

HOUSING ELEMENT



Goals, Objectives and Policies

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HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL

Provide affordable housing which is decent, safe and sanitary to Dunnellon's existing and projected population, while upholding the residential quality of the town's neighborhoods.

Objective 1:

Assist the private sector through policy and regulatory means and formulation of implementation programs in providing affordable, safe, sanitary and adequate housing units in a wide variety of income ranges to meet the specific housing needs of the City's existing and projected population.

Policy 1.1:

Coordinate partnerships between the City, non-profits and the private sector to ensure the provision of adequate affordable housing, through such techniques as:

- A. utilizing federal and state subsidy programs;
- B. allowing attached or detached accessory dwelling units in single-family areas using a special exception process and standards adopted in the land development regulations. housing (granny flats);
- C. ~~creating a citizen-based affordable housing task force to make specific recommendations to City Council; and/or~~
- D. ~~allowing small minimum house size and floor space.~~

Policy 1.2:

Compile information on the population's housing needs, ~~including households with special housing needs,~~ and make such information available to the private sector.

Policy 1.3:

Coordinate, as needed, with Marion County, the State Land Planning Agency, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development, and other agencies to obtain information on and make application for or assist in application for funding low-and moderate-income housing production.

Policy 1.4:

~~Establish from the City of Dunnellon Historic Preservation Element a list of historic resources that are suitable for housing and include approximate locations. The purpose of this policy is to create the opportunity for the private sector to rehabilitate rather than demolish certain historic resources formerly not in residential use. Provide information, upon request from the~~

private sector, about historic structures in the historic district that could be rehabilitated for residential use.

Objective 2:

~~The City will eliminate its substandard housing, provide relocation housing where appropriate, and maintain the structural and aesthetic integrity of the City's housing stock.~~ The City shall enforce the Minimum Housing Code by requiring private homeowners and landlords to rehabilitate substandard units and to deconstruct or demolish dilapidated units to ensure all housing units meet the Code.

Policy 2.1:

~~Continue to implement procedures to~~ Obtain and administer CDBG grants, as needed, for the rehabilitation of substandard homes.

Policy 2.2:

Coordinate, as needed, with Marion County, the State Land Planning Agency, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development for application of additional funding programs for rehabilitation of substandard housing.

Policy 2.3:

~~Establish strategies~~ Maintain regulations and procedures in the Code of Ordinances to guide decisions for demolition for of homes in for which rehabilitation is not feasible.

Policy 2.4:

~~When demolition or rehabilitation requires replacement of housing, the City will ensure such programs provide for relocation housing.~~ When applicable under the Uniform Relocation Assistance and Real Property Acquisition Act (URA), the City shall coordinate with the appropriate agencies to assist residents displaced by redevelopment activities involving federal or state funds.

Policy 2.5:

~~The City will require that rehabilitation programs are coordinated with the Division of Historic Resources for the conservation and rehabilitation of substandard housing of historical significance.~~ Rehabilitation of substandard housing units in the historic district shall be consistent with the requirements for a Certificate of Appropriateness as delineated in the Land Development Regulations.

Policy 2.6:

~~Strengthen land development regulations and minimum housing codes,~~ The City shall enforce the minimum housing code to ensure structural and aesthetic integrity of housing stock.

Objective 3:

~~Provide adequate sites with available infrastructure within areas of residential character for low and moderate income families, and others with special housing needs, group homes and foster care facilities.~~ The City shall allocate sufficient acreage in appropriate locations to meet the housing needs of the City's residents.

Policy 3.1

The Future Land Use Map shall designate sufficient land for residential use to meet Dunnellon's housing needs through the planning timeframe, including workforce housing as defined in Section 380.065(1)(h), F.S.; housing for: moderate-income; low-income; very-low-income families; and mobile homes.

Policy ~~3.1~~ 3.2:

Coordinate, ~~as needed,~~ with ~~the FMHA,~~ Marion County, the State Land Planning Agency, the Florida Department of Health and Rehabilitative Services, US Department of Housing and Urban Development, and other agencies to maintain existing and develop new programs throughout the planning timeframe, consistent with housing need projections, for the location and provision of housing for low- and moderate-income households.

Policy ~~3.2~~ 3.3:

~~Through the land development regulations, establish~~ Maintain standards and regulations in the land development regulations for the protection of residential areas from ~~inconsistent incompatible~~ uses which threaten the residential quality or stability of neighborhoods.

Policy ~~3.3~~ 3.4:

Housing for special needs groups, including group homes, foster care facilities and rural and farm-worker households shall be allowed in single-family residential areas, consistent with Chapter 419, Florida Statutes.; the development of residential alternatives to institutionalization shall be encouraged.

Policy ~~3.4~~ 3.5:

Location of low- and moderate-income housing, manufactured housing, elderly, group and foster care homes, and other special needs groups, throughout the planning timeframe, shall be approved, based upon federal safety guidelines, consistency with the Future Land Use Map and ~~densities zoning,~~ on the basis of Other considerations shall include safety, land use compatibility, accessibility, convenience and the availability of public facilities and infrastructure. Group homes shall continue to be allowed in all multi-family districts; group homes of six or fewer residents, which otherwise meet the definition of a community residential home, shall be allowed in single-family districts, provided that such homes are not located within a radius of 1,000 feet of another existing such home of six or fewer residents, consistent with Chapter 419, Florida Statutes. Specific non-discriminatory regulations that implement these criteria shall be included in the land development regulations.

Policy 3.5 3.6:

Allow new residential development only at locations where City adequate public facilities and services are currently provided, or are financially feasible for the City can be provided by the private sector to provide, unless such services can be provided to the site by the private sector.

Policy 3.6 3.7:

~~Pursuant to~~ Consistent with Section 553.382, Florida Statutes, any certified, residential manufactured building, ~~including mobile homes,~~ may be placed on a mobile home lot in a mobile home park, recreational vehicle park, or mobile home condominium, cooperative, or subdivision.

Policy 3.8

Any state or federal housing plans prepared on behalf of the City of Dunnellon shall be consistent with the goals, objectives, and policies of the City's Comprehensive Plan.