

DIVISION 2.200 HOUSING ELEMENT

SECTION 2.201 INTRODUCTION

A. Purpose

The purpose of the Housing Element is to establish the goal, objectives, and policies to guide housing development within Polk County over the next twenty years. This element addresses such critical issues as eliminating substandard housing conditions within the County and providing increased opportunities for all of Polk County's current and future residents to obtain safe, affordable housing in quality residential neighborhoods.

B. Element Organization

The Housing Element is divided into four main sections: the conservation of existing housing; the provision of future housing; housing for special needs groups; and an implementation section. The first three sections contain objectives and policies designed to identify and address the following housing issues:

- A. Conservation of Existing Housing
 - 1. eliminating substandard housing conditions
 - 2. providing relocation housing
 - 3. redeveloping blighted areas
- B. protecting historically significant housing
- C. Provision of Future Housing
 - 1. improving the regulatory process
 - 2. providing adequate sites for new residential development
 - 3. establishing location and development criteria
- D. Housing for Special Needs Groups
 - 1. increasing affordable housing opportunities for low income residents and others with special housing needs

2. developing nondiscriminatory criteria for locating group living facilities
3. supporting housing programs for the homeless

The implementation section summarizes the actions necessary to accomplish the objectives and policies of this element, including:

- A. designating responsible County agencies or departments to execute appropriate strategies and programs;
- B. adopting and enforcing applicable development regulations;
- C. seeking funding for code enforcement, rehabilitation, construction of low- and moderate-income housing, and programs to aid the homeless; and
- D. appointment of a "Housing Task Force" to assess the housing needs of low-income households.

GOAL: Polk County shall promote the provision of an adequate supply of safe, sanitary, affordable, decent housing in quality residential neighborhoods, for all of its current and future residents through the conservation of existing housing stock and neighborhoods, and the promotion of well-planned residential developments.

SECTION 2.202 CONSERVATION OF EXISTING HOUSING

OBJECTIVE 2.202-A:

Polk County shall conserve its existing housing stock through the rehabilitation of no less than 40 substandard dwelling units per year.

POLICY 2.202-A1:

An updated survey of housing conditions shall be conducted in where that the County completes and adopts a Redevelopment District Revitalization Plan to determine the number and general location of substandard dwelling units. Results of this survey shall be made part of the Redevelopment District Revitalization Plan.

POLICY 2.202-A2:

Polk County shall increase minimum housing code enforcement activities in areas where high concentrations of substandard dwelling units are found. This will be accomplished through a systematic housing inspection program.

POLICY 2.202-A3:

Polk County shall continue to seek federal, state, and local funding at a level adequate to meet this objective.

POLICY 2.202-A4:

Polk County shall commit, at a minimum, an amount equivalent to twenty-five percent of its annual Community Development Block Grant funds to be spent directly for housing rehabilitation and demolition activities.

POLICY 2.202-A5:

Polk County shall establish criteria when allocating rehabilitation funds. These criteria shall include, but not be limited to:

- A. income level;
- B. program guidelines; and
- C. households within Revitalization Target Areas as determined by the County

POLICY 2.202-A6:

Polk County Human Service Department shall continue to implement a program designed to educate recipients of public rehabilitation funds concerning basic home repair and maintenance so that rehabilitated units remain in standard condition.

POLICY 2.202-A7:

Polk County shall, through its housing rehabilitation programs, provide technical and financial assistance to leverage private sector financing of rehabilitation activities.

OBJECTIVE 2.202-B:

Polk County shall make a consistent effort to implement development and redevelopment activities that do not require displacement. If displacement, as a result of public action, should occur, Polk County shall ensure that standard, affordable relocation housing is available prior to displacement.

POLICY 2.202-B1:

Polk County shall provide relocation assistance to displaced persons consistent with the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24, and Section 104(d) of the Housing and Community Development Act of 1974, as amended, and implementing regulations at 24 CFR 570.606.

OBJECTIVE 2.202-C:

The Polk County Plan shall address areas in need of revitalization within the County through the following:

- A. the designation and mapping of "Redevelopment District" overlay areas, and**
- B. the development of "Redevelopment District Revitalization Plans" to preserve, rehabilitate, revitalize, and/or redevelop designated "Redevelopment Districts."**

POLICY 2.202-C1: PURPOSE AND INTENT

Redevelopment Districts, and Redevelopment District Revitalization Plans, are intended to:

- A. utilize a comprehensive, strategic approach to identify the special needs of unincorporated communities comprised of predominantly low and moderate income residents;
- B. involve neighborhood residents in every phase of the planning process;

- C. develop action plans to meet the identified needs including, but not limited to, social and community services, infrastructure, transportation, economic development, law enforcement, and affordable housing;
- D. promote an enhanced living environment for the community, and a higher quality of life for community residents;
- E. promote the economic vitality of the community through the development of employment and business opportunities for community residents;
- F. encourage multi-model transportation options, particularly pedestrian and bicycle travel; and
- G. encourage community cohesion by promoting opportunities for the interaction of community residents, thereby engendering community pride, empowerment of residents, identification with, ownership of and participation in revitalization efforts, and a "sense of place."

POLICY 2.202-C2: DESIGNATION AND MAPPING

The Future Land Use Map Series shall designate and map as "Redevelopment District" overlays those areas with a revitalization plan as approved or accepted by the Board. These areas are identified as being low to moderate income as defined by the United States Department of Housing and Urban Development income standards and the County. The non-prioritized "Redevelopment District" overlays include but are not limited to the following:

Adams Grove	Eloise
Babson Park/Highland Park	Florence Villa
Bradley Junction	Fuller Heights
Crystal Lake	Fussells Corner (Carters)
Davenport	Griffin Quarters
Eaton Park	Highland City
Echo Terrace	Highland Park Manor

Inwood	Nichols
Jamestown	North Florida Heights
K-Ville	Old Polk City Road Loughman
Kathleen	Lynchburg
Lakeview Park	Rolling Hills
Lakewood Park	Wabash
Mammoth Grove	Wahneta
Maxi-Quarters	Washington Park Waverly
Medulla	Winston
Mullinsville	

The "Redevelopment District" overlay shall be reviewed, at least annually, and amended, if necessary, to include any additional predominantly low and moderate income areas determined by the United States Department of Housing and Urban Development income standards and the County to be disproportionately in need of social and/or community services, infrastructure, transportation, economic development assistance, law enforcement, and/or affordable housing, based on an analysis of demographics, land use, crime, housing, infrastructure, and other physical and social conditions.

POLICY 2.202-C3: REDEVELOPMENT DISTRICT PLANS

The County shall develop a "Redevelopment District Revitalization Plan" in accordance with the goals and objectives of the programs described in the Polk County Consolidated Plan and Five Year Strategy Plan, for designated "Redevelopment Districts," to guide implementation of the Community Development Block grant, HOME Investment Partnership Program and the emergency Shelter Grant. The Redevelopment Plans will be prioritized based on a variety of factors that include but are not limited: funding availability, need, physical and economic conditions, level of neighborhood or

community support for a plan. To the greatest extent possible, neighborhood district revitalization plans will be coordinated with other planning initiatives.

The Redevelopment District Revitalization Plans shall contain strategies developed with public input from those areas affected to preserve, rehabilitate, revitalize, and/or redevelop those areas. These strategies shall include, but not be limited to:

- A. targeting housing rehabilitation and code enforcement activities within designated Redevelopment Districts;
- B. removing dilapidated structures to create space for infill development;
- C. coordinating infrastructure improvements with rehabilitation and redevelopment activities;
- D. providing economic opportunities and neighborhood support services to encourage economic independence and self-sufficiency of residents;
- E. implementing programs to facilitate the development of affordable housing;
- F. developing special incentives, provisions, restrictions, or requirements in order to ensure that redevelopment and revitalization activities occur in accordance with sound planning principles and local community objectives;
- G. encouraging design features which promote public safety, create inviting streetscapes along public roadways, and emphasize a pedestrian-oriented environment;
- H. developing or providing incentives for development of needed community facilities such as neighborhood centers, day care centers, churches, schools, and community-oriented policing substations; and
- I. most importantly, empowering residents so as to rekindle community pride and developing lasting partnerships between government and the community.

POLICY 2.202-C4: ADOPTION OF REDEVELOPMENT DISTRICT REVITALIZATION PLANS

Upon completion of a "Redevelopment District Revitalization Plan", as defined in Policy 2.124-F3, and upon its approval by the Board of County Commissioners, such plan shall become the official revitalization plan for the designated Redevelopment District. Redevelopment District Revitalization Plans that exceed the amount of commercial and office uses as permitted in Policy 2.124-F4 shall obtain approval through a comprehensive plan amendment.

POLICY 2.202-C5: REDEVELOPMENT DISTRICT PLAN FUNDING SOURCES

Federal, state and local funding sources, including, but not limited to, Community Development Block Grant, the HOME Investment Partnerships program, the State Housing Initiatives Program, and the Emergency Shelter Grant, shall be sought and utilized to implement an approved "Redevelopment District Revitalization Plan."

OBJECTIVE 2.202-D:

The Polk County Plan shall identify and protect historically significant resources by:

- A. the designation and mapping of identified historic resources, and**
- B. the establishment of development review procedures to protect designated historic resources from encroachment by incompatible land uses.**

POLICY 2.202-D1:

The Future Land Use Map Series shall identify, designate, and map as "Historic-Preservation Sites" those properties listed on the National Register of Historic Places and the Florida Master Site File. The Future Land Use Map series shall be amended, at least annually, to include or exclude any properties added to or removed from these listings.

POLICY 2.202-D2:

Polk County shall review new development or redevelopment projects that may impact designated "Historic-Preservation Sites" by:

- A. establishing development guidelines, within its Land Development Code that shall promote the preservation and rehabilitation of historic resources in accordance with state and federal historic preservation standards;
- B. including a historic preservation evaluation within its development review process to ensure that development projects occur in a manner which minimizes impacts to historic resources; and
- C. cooperating in enforcing state and federal historic preservation legislation by fulfilling preservation requirements in the impact review of federal grant projects.

POLICY 2.202-D3:

Polk County, through the Polk County Historical Commission, shall educate the public regarding local historic preservation activities through newsletters, brochures, exhibits, etc., and shall provide assistance to the private sector in nominating eligible properties to the National Register of Historic Places.

SECTION 2.203 PROVISION OF FUTURE HOUSING

OBJECTIVE 2.203-A:

Polk County shall work in cooperation with private and non-profit participants involved in housing production to provide the dwelling units to meet the projected 2020 housing need for the population by:

- A. the designation of adequate areas for new residential development on the Future Land Use Map Series,**
- B. the establishment of location and development criteria applicable to residential development, including rural and farm-worker housing, low-income housing, and mobile homes, and**
- C. the improvement of the local development review process.**

POLICY 2.203-A1:

Areas for new residential development shall be provided throughout the Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, and Rural-Development Area of the County, as reflected on the Future Land Use Map Series, with consideration being given to the following criteria:

- A. Access to county-maintained roads or roads constructed to County standards.
- B. Proximity to Activity Centers or Rural-Cluster Centers.
- C. Adequacy of water and sewage disposal systems (public and private).
- D. Adequacy and response time for public safety servicesCfire, police, and emergency medical service.
- E. Adequacy of recreation facilities.

- F. Proximity of incompatible land uses.
- G. Development limitations.

POLICY 2.203-A2:

Mobile homes shall be allowed in all areas of the County designated for residential development, subject to siting and design criteria consistent with the County's Land Development Code.

POLICY 2.203-A3:

Farm-worker housing shall be allowed in Rural-Development Areas when in conformance with applicable HRS rules and regulations, and upon approval of the conditional use by the County.

POLICY 2.203-A4:

Polk County shall establish, through its Land Development Code, criteria for locating publicly assisted housing for low-income households to locate such units in areas other than where there may now be a disproportionate concentration. Criteria shall include, but not be limited to: accessibility to shopping, services, and employment.

POLICY 2.203-A5:

Polk County shall continue to review, and amend its development review and approval process for the purposes of increasing efficiency and eliminating unnecessary requirements in order to increase private sector participation in meeting the identified housing needs while continuing to ensure the health, safety, and welfare of residents. Improvements to this process shall include, but not be limited to, the following:

- A. improving communication between developers and County agencies through printed guidelines for development review and pre-application meetings,
- B. coordinating development review by County agencies through the County's Development Review Committee,
- C. establishing a maximum time limit for review of development proposals, and

POLICY 2.203-A6:

Polk County shall discourage the use of recreational vehicles as year-round, permanent housing by prohibiting permanent additions to recreational vehicles.

POLICY 2.203-A7:

Polk County shall ensure that there are sufficient lands designated on the adopted Future Land Use Map Series for residential uses within the Transit Supportive Development Area (TSDA) to accommodate the housing needs for existing and future residents, including very low, low, and moderate income households through the year 2030.

POLICY 2.203-A8:

MIX OF HOUSING TYPES – Polk County shall encourage residential communities to include a variety of housing types, such as single family detached homes, townhomes, multi-family units, and residential units in a mixed use building.

POLICY 2.203-A9:

Polk County shall adopt procedures to ensure that entities receiving County funds for the development of new affordable housing units consider the following provisions when designing new affordable housing projects. Preference will be given to projects based on the extent to which these criteria are met:

- A. Transit-oriented development, where applicable;
- B. Maximization of the highest density available in a designated land use category;
- C. The proximity to transit bus service;
- D. Proximity to employment and shopping centers;
- E. Availability of parks and open space; and
- F. Proximity to schools.

POLICY 2.203-A10:

Polk County shall provide monetary incentives, such as mitigation or waiver of impact fees, and regulatory incentives, such as streamlined processing, to encourage the private sector to develop cost saving and innovative techniques for affordable housing initiatives.

POLICY 2.203-A11:

By 2012, the County shall adopt an ordinance providing developer incentives for the provision of workforce (low and moderate income) housing opportunities within new developments or at nearby off-site locations. Priority shall be given to developments locating within the Transit Supportive Development Area and/or Transit Corridors and Centers Overlay, especially developments locating in areas where urban infrastructure currently exists with adequate capacity to support new development. This ordinance shall specify all applicable implementation details, including, but not limited to: available developer incentives; criteria for granting incentives; eligible household recipient qualifications and applicable restrictions; exemptions as may be applicable; and periodic review and monitoring of the implementation.

SECTION 2.204 HOUSING FOR SPECIAL NEEDS GROUPS

OBJECTIVE 2.204-A:

Polk County shall continue to assess the existing public, private, and non-profit housing delivery systems and continue to evaluate and implement programs and policies to increase affordable housing for low and very low income households and others with special housing needs through the Consolidated Plan (CP) and the Local Housing Assistance Plan (LHAP).

POLICY 2.204-A1:

Polk County shall actively pursue federal and state funding sources for the construction of low and very-low income housing..

POLICY 2.204-A2:

The Board of County Commissioners shall keep a Housing Task Force comprised of public, non-profit, and private representatives of the housing delivery system, and Polk County municipal representatives, for the purpose of assessing low and very low-income housing needs in Polk County.

POLICY 2.204-A3:

The Housing Task Force shall continue to make recommendations for a plan for action by the Board of County Commissioners to implement the objectives and policies of this section.

POLICY 2.204-A4:

Polk County shall review its development ordinances, codes, and regulations, and implement the use of innovative site design, building materials, and construction techniques which will reduce housing costs while maintaining quality.

POLICY 2.204-A5:

Polk County, with review assistance by a lay advisory board such as the Affordable Housing Advisory Committee (AHAC), shall continue to evaluate impacts to the cost of housing in its economic impact evaluation of proposed County ordinances, resolutions, and policies adopted by the Board of County Commissioners and recommend amendments as appropriate.

POLICY 2.204-A6:

Polk County shall develop, within its Land Development Code, an administrative site plan review process for residential developments which incorporate innovative approaches to site design (clustering, zero-lot-line, etc.) as a technique to reduce housing costs.

POLICY 2.204-A7:

Polk County shall continue to exempt affordable housing for low and very low income households and others with special housing needs from the payment of impact fees.

POLICY 2.204-A8:

Polk County shall provide adequate locations for mobile home developments, with supporting infrastructure.

POLICY 2.204-A9:

Polk County shall implement the housing programs established by the Cranston-Gonzalez National Affordable Housing Act of 1990 and the Sadowski Affordable Housing Act of 1992, including private and non-profit partnerships involved in the production and operation of housing affordable to low and very-low income households and others with special housing needs, including farmworker households.

POLICY 2.204-A10:

Polk County shall provide regulatory and other incentives to encourage the development of housing for the special needs populations including but not limited to impact fee waivers, density bonus points, and bonus scoring points on applications submitted by public, private, and non-profits applying for funds to construct housing for special needs populations including farmworkers.

OBJECTIVE 2.204-B:

Polk County shall implement provisions within the Future Land Use Element and the Land Development Code to ensure that opportunities are available to provide adequate sites in residential areas for group living facilities licensed by the Florida Department of Children and Families.

POLICY 2.204-B1:

Licensed "family care homes" and "group homes" shall be located within residential areas throughout the County in accordance with the Florida Statutes. "Adult congregate-living facilities" may be located within all Future Land Use designations, in accordance with policies within the Future Land Use Element, standards within the County's land development regulations, and upon issuance of a conditional use permit or functional equivalent by the County.

POLICY 2.204-B2:

Group-living facilities located immediately adjacent to existing residential areas shall be designed so that the group-living facilities have a similar scale and intensity as the residential land use designation or adjacent existing residential dwellings units, otherwise, the group living facilities shall be setback and/or buffered to mitigate dissimilar scales. See Policy 2.116-A4.

OBJECTIVE 2.204-C:

Polk County shall continue to implement programs to address the housing needs of the County's homeless population.

POLICY 2.204-C1:

Polk 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, to assist in providing emergency shelter, transitional housing, and support services to serve the homeless.

SECTION 2.205 IMPLEMENTATION

OBJECTIVE 2.205-A:

Polk County shall implement the objectives and policies of the Housing Element through appropriate techniques and mechanisms. Polk County shall implement adopted objectives and policies by: designating responsible County agencies or departments to execute appropriate strategies and programs; adopting and enforcing applicable development regulations; evaluating all development proposals for conformance to policies and compliance with regulations; and considering all objectives and policies when making growth management decisions.

POLICY 2.205-A1:

The County Administrator, or designee, shall be responsible for implementing the housing objectives and policies included within the Polk County Comprehensive Plan.

POLICY 2.205-A2:

Polk County shall implement the objectives and policies of the Housing Element

through Land Development Code in accordance with the intent of Section 163.3202(1), FS.

POLICY 2.205-A3:

Polk County shall seek federal, state, and local funding sources at levels adequate to meet the objectives and policies of the Housing Element for the following activities:

- A. minimum housing code enforcement (refer to Policies 2.202-A2 and 2.202-A3);
- B. rehabilitation and demolition of substandard housing units (refer to Policies 2.202-A3, 2.202-A4, and 2.202-A7);
- C. construction of low-income housing units (refer to Policy 2.204-A1);
- D. housing for the homeless (refer to Policy 2.204-C1).

POLICY 2.205-A4:

The Polk County Board of County Commissioner’s Housing Task Force shall continue to assess low and very low-income housing needs in Polk County, and making recommendations for programs for action by the Board of County Commissioners to implement the County's affordable housing objectives and policies (refer to Policies 2.204-A2 and 2.204-A3).

Revision History DIVISION 2.200 HOUSING ELEMENT	
OBJECTIVE 2.202-A	CPA 96B-11 (Ord. 96-78) 12/19/96
POLICY 2.202-A1	CPA 00A-19 (Ord. 00-46) 6/20/00
POLICY 2.202-A4	CPA-96B-11 (Ord.96-78) 12/19/96
POLICY 2.202-A5	CPA-99B-08 (Ord. 99-69)12/15/99
POLICY 2.202-A6:	CPA-00A-19 (Ord. 00-46) 6/20/00
OBJECTIVE 2.202-C	CPA-95A-07 (Ord. 95-36) 10/17/95
POLICY 2.202-C2	CPA-99B-08 (Ord. 99-69) 12/15/99; CPA-97B-06 (Ord. 97-48) 11/18/97

Revision History DIVISION 2.200 HOUSING ELEMENT

POLICY 2.202-C3	CPA-10B-04 (Ord. 10-043) 8/4/10; CPA-97B-06 (Ord. 97-48) 11/18/97;
POLICY 2.202-C4	CPA-96A-16 (Ord. 96-58) 12/3/96
POLICY 2.202-D2	CPA 02A-01 (Ord. 02-38) 7/10/02
OBJECTIVE 2.203-A	CPA-99B-33 (Ord. 99-81)12/15/99;
POLICY 2.203-A1	CPA-10B-01 (Ord. 10-039) 8/4/10
POLICY 2.203-A2	CPA 02A-01 (Ord. 02-38) 7/10/02
POLICY 2.203-A3	CPA 02A-01 (Ord. 02-38) 7/10/02
POLICY 2.203-A4	CPA 02A-01 (Ord. 02-38) 7/10/02
POLICY 2.203-A5	CPA-10B-04 (Ord. 10-043) 8/4/10
POLICY 2.203-A7	CPA 11B-06 (Ord. 11-038) 12/8/11; CPA-10B-01 (Ord. 10-039) 8/4/10
POLICY 2.203-A8	CPA-10B-01 (Ord. 10-039) 8/4/10
POLICY 2.203-A9	CPA-10B-01 (Ord. 10-039) 8/4/10
POLICY 2.203-A10	CPA-10B-01 (Ord. 10-039) 8/4/10
POLICY 2.203-A11	CPA-10B-01 (Ord. 10-039) 8/4/10
OBJECTIVE 2.204-A	CPA-99B-07 (Ord. 99-68)12/15/99;
POLICY 2.204-A1	CPA-99B-07 (Ord. 99-68)12/15/99;

Revision History DIVISION 2.200 HOUSING ELEMENT

POLICY 2.204-A2	CPA-99B-32 (Ord. 99-80)12/15/99;
POLICY 2.204-A3	CPA-99B-32 (Ord. 99-80)12/15/99;
POLICY 2.204-A5	CPA 00A-21 (Ord. 00-47) 6/20/00
POLICY 2.204-A6	CPA 02A-01 (Ord. 02-38) 7/10/02
POLICY 2.204-A7	CPA-99B-07 (Ord. 99-68)12/15/99;
POLICY 2.204-A9	CPA-99B-07 (Ord. 99-68)12/15/99;
POLICY 2.204-A10	CPA-99B-07 (Ord. 99-68)12/15/99;
OBJECTIVE 2.204-B	CPA-10B-04 (Ord. 10-043) 8/4/10] CPA 02A-01 (Ord. 02-38) 7/10/02
POLICY 2.204-B1	CPA 11B-06 (Ord. 11-038) 12/8/11; CPA-98A-06 (Ord. 98-16) 2/26/98
POLICY 2.204-B2	CPA-96B-07 (Ord. 96-75) 12/19/96
OBJECTIVE 2.204-C	CPA-99B-32 (Ord. 99-80)12/15/99;
POLICY 2.205-A2	CPA 02A-01 (Ord. 02-38) 7/10/02; CPA-99B-08 (Ord. 99-69)12/15/99
POLICY 2.205-A4	CPA-99B-32 (Ord. 99-80)12/15/99;