

IV. 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 data base for future development decision making shall be maintained. This shall be accomplished by updating the housing data yearly in accordance with Chapter 9J-5.010, Florida Administrative Code (F.A.C.)
- Policy 1.1.1 Inventories that list subdivisions, including the number and type of units, lot size, and acreage shall continue to be maintained.
- Policy 1.1.2 Monthly building permit reports for each census enumeration district block numbering areas by housing type shall be continued and maintained.
- Policy 1.1.3 A structural housing condition survey shall be conducted at least once every five years.
- Policy 1.1.4 Housing related projections shall be conducted in accordance with Chapter 9J-5.010, F.A.C.
- Policy 1.1.5 The Citrus County Division of Building Inspections shall prepare and 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 The analysis has demonstrated that 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 (CCHHRAB, 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.

Policy 1.2.4 The County shall require mitigation through its regulatory codes for affected historically significant housing, establish performance standards for neighborhood stabilization, and identify historically significant housing. The LDC shall require identification and mitigation of historically significant housing and historic housing districts.

Efforts to Encourage Decent, Safe, and Affordable Housing

Objective 1.3 The analysis has shown that an additional 25,248 housing units will be needed in the planning period to meet the needs of the existing and anticipated population. The County shall provide for decent, safe, and affordable housing, via the LDC (LDC), through various programs of the Division of Housing Services, and by assisting the private sector. This shall include provision of adequate sites throughout the county for very low, low, and moderate income families and manufactured homes. It is the objective of the County to meet 100 percent of the projected housing needs for very low, low, and moderate income families by the year 2020.

Policy 1.3.1 Mobile homes, multifamily units, and higher density housing will be allowed in areas throughout the County in accordance with the LDC.

All residential districts on the Generalized Future Land Use Map (GFLUM) are suitable for placement of mobile homes. The LDC is used to determine the appropriateness of new manufactured housing development. Since neighborhood standards vary from place to place, proposals for new sites for mobile homes are considered on a project by project basis based upon the historic land uses and character of the neighborhood. The County shall utilize existing land use controls to determine the appropriateness of mobile homes to a particular location. Supporting infrastructure shall be provided via the impact fee.

- Policy 1.3.2 The Division of Housing, Department of Development Services (DDS), shall continue to expand the following projects:
- Department of Housing and Urban Development (HUD) Section 8 rental assistance funds
 - Loan assistance 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 provide for an equitable distribution of all housing opportunity for all housing types and all economic levels. Affordable 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. Citrus County will allocate sufficient sites at sufficient densities to accommodate the need for affordable housing of the projected population.
- Policy 1.3.4 Citrus County supports and encourages the efforts of private, non-profit providers of very low income housing.
- (Formerly Policy 1.9.1)
- Policy 1.3.5 In accordance with the Citrus County Local Housing Assistance Plan, Housing Incentive Strategies (Resolution No. 2005-080), the County shall conduct the following actions to remove regulatory barriers to affordable housing in Citrus County:
- A definition of "affordable housing" consistent with applicable State and Federal rules shall be adopted in the LDC
 - All County Codes and Ordinances shall be reviewed for the purpose of eliminating excessive requirements and unnecessary delays in permitting. The review shall include procedures, policies, requirements, and criteria for the processing of development permits
 - To avoid creating new barriers to affordable housing, the County shall establish a process whereby all proposed policies and procedures are evaluated for the impact on the cost of housing. Prior to adoption of such changes to policies or procedures, the BCC should consider the

recommendations of the Affordable Housing Advisory Committee regarding such changes

- A development guide providing information on LDC procedures, standards, fees, and other related information shall continue to be made available to builders, developers, and the general public
- The County shall consider density bonuses for affordable housing projects for possible inclusion in the LDC

Policy 1.3.6

Affordable Housing Strategy. To meet existing and future affordable housing needs, the County shall pursue an effective local affordable housing strategy through the following initiatives:

- 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 “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 Land Development Code for inclusionary housing, with the intent of increasing the supply of affordable housing. Such regulations should either require 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
- Affordable Accessory Dwelling Units. Revise the LDC to allow accessory residential units subject to certain limitations to assure compatibility with the primary residence and other residences in the neighborhood
- 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

- County Staff Resources. Provide staff resources to the Division of Housing necessary to prepare an Affordable Housing Plan and to implement the adopted affordable housing measures
- Infill Areas. The County shall research parcels of land within the Planned Service Area 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 a density bonus shall be considered to encourage development of affordable housing in these areas

Efforts to Encourage Housing for Households with Special Needs

- Objective 1.4 The County shall provide adequate sites for households with special housing needs via the LDC and through programs administered by the Division of Housing Services. Such households shall include, but are not limited to, group homes and foster care facilities licensed by the Florida Agency for Health Care Administration.
- 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 Require developers of DRI size retirement communities to address Assisted Living Facility (ALF) needs in their concept and site plans.
- Policy 1.4.3 The location of group homes and foster care facilities shall be guided by the principles and criteria in the LDC. The LDC shall be consistent with the provisions of Chapter 419 Florida Statutes regarding such facilities.
- Policy 1.4.4 The County shall maintain non-discriminatory standards and criteria addressing the location of group homes.
- Policy 1.4.5 The County shall provide technical assistance and assistance in securing funding for the establishment of small non-treatment based group homes.
- Policy 1.4.6 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 1.4.7 The Department of Development Services 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 A 1990 analysis has shown that 7.9 percent of the County's housing stock is substandard, suspected of being substandard, or borderline. It is the objective of the County to eliminate 50 percent of the year round substandard, suspected, or borderline housing units by the year 2020.

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.

Quality of Housing - Structural and Aesthetic Improvement of Existing and New Housing

Objective 1.6 It is the objective of the County to conserve and improve, both structurally and aesthetically, the existing housing stock to preserve the quality of neighborhoods. This also applies to new housing to assure that units are constructed in such a manner to protect the health, safety, and welfare of County residents. The County shall ensure that provisions to accomplish this objective are established in the development review, code enforcement, and licensing processes.

Policy 1.6.1 Building permits will not be issued for proposed construction which is not in conformance with the requirements and guidelines of the County LDC (specifically flood plain regulations).

Policy 1.6.2 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 County Division of Building Inspections and made available to the public.

Policy 1.6.3 The County shall encourage representatives of the building industry and educational institutions to offer on-the-job training courses for contractors and subcontractors.

Policy 1.6.4 All housing units shall be constructed in accordance with all County Building Codes.

Policy 1.6.5 All new housing units shall receive inspection approval prior to the issuance of a Certificate of Occupancy.

Implementation of Housing Delivery Process

Objective 1.7 The County shall assure the efficient implementation of Housing Delivery through continuous monitoring and evaluation of its housing programs.

Policy 1.7.1 The Division of Housing, in coordination with the Housing Task Force, shall submit periodic reports to the BCC recommending changes and improvements to the Housing Delivery process.

Policy 1.7.2 The County's Housing Assistance Plan shall be evaluated and updated at least once every three years.

Relocation Housing

Objective 1.8 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 1.8.1 The County will provide decent, safe, standard housing to persons displaced through programs for which federal funds or federal-aid funds are used.