

## V. GOALS, OBJECTIVES, AND POLICIES

**GOAL #1 - Provide a variety of decent, safe, and sanitary housing in suitable neighborhoods to meet the needs of the present and future residents of Citrus County.**

### **Information System**

Objective 1.1            A database for future development decision making shall be maintained. This can be accomplished by updating the housing data yearly in accordance with Florida Statute 163.3177.

Policy 1.1.1            A structural housing condition survey shall be conducted at least once every five years.

Policy 1.1.2            The Citrus County Building Division shall make available to the public a list of activities that require permits for building and/or remodeling, along with the costs of those permits.

### **Protection of Historically Significant Housing**

Objective 1.2            Citrus County contains historically significant housing. To preserve the integrity of this system, the County Land Development Code (LDC) shall contain provisions to protect and preserve all historically significant housing units.

Policy 1.2.1            Submittal for inclusion of historically significant housing in the State Master Site File for Citrus County shall be an on-going procedure as housing structures meet parameters of historic designation.

Policy 1.2.2            Grant applications for historic preservation activities shall be coordinated with the Citrus County Office of Historical Resources, the Citrus County Historical Resources Advisory Board (HRAB), and appropriate federal, regional, state, and local agencies.

Policy 1.2.3            Agencies and/or committees reviewing developments plans and applications for Development of Regional Impact (DRI) shall be encouraged to emphasize historical preservation. DRI projects shall be required to identify and protect historically significant resources.

### **Efforts to Encourage Decent, Safe, and Affordable Housing (Including Workforce Housing)**

- Objective 1.3            Increase the supply of safe, affordable, and sanitary housing for very low-, low, and moderate-income households. Dwelling types may consist of mobile homes, apartments, townhomes, duplexes, and detached single-family homes.
- Policy 1.3.1            Mobile homes, multifamily units, and higher density housing may be allowed in areas throughout the County in accordance with the Land Development Code Atlas (LDC) and the Future Land Use Map (FLUM) except where otherwise prohibited by the Comprehensive Plan, such as the Coastal High Hazard Area.
- Policy 1.3.2            The Division of Housing Services shall continue to expand the following projects:
- Department of Housing and Urban Development (HUD) Section 8 rental assistance funds
  - Loan assistance and/or education for first time, low income home buyers
  - Home repair programs for very low, low, and moderate income families
  - Other housing programs available from local, state, and federal sources as recommended by the Affordable Housing Advisory Committee (AHAC) and approved by the Board of County Commissioners (BCC)
- Policy 1.3.3            Citrus County shall encourage an equitable distribution of all housing opportunity for all housing types and all economic levels. Affordable housing, including workforce housing, shall not be forced into certain areas of the county, rather, it shall be permitted in all residential land use districts. Infrastructure shall be provided in accordance with the Capital Improvements Element and coordinated with the Planned Service Area (PSA) identified on the GFLUM.
- Policy 1.3.4            Citrus County shall encourage public-private partnerships to maximize the creation of affordable housing.
- Policy 1.3.5            The Division of Housing Services and the Land Development Division will continue to support community-based non-profit organizations including, but not limited to, Habitat for Humanity in their efforts to provide adequate housing at a cost affordable to low-income residents.

## Policy 1.3.6

The County shall continue to participate in the State Housing Initiatives Partnership Program as specified in the 1992 William Sadowski Affordable Housing Act.

- Prepare an Affordable Housing Plan. Conduct a detailed professional analysis to measure projected affordable housing needs, assess the social and economic costs of not providing for this need, and provide an economic analysis to justify proposed affordable housing programs
- Linkage Fees. Consider adoption of “commercial linkage fees” on non-residential development to help fund a Local Housing Trust Fund to assist in the construction of lower-cost homes, including rental development
- Inclusionary Housing Regulation. Consider adoption of standards in the LDC for inclusionary housing, with the intent of increasing the supply of affordable housing. Such regulations should require either that all residential development contain an affordable housing component, or pay a fee-in-lieu-of to a fund. The requirements could be either mandatory or incentive-based
- Local Housing Trust Fund. Create a Local Housing Trust Fund to be used for rehabilitation of existing homes, down payment assistance, payment of impact fees, rental development, assistance to affordable housing providers, and other affordable housing needs
- Community Land Trusts. The County shall encourage non-profit organizations to create and manage Community Land Trusts to make home ownership more affordable and to provide long-term affordability
- Townhouse/Attached Housing. Encourage the development of well-planned, attractive and functional townhouse/attached housing, including owner and rental units, located near jobs, shopping, and medical facilities
- Infill Areas. The County shall research parcels of land within the PSA that are suitable for potential development of affordable housing. Using this information, the County shall consider adoption of a map showing specific affordable housing infill target areas where affordable housing is encouraged. Special incentives such as density bonus shall be considered to encourage development of affordable housing in these areas

## Policy 1.3.7

To meet existing and future affordable housing needs, the County shall pursue an effective local affordable housing strategy in accordance with Florida Statutes Chapter 125.379.

**Efforts to Encourage Housing for Households with Special Needs**

- Objective 1.4            Citrus County shall continue to provide adequate sites for assisted living facilities, foster care homes, group homes, and other similar facilities for households with special needs.
  
- Policy 1.4.1            Group and foster homes shall be allowed by permitted use or special provisions in a variety of land use districts throughout the County.
  
- Policy 1.4.2            Recognizing that the Department of Children and Families and the Agency for Health Care Administration are responsible for monitoring and licensing assisted living facilities, foster care homes, group homes, and similar facilities, the Citrus County Land Development Code will continue to support the inclusion of these facilities throughout the community, as provided in Chapter 419, Florida Statutes.
  
- Policy 1.4.3            The County shall maintain non-discriminatory standards and criteria addressing the location of group homes.
  
- Policy 1.4.4            The County shall provide technical assistance and assistance in securing funding for the establishment of small non-treatment based group homes.
  
- Policy 1.4.5            Sites for group homes/foster care facilities will be approved in areas with residential character to meet the needs the population requiring such housing. Locational criteria are provided in the LDC and includes health, recreation, shopping, and employment facilities.
  
- Policy 1.4.6            The Department of Planning and Development shall monitor the development and distribution of group homes and residential care facilities to insure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided.

**Quality of Housing - Elimination of Substandard Housing**

- Objective 1.5            Continue to develop programs to conserve, improve, and extend the useful life, both structurally and aesthetically, of the existing housing stock to preserve the quality of neighborhoods.
  
- Policy 1.5.1            The County shall apply for federal and state funding, or otherwise provide local funds, for the demolition and/or rehabilitation of substandard housing.

- Policy 1.5.2 Building permits will not be issued for proposed construction which is not in conformance with the requirements and guidelines of the County LDC.
- Policy 1.5.3 Contractors and subcontractors shall be required to maintain a State or County Certificate of Competency. The names of such persons will be listed with the Building Division and made available to the public.
- Policy 1.5.4 The County shall encourage representatives of the building industry and educational institutions to offer on-the-job training courses for contractors and subcontractors.
- Policy 1.5.5 All housing units shall be constructed in accordance with all Building Codes.
- Policy 1.5.6 All new housing units shall receive inspection approval prior to the issuance of a Certificate of Occupancy.

**Implementation of Housing Delivery Process**

- Objective 1.6 The County shall assure the efficient implementation of Housing Delivery through continuous monitoring and evaluation of its housing programs.
- Policy 1.6.1 The Division of Housing Services, along with the Affordable Housing Advisory Committee, shall submit periodic reports to the BCC recommending changes and improvements to the Housing Delivery process.
- Policy 1.6.2 The County's Housing Assistance Plan shall be evaluated and updated at least once every three years.

**Relocation Housing**

- Objective 1.7 Residents displaced by programs for which federal or federal-aid funds are used will be relocated in accordance with Section 421.55, F.S.
- Policy 1.7.1 The County will provide decent, safe, standard housing to persons displaced through programs for which federal funds or federal-aid funds are used.

**Energy Efficiency**

- Objective 1.8 Promote energy efficiency in the design and construction of new housing and encourage the use of renewable energy resources.
- Policy 1.8.1 Enhance the energy efficiency of housing in Citrus County through resource efficient green building and sustainable development practices.
- Policy 1.8.2 Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapotranspiration and shade.
- Policy 1.8.3 Maximize natural areas and assets and incorporate Florida Friendly landscaping into development projects to reduce energy and water consumption.

**Homeless**

- Objective 1.9 Promote and implement programs to address the housing needs of the County's homeless population.
- Policy 1.9.1 The County shall continue to participate in State and Federal programs to address the needs of the homeless.
- Policy 1.9.2 The Division of Housing Services shall actively maintain membership in the Mid Florida Homeless Coalition for the Homeless.
- Policy 1.9.3 The Division of Housing Services shall work with the Mid Florida Homeless Coalition for the Homeless to conduct “point-in-time” surveys to assess the size and needs of the homeless population.
- Policy 1.9.4 The Division of Housing Services shall work with the Mid Florida Homeless Coalition to implement its 10-year plan to end homelessness.
- Policy 1.9.5 The County shall continue to seek state and federal sources of funding, including funds available under Title IV of the Stewart B. McKinney Homeless Assistance Act.