

CHAPTER 3

HOUSING

GOAL: To encourage and promote the availability of affordable, decent, safe and sanitary housing to meet the needs of the present and future population of the City.

Objective 1: Assist the private sector in the provision of new dwelling units of various types, sizes and costs to meet the needs of existing and anticipated population of the City through adoption and implementation of all the following objectives and policies.

- Policy 1-1:** Provide information, technical assistance, and clear development guidelines to the private sector to maintain a sufficient housing production capacity.
- Policy 1-2:** Develop local government partnerships with the private sector to improve the efficiency, affordability, availability and supply of safe and sanitary housing within the City, placing emphasis on the needs of the low and moderate families and those of the elderly.
- Policy 1-3:** Provide clear and concise ordinances, codes, regulations and permitting process for the purpose of eliminating excessive requirements in order to increase private sector participation in meeting the housing needs.
- Policy 1-4:** Ensure the availability of sites for special need residents such as the elderly, handicapped, and institutionalized, which shall consider accessibility, convenience and infrastructure availability.
- Policy 1-5:** The City shall designate sufficient sites on the future land use map to meet the housing needs at various densities in the City.

Objective 2: The City shall improve the quality of housing through programs such as code enforcement, building code regulations and grants where appropriate.

- Policy 2-1:** Code enforcement activities shall be increased in neighborhoods where code violations are prevalent to ensure violations are corrected in a timely manner as provided by city code.
- Policy 2-2:** Continue to seek federal and state funding for housing subsidy programs and the rehabilitation and/or demolition of identified substandard housing.

Policy 2-3: Concentrate assistance in blighted neighborhoods by providing capital improvements and/or operating budget improvements in such neighborhoods.

Policy 2-4: Encourage and permit the use of planned unit developments and other innovative reuses of the existing housing stock which will result in the removal of substandard housing units.

Objective 3: Continue to promote open occupancy and fair housing practices in the City of Brooksville.

Policy 3-1: Continue to provide assistance to the Brooksville Housing Authority, Hernando County Housing Authority and other appropriate agencies to determine and develop sites and programs for housing for low- and moderate-income persons.

Policy 3-2: Continue to endorse the federal and state regulations concerning equal opportunity and non-discrimination in housing opportunity.

Objective 4: The City shall maintain appropriate regulations and mechanisms which ensure that historically significant housing will be preserved and protected for future uses.

Policy 4-1: Assist in the rehabilitation and adaptive reuse of historically significant housing through technical assistance and economic assistance programs such as grant applications, transfer of development rights, and designation of historically significant districts.

Policy 4-2: Promote the designation of Brooksville Avenue, Olive Street, Irene Street and other appropriate areas as historic districts through the development and adoption of a historic preservation ordinance which includes criteria for designating properties and guidelines for controlling standards of homes within these areas.

Policy 4-3: Assist the Hernando County Museum Association in its efforts to provide public information, education and technical assistance relating to historic preservation programs.

Objective 5: The City shall continue to ensure that available government programs are being utilized to extend and conserve the useful life of the existing housing stock and provide improvement of neighborhood quality.

- Policy 5-1:** Designate areas of the city as urban revitalization target areas, and carry out the program activities in a timely and efficient manner.
- Policy 5-2:** Ensure that urban revitalization grant applications include funding for public infrastructure and support facilities to upgrade the quality of existing neighborhoods.
- Policy 5-3:** Prior to urban revitalization program implementation assurance of relocation housing availability must be provided.
- Policy 5-4:** Prior to implementation of governmental programs, create qualified representative citizen advisory groups to provide input to each program administration.

Objective 6: The City, through adoption and implementation of the Housing element and City Zoning Map shall provide adequate and appropriate densities and sites for very-low, low and moderate income families and mobile homes.

- Policy 6-1:** The City, upon the adoption of the Comprehensive Plan and official Zoning Map, in conformance with the time frames specified in Chapter 163, Florida Statutes, shall provide adequate housing sites for low and moderate income families and mobile homes.
- Policy 6-2:** Pursuant to the formal adoption of the City Comprehensive Plan, City Land Development Code and City Zoning Map, the specific principals and criteria established within each guidance mechanism shall be effectively implemented to ensure proper location for low and moderate income housing, mobile homes, group homes and foster care facilities, households with special housing needs and rural and farmworker housing, to include necessary infrastructure and public facilities to support such development.

Objective 7: Upon Plan adoption and in conformance with Objective 5 and Policy 5-3 of this element the City shall require availability of relocation housing as a prerequisite of housing revitalization activities.

- Policy 7-1:** The availability of relocation housing shall be researched and verified by city staff prior to commencement of any governmental revitalization program enacted for the City.

Objective 8: The City shall periodically review new programs and maintain existing programs and/or activities of the intended housing implementation program for the City.

Policy 8-1: The City shall monitor each program/activity identified for implementation in the adopted Housing Element to ensure the timely initiation and execution of such designated housing implementation programs and activities.

Policy 8-2: The City shall support job training, job creation and economic development as a part of the overall strategy addressing the affordable housing needs of the City.

Objective 9: The City shall provide for adequate sites for group homes and foster care facilities in residential areas.

Policy 9-1: The City shall maintain land development regulations which allow the location of group homes and foster care facilities in residential areas.