# HOUSING ELEMENT

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# HOUSING ELEMENT
## Goal, Objectives and Policies

## City of Auburndale Comprehensive Plan

**GOAL 1 It shall be a goal of the City of Auburndale to provide decent, safe and sanitary housing of the appropriate type, size, location and cost to meet the needs of present and future residents of the City.**

### Objective 1: Creation and/or Preservation of Affordable Housing

The City of Auburndale shall assist in the creation and preservation of affordable housing for very low, low, and moderate income households of the City, and households with special housing needs including rural and farm worker households. [9J-5.010(3)(b)1]

**Definition: Very Low, Low and Moderate Income Households**:
As defined by the Federal Department of Housing & Urban Development (HUD), moderate income is a household that does not exceed 120% of the median income of the Area Median Income (AMI); low income is a household with an annual income that does not exceed 80% of the AMI; and very low income is a household with an annual income that does not exceed 50% of the median family income of the AMI.

*Measurable Targets*: Percentage of affordable demand met.

Policy 1.1: The City of Auburndale will provide technical assistance to the private sector to maintain a housing production capacity sufficient to meet existing and anticipated needs. "Technical assistance" will include, at a minimum: a) the assembly and availability to local contractors and builders of findings of regional and state-wide housing task forces which address private sector involvement in the affordable housing issue; b) discussions with, and referrals to the Florida Low Income Housing Coalition or other non-profit housing organizations; and c) solicitation and marketing of new low interest housing loans from banks. [9J-5.010(3)(c)1]

Policy 1.2: The City will review any changes to the City Code for their impact to on the permitting process in order to eliminate any excessive requirements and to increase private sector participation in meeting the projected housing needs. [9J-5.010(3)(c)2]

Policy 1.3: The City will seek to develop a partnership with the Polk County Builders Association to improve the efficiency and expand the capacity of the housing delivery process. [9J-5.010(3)(c)1,2]

Policy 1.4: The City will develop schedules to provide municipal services to those areas designated on the Future Land Use Map for residential development.

Policy 1.5: The City will continue to participate in the county-wide housing task force for the purpose of developing and implementing a local housing agenda with particular emphasis on the needs of low and moderate income households, as well as others with identified special housing needs. [9J-5.010(3)(c)1,2]

Policy 1.6: Due to unusually high property values of a nearby jurisdiction, the City may enter into an interlocal agreement with a nearby government to meet the affordable housing demand of that jurisdiction. [9J-5.010(3)(c)10]

Policy 1.7: The City will designate within its jurisdiction sufficient sites at sufficient density to accommodate the need for affordable housing over the planning timeframe, from 2010-2030. [9J-5.010(3)(c)11]

Policy 1.8: For sites specifically identified by the City as suitable for very-low, low and moderate income families, the City shall continue to implement zoning regulations which provide inducements to increase the supply of affordable housing. No additional density shall be granted that exceeds the maximum density of the Future Land Use designation without a corresponding Future Land Use Amendment.

## Objective 2: Elimination of Substandard Housing Conditions

The City of Auburndale shall improve the structural and aesthetic condition of the City's housing stock. The City will actively pursue the rehabilitation or elimination and replacement of up to 10 substandard housing units per year through the year 2030, by use of federal, state, county, or private funding sources. [9J-5.010(3)(b)3] Substandard Dwelling units shall be any dwelling unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants; or a unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or a unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value 420.0004 (13) (a-c) F.S. Also, a substandard dwelling unit is one that does not have an adequate level of exterior maintenance to assure that roof, walls, windows, doors, and foundation slab will withstand normal weather conditions to preclude visible structural deterioration.

*Measurable Targets*: Number of units rehabilitated and/or demolished per year.

Policy2.1. The City will promote safe and sanitary housing and discourage substandard conditions through the permitting process and enforcement of the Land Development Regulations.

Policy 2.2 No substandard housing units may be occupied, until upgraded to meet all Land Development Regulations.

Policy 2.3: Using Community Development Block Grants (administered through the Polk County Community Development Department), or other federal, state, county or private funding sources, the City shall rehabilitate or demolish and replace up to 11 substandard housing units each year. [9J-5.010(3)(c)(7)]

Policy 2.4: The principles which will be applied to rehabilitation and demolition techniques and strategies will include:

- Identification of housing units in violation of the City's housing quality standards and their degree of deterioration;
- Establishment of priorities for rehabilitation and demolition; and

- Referral of the City's priorities to the Polk County Community Development Department for consideration and action. [9J-5.010(3)(c)4]

Policy 2.5 Contractors engaged in residential repairs or new construction will be licensed and/or regulated, according to local ordinances, as a means of protecting the public health, safety and general welfare.

**Objective 3: Adequate Sites for all income levels and Mobile and Manufactured Homes**

The State and City recognize that manufactured and mobile homes constitute a primary source of housing for low income, and particularly, moderate income households. The City shall continue to implement zoning and site plan regulations that provide for adequate sites for housing for very-low, low- and moderate-income families, and adequate sites for the placement of mobile and manufactured homes. [9J-5.010(3)(b)3]

*Measurable Targets*: maintain or increase the percentage of sites for all income levels and for mobile and manufactured housing from the baseline year of 1999.

Policy 3.1: Policy 3.1: The principles and criteria for siting very low, low and moderate income housing shall be implemented through the Land Development Regulations:

- To ensure that very low, low~~/~~ and moderate income families have adequate public facilities and services based on a fair-share distribution of costs;

- To reduce concentrations of very low, low and moderate income housing; and

- To ensure that zoning and other local regulations provide a variety of lot sizes, minimum housing sizes, densities, and alternatives such as mobile home subdivisions, mobile home parks, multi-unit developments or zero-lot lines. [9J-5.010(3)(c)(5)]

Policy 3.2: The principles and criteria for siting mobile homes shall be:

- To ensure that mobile home residents have adequate public facilities and services based on a fair-share distribution of costs;

- To require that developers of new mobile home parks or subdivisions provide adequate hurricane shelter space for the projected buildout populations of such parks or subdivisions;

- To require that future mobile home parks or subdivisions be at least 10 acres in size; and

- To provide for adequate sites for mobile homes and mobile home parks or subdivisions, within residential future land use designations, based on projections and demand for such housing. [9J-5.010(3)(c)(5)]

Policy 3.3: The principles and criteria for the location of housing for households with special housing

needs, including elderly, rural and farmworker households shall be:

- To ensure that households with special housing needs have adequate public facilities and services based on a fair-share distribution of costs; and

- To provide for sites for households with special housing needs in close proximity to grocery stores, educational facilities and/or public health facilities, as appropriate. [9J-5.010(3)(c)(5)]

**Objective 4: Provision of Adequate Sites for Group Homes and Foster Care Facilities**

The City shall provide adequate sites for group homes and foster care facilities, licensed or funded by the Florida Department of Children and Families. [9J-5.010(3)(b)4]

*Measurable Targets*: maintain or increase the percentage of sites for Group Homes and Foster Care Facilities from the baseline year of 1999.

Policy 4.1: The City's land development regulations will be reviewed and amended to ensure that sufficient sites will be made available in suitable areas, including residential areas, for group homes and foster care facilities, licensed or funded by the Florida Department of Children and Families. [9J-5.010(3)(b)4]

Policy 4.2: The City will locate future group homes and foster care facilities of a residential scale in residential areas or areas of residential character in order to ensure that the needs of persons requiring such housing are met. [9J-5.010(3)(c)6]

Policy 4.3: Sites to be considered specifically suitable for the elderly and those with special housing needs should be located in close proximity to development centers in the City to ensure the convenient availability of shopping, health care, and access to transportation options.

**Objective 5: Conservation of Existing Housing**

The conservation, rehabilitation or demolition of housing, including the identification of historically significant housing, will be ensured through federally assisted housing and community development programs, technical assistance, and interagency coordination. [9J-5.010(3)(b)5]

*Measurable Targets*: Number of units rehabilitated in planning period; Number of units saved from demolition due to their historical significance

Policy 5.1: The City will review and amend, where necessary, its housing codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities. The City will adopt housing quality standards no less stringent than those of the U.S. Department of Housing and Urban Development Section 8 Existing Housing Program. [9J-5.010(3)(c)2,3]

Policy 5.2: The City will continue to strictly enforce the standard housing code, particularly in those neighborhoods where code violations appear to be more prevalent. [9J-5.010(3)(c)4]

Policy 5.3: The City, in cooperation with the Polk County Community Development Division, will encourage neighborhood improvements by providing assistance to property owners in meeting code regulations and locating financial assistance, as well as by concentrating capital budget improvements in the neighborhoods. [9J-5.010(3)(c)1,4]

Policy 5.4: The City shall establish procedures for the protection of locally designated historically significant housing, structures or sites, and shall develop criteria under which a locally designated structure or site may be altered or demolished. Action by the City Commission is required to authorize significant alteration or demolition of locally designated structures of historical significance, subject to established procedures regulating the alteration or demolition of any site or structure. [9J-5.010(3)(c)3]

Policy 5.5: Housing that has been identified as historically significant shall be so designated by the City of Auburndale on an annual basis. [9J-5.010(3)(c)3]

Policy 5.6: The conservation, rehabilitation, or demolition of locally designated historic housing units shall be carried under the guidelines established in the City's adopted historic preservation ordinance. [9J-5.010(3)(c)3]

## Objective 6: Relocation Housing

The City of Auburndale shall assure that replacement housing is available to any residents displaced by efforts to revitalize and stabilize the City's housing. [9J-5.010(3)(b)6]

*Measurable Targets*: Number of persons displaced, number of displaced persons provided relocation assistance.

Policy 6.1: The City will abide by the mandate of the Federal Uniform Relocation Act, ensuring that anyone who is temporarily or permanently displaced, as a result of federally-assisted action, will be provided relocation assistance. [9J-5.010(3)(c)9]

## Objective 7: Formulation of a Housing Implementation Program

The City of Auburndale will continue to implement a housing program designed to meet the stated Objectives and Policies in this Housing Element. [9J-5.010(3)(b)7]

*Measurable Targets*: Number of additional housing units built through partnerships; Number of training programs instituted; Numbers of persons qualified to purchase housing through training programs

Policy 7.1: The City will solicit the involvement, including partnerships, of local government with private and non-profit sectors to implement and monitor the Policies established in this Housing Element. [9J-5.010(3)(c)1]

Policy 7.2: The City will solicit the involvement, including partnerships, of local government with private and non-profit groups, and with economic development groups, for the utilization of job training, job creation and economic solutions in order to prepare its citizens for home ownership, and in order to take advantage of any affordable housing programs within the jurisdiction of the City. [9J5.010(3)(c)8]

Policy 7.3: The City will designate within its jurisdiction sufficient sites at sufficient densities to accommodate the needs for affordable housing units over the planning timeframe. [9J5.010(3)(c)11]

1. The City shall work with interested parties to identify sites, and aid in the submission of applications for funding for development of housing for the very low and low income populations.

2. The City shall continue to work with available non-profit agencies such as Habitat for Humanity to develop affordable housing units and improve living conditions.

Policy 7.4: The City shall assure the availability of adequate sites for the projected number and type of housing units through the Future Land Use Element and Future Land Use Map Series. [9J-5.010(3)(c)5]

Policy 7.5: The City shall continually monitor and review its development approval process to identify and eliminate any unnecessary impediments to the provision of housing within the community, ensuring all housing applications including affordable, and very low, low and moderate income housing applications are processed as quickly as possible.

Policy 7.6: The City will review its regulations and permitting process to increase private sector participation in meeting housing needs, while maintaining the health, welfare and safety of the population. Conflicting or excessive City regulations shall be eliminated or modified. As part of its review of ordinances and regulations, the City will consider: a) the establishment of a maximum time limit for the review of development proposals; and b) waiving of processing fees for affordable housing projects. [9J-5.010(3)(c)2]

As part of this review the City shall include review of potential regulatory changes which may affect housing cost.

Policy 7.7: The City shall implement the streamlined review and adoption process for amendments to the Comprehensive Plan consistent with state regulations.

Policy 7.8: Provisions in the Land Development Regulations controlling green building structural and architectural construction of residential development shall be drafted with consideration of affordable housing needs for very low, low and moderate income housing.

Policy 7.9: Affordable housing shall be located where adequate infrastructure and services are available.

Policy 7.10: The City shall monitor infrastructure capacity and coordinate potential sites with availability such that capacity for housing for very low, low, and moderate income persons is reserved for development.

## Objective 8: Identifying Housing Subsidy Sites

The City shall establish provisions and programs contained in the Land Development Regulations relating to affordable housing within the Future Land Use Series that include the following:

- Provision of standards that ensure the integration of housing to prevent the undue concentration of lower income dwellings within a development site;
- Coordinating with other municipalities to provide affordable housing;
- Encouraging the revitalization of existing housing and neighborhoods

Policy 8.1: The City shall promote quality affordable housing for existing and future residents to support affordable housing needs and ensure the continued viability of affordable housing by encouraging de-concentration of low income neighborhoods. The City will designate within its jurisdiction sufficient sites at sufficient density to accommodate the need for affordable housing. [9J-5.010(3)(c)11]

Policy 8.2: The City shall identify and maintain a list of sites appropriate for the location of low, very low and moderate income housing.

Policy 8.3: Sites to be considered specifically suitable for very low, low and moderate income families shall preferably be located near a neighborhood or community shopping facility.

Policy 8.4: The City shall coordinate as appropriate with the County and other municipalities to promote energy conservation and education in affordable housing development.

Policy 8.5: The City will encourage mixed land uses and higher densities and intensities to promote energy efficient land use patterns and the reduction of infrastructure costs, vehicle miles traveled, and greenhouse gas emissions thereby promoting an affordable lifestyle and encouraging affordable housing.

Policy 8.6: Permit and encourage mixed commercial-residential development or redevelopment.

## Objective 9: Energy Efficient Housing

Quality Community Development. The City shall strive to achieve a quality community in which to work, play, and live. Development and redevelopment will be directed to areas where a full range of public services and facilities are provided to effectively and efficiently meet the economic and social needs of the City. The City will use Activity Centers to promote development and redevelopment, concentrate multi/mixed uses, and promote transit and alternative means of transportation for the reduction of greenhouse gas emissions by the reduction in vehicle miles traveled. The City will promote energy efficient design and construction in private and public facilities. All development shall be required to meet the Green standards of the Florida Building Code, as amended from time to time.

Policy 9.1: Energy Efficient Housing Construction.
The City shall provide opportunities for private and non-profit construction of energy efficient housing by establishing Land Development Regulations which encourage innovative and cost effective building techniques that minimize builders‘ and occupants‘

carbon footprints, minimize site disturbance, minimize water consumption, optimize the use of natural light and shade, and maintain affordability. The City encourages all new residential development to be built according to Leadership in Energy and Environmental Design (LEED), Energy Star, Water Star certification criteria, or any other nationally recognized, comparable standard as "green" standards to increase energy efficiency.

Policy 9.2: Alternative/Renewable Energy Sources.
The City shall allow and encourage the use of alternative and renewable energy sources in the construction or renovation of housing throughout the City. Such alternative energy systems include, but are not limited to, solar water heaters, photovoltaic arrays, wind turbines, and other technologies that can allow a property to be self-reliant or otherwise reduce dependence on traditional fossil fuels.

Policy 9.3: By 2015 the City of Auburndale shall incorporate into its Land Development Regulations standards and policies for energy efficient design features and standards that encourage the use of Green development and redevelopment practices that exceed minimum standards for public and private development.

Policy 9.4: The City shall continue to require new residential construction to meet the energy code requirements of the Florida Building Code, as amended from time to time.

Policy 9.5: The City shall pursue all available state and federal funding sources allocated towards very low, low and moderate income housing rehabilitation and utilize U.S. Green Building Council (USGBC) Leadership in Energy Efficient Design (LEED), Florida Green Building Coalition (FGBC), National Association of Home Builders' (NAHB), or any other nationally recognized, comparable standard as "green" standards to increase energy efficiency.

Policy 9.6: The City shall continue to monitor the housing stock for substandard properties and take actions necessary to bring the properties into compliance with current building codes including the use of green building construction technology to make the structures more energy efficient and to help reduce greenhouse gas emissions.