of impact fees for affordable housing projects, the augmenting of private non-profit organizations that promote housing rehabilitation~~

~~or new construction, down payment assistance to low and moderate income first time home buyers, etc:~~

~~Measure: By 1993, Office of Planning and Development staff shall present a report to the Board of County Commissioners outlining dedicated funding source options.~~

~~(Previously Policy 1.1.8 of the adopted Housing Element. Measure is revised as Policy 1.4.3)~~

Policy 2.3.3 Utilize Alachua County Housing Finance Authority bonds and approved bonds from other Issuing County Housing Finance Authorities to provide low interest rate mortgage loans to eligible home buyers in Alachua County.

(Previously Policy 1.1.23 of the adopted Housing Element)

Policy 2.3.4 Alachua County shall provide local funds and/or seek federal, ~~and state~~ and local funding for the rehabilitation or demolition of dangerous residential buildings substandard housing.

~~Measure: By 1992, 26 substandard homes shall be rehabilitated or reconstructed through the CDBG Program.~~

~~Measure: Continue to apply for CDBG funding each funding cycle when eligible.~~
(Previously Policy 1.2.1 of the adopted Housing Element.)

Policy 2.3.5 Alachua County shall apply for federal and state funds including develop and follow a continuing program of seeking federal and state funds including Community Development Block Grant (CDBG) funding sources for improving neighborhoods in the County. Private partnerships to provide redevelopment funds shall also be sought.

(Previously Policy 1.6.1 of the adopted Housing Element)

Policy 2.3.6 The local priority for using federal and state housing funds shall be for improvement activities within residential neighborhoods. To the extent program rules and scoring criteria allow, the local criteria for setting priorities among eligible projects shall include:

- a. Condition of the Neighborhood Target neighborhoods shall exhibit characteristics of housing costs and condition, household incomes, housing usage and population demography which meet eligible area requirements of the federal program for indicating public assistance needs.
- b. Size and Scope of Project The project size and scope should be such that the available funds will permit a substantial improvement to the neighborhood so as to create incentives for continued investment by residents and developers in neighborhood improvements.
- c. Project Location Project neighborhoods shall represent a viable part of the long term residential development patterns of the County. Priority will be given to projects that, by upgrading a single neighborhood, will also

improve the surrounding area for uses proposed in the Future Land Use Element. This shall also include areas identified in Policy 1.1.3.
(Previously Policy 1.6.2 of the adopted Housing Element)

Policy 2.3.7 A variety of funding programs should be used in conjunction with local money, rehabilitation assistance funds and/or housing assistance funds where possible in order to achieve a comprehensive approach for improving a target neighborhood.
(Previously Policy 1.6.3 of the adopted Housing Element)

Policy 2.3.8 Alachua County shall seek innovative approaches for using available funding sources to eliminate factors that contribute to neighborhood decline.
(Previously Policy 1.6.4 of the adopted Housing Element.)

Policy 2.3.9 Alachua County shall assist the Alachua County Housing Authority in the pursuit of increased Federal and State support ~~for the addition of new assisted dwelling units and~~ for the rehabilitation of the existing housing stock.
(Previously Policy 1.6.6 of the adopted Housing Element.)

Policy 2.3.10 The Alachua County Housing Authority shall be a responsible entity for coordinating home financing or rent subsidy assistance through federal and state programs. Rehabilitation and neighborhood revitalization assistance shall be coordinated directly through the County department administering Community Development Block Grant or other Federal and State funds.
(Previously Policy 1.6.10 of the adopted Housing Element.)

OBJECTIVE 2.4

To ensure that the County's land development regulations are consistent and conducive to cost-effective redevelopment of neighborhoods.

Policy 2.4.1 Ensure that all Alachua County housing meets minimum standards for health and safety in order to eliminate substandard housing conditions and provide for the structural and aesthetic improvement of existing housing ~~by implementing Policies 1.2.1 through 1.2.8.~~
(Previously Objective 1.2 of the adopted Housing Element.)

Policy 2.4.2 ~~Housing Code:~~ Alachua County shall maintain ~~adopt~~ a housing code that will set minimum standards for the condition and use of occupied dwelling units. It is the intent of the County to use the adopted housing code to determine instances where conditions exist which pose a serious threat to the health and safety of residents such that corrective actions are warranted.

~~Measure: — By 1992, revise the development regulations to implement this policy.~~
(Previously Policy 1.2.3 of the adopted Housing Element.)

Policy 2.4.3 A continuing program of comprehensive code enforcement shall be developed for the entire County, providing a systematic application of minimum standards to all dwelling units including manufactured ~~mobile~~ homes. Alachua County shall establish housing assistance

programs for those eligible homeowners who are unable to meet the cost of abating code violations or who are unable to replace a substandard manufactured ~~mobile~~ home.

Measure: ~~By 1993, establishment of a Housing Code Enforcement and Assistance Program:~~

(Previously Policy 1.2.4 of the adopted Housing Element.)

Policy 2.4.4 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.

(Previously Policy 1.2.5 of the adopted Housing Element.)

Policy 2.4.5 Alachua County shall provide assistance to households displaced by public programs.
(Incorporates concepts of Previous Objective 1.5 and Policy 1.5.1 of the adopted Housing Element.)

GOAL 3:

TO ENSURE ACCESS TO HOUSING OPPORTUNITIES FOR THOSE WITH SPECIALIZED HOUSING NEEDS, PARTICULARLY THE ELDERLY, THE HOMELESS, PERSONS WITH DISABILITIES, OR FARM WORKERS, ALACHUA COUNTY SHALL IMPLEMENT THE FOLLOWING POLICIES:

OBJECTIVE 3.1

Alachua County shall provide access to housing opportunities for groups identified as having special needs.

Policy 3.1.1 ~~It shall be the policy of~~ Alachua County ~~shall~~ to encourage and promote the opportunity for each person to obtain housing of their choice, without regard to race, color, ancestry, sex, familial status, marital status, age, ~~disability handicap~~, ~~housing status~~, religion, or national origin. Alachua County shall ~~provide~~ ~~pursue~~ policies and programs which will help alleviate conditions resulting from discrimination. Chief among these shall be the continued enforcement of its Fair Housing Ordinance.
(Previously Policy 1.7.1 of the adopted Housing Element.)

Policy 3.1.2 Alachua County ~~shall continually review~~ ~~will revise~~ its development regulations to ensure that farmworker housing needs are addressed.
(Part of Policy 1.1.12 of the adopted Housing Element. See also new Policies 3.2.1 and 3.2.2)

Policy 3.1.3 Alachua County shall continue to provide adequate sites in areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families (DCF) ~~Health and Rehabilitative Services by implementing Policies 1.3.1 through 1.3.4.~~
(Previously Objective 1.3 of the adopted Housing Element)

Policy 3.1.4 Alachua County shall cooperate with and assist the Florida Department of Children and Family Services (DCFS) ~~Health and Rehabilitative~~ in its effort to deinstitutionalize and equitably distribute foster care facilities and group homes throughout the County.
(Previously Policy 1.3.1 of the adopted Housing Element)

Policy 3.1.5 To promote greater accessibility to employment ~~and to~~, facilities, and services, ~~low and moderate income housing~~; adult congregate living facilities and housing for the elderly are encouraged to locate inside or close to activity centers, as defined in the Future Land Use Element of the Comprehensive Plan.

Measure: ~~By 1992, revise the development regulations to implement this policy.~~
(Previously Policy 1.3.3 of the adopted Housing Element)

Policy 3.1.6 Alachua County shall continue to provide funding and assistance through the SHIP program to homeless shelters or housing providers that support the "working homeless".

OBJECTIVE 3.2

Alachua County shall ensure that the land development regulations concerning the provision of housing for those with special needs comply, at a minimum, with the statutory requirements.

Policy 3.2.1 ~~Alachua County will revise its development regulations to ensure that farmworker housing needs are addressed:~~ The development regulations shall allow densities for farmworker housing which may be in excess of the maximum densities shown on the Future Land Use Map ~~for the provision of such housing~~. Such farmworker housing may be permitted by a special use permit or other appropriate mechanism to allow living accommodations of multiple farm employees and their families on one parcel without regard to duration, ~~when associated with the performance of while performing~~ agricultural labor.
(Part of Previous Policy 1.1.12 of the adopted Housing Element. See also new Policy 3.1.2 and 3.2.2)

Policy 3.2.2 ~~Such ordinance~~ Alachua County may require farmworker housing which exceeds the density permitted on the future land use map to be provided by manufactured/~~mobile~~ homes which can be removed once the need for provision of farmworker housing is no longer present. Such ordinance shall ~~provide ensure~~ that all appropriate federal, state and local regulations are met especially with regard to the provision of water and wastewater facilities.

(Part of Previous Policy 1.1.12 of the adopted Housing Element. See also new Policy 3.1.2 and 3.2.1)

Policy 3.2.3. In accordance with Florida Statutes Section 419.001, the development regulations shall provide that homes falling within the statutory definition of a community residential home which has six or fewer residents shall be allowed in any single or multifamily zoning district, ~~but in order to avoid creating an undue concentration of such facilities, the development regulations may provide that such homes shall not be located within a radius of up to 1,000 feet of another existing such home.~~ In accordance with Florida Statutes Section 419.001(2), ~~the development regulations shall provide that,~~ community residential homes which have between 7 and 14 residents shall be allowed in multifamily zoning districts, ~~but in order to avoid creating an undue concentration of such facilities, the development regulations may provide that such homes shall not be located within a radius of up to 1,200 feet of another existing such home or within a radius of up to 500 feet of an existing single family home located within a single family zoning district.~~ *(Previously Policy 1.3.2.2.b and 1.3.2.2.c of the adopted Housing Element)*

Policy 3.2.4 Alachua County shall consider the proposed size, intensity and type of care, and prospective number of residents of community residential homes when reviewing should be determinants of suitable locations for new facilities. *(Previously Policy 1.3.2.2.d of the adopted Housing Element)*

Policy 3.2.5 Density thresholds as set forth in the Future Land Use Element for other residential uses shall apply to community residential **group** homes. Standards shall be developed for inclusion in the development regulations for converting the capacity of community residential **group** homes into "equivalent residential units" for the purpose of ensuring compliance with the density thresholds. Such standards should define the comparable density as resident capacity divided by persons per household (~~standard to be determined~~), divided by site area. *(Previously Policy 1.3.2.2.d of the adopted Housing Element)*

OBJECTIVE 3.3

Alachua County shall provide a dedicated funding source for the provision of Special Needs housing, and form partnerships with local advocacy groups or organizations providing such housing.

Policy 3.3.1 Alachua County shall actively seek opportunities to partner with local organizations or agencies providing housing assistance to those with special needs, including the homeless, the elderly, and the disabled.

Policy 3.3.2 Alachua County shall dedicate a portion of its annual State Housing Initiatives Partnership (SHIP) Program allocation to assist agencies in the provision of special needs housing, including, but not limited to the construction of new housing, or the rehabilitation of existing units.

Policy 3.3.3 Alachua County shall assist local organizations or agencies that are providing special needs housing in securing additional Federal or State funding. This assistance may be in the form of dedicated funding that can be used for leveraging, information sharing, or grant writing assistance.

Policy 3.3.4 Alachua County shall continue to participate in local advocacy groups which provide assistance to those needing specialized housing. The Alachua County Affordable Housing Coalition and the Coalition for the Hungry and Homeless are examples of such groups.

