

HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES

PURPOSE

Pursuant to Chapter 163.3177(6)(f), F.S., the purpose of the Housing Element is to provide guidance for the development of appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate income, low income and very-low income households, group homes, foster care facilities and households with special housing needs. These plans and policies address government activities, as well as provide direction and assistance to the efforts of the private sector. The City does not prohibit or create barriers against affordable housing. In fact, the City encourages private sector development of affordable housing.

GOAL 2-1 CONSERVE HOUSING STOCK

To achieve a balanced and affordable range of housing stock; to encourage the diversification and distribution of the housing stock; to eliminate substandard structures; and to conserve good quality housing stock. §163.3177(6)(f). F.S.

Objective 2-1.1 Develop a Housing Program

The City shall continue to provide the framework for a housing program that encourages the creation and preservation of affordable housing for all current and anticipated future residents of the City. §163.3177(6)(f) F.S.

Policy 2-1.1.1 Coordinate with Private and Non-Profit Agencies

Through implementation of the housing program, and the Intergovernmental Coordination Element, the City will coordinate with appropriate private and non-profit agencies to improve housing opportunities and availability. §163.3177(6)(f)3. F.S.

Policy 2-1.1.2 Streamline the Permitting Process for Affordable Housing

Through the comprehensive planning process and the Land Development Regulations, a streamlined permitting process will be established; providing for efficient review with minimal delays and costs for affordable housing.

Policy 2-1.1.3 Affordable and Workforce Housing Report

The City shall continue to maintain an inventory of all existing affordable and workforce housing, including mobile homes, RVs, motels, and any alternative type of dwelling unit that may be used as affordable/workforce housing. The City shall prepare a report, consistent with Policy 2-1.1.8, which at a minimum shall identify the number and type of units. This report shall also include an estimate of the number of these units that may not have been lawfully established

or fall under the umbrella for density entitlement. The report shall further analyze the impacts on the adopted level of service (LOS) standards as a result of the existing units which may not have been lawfully established or which may not fall under the umbrella for density entitlement. On the basis of this report, the City shall explore the feasibility, through coordination with the DEO and a Plan amendment, of allowing for the replacement, outside of the annual allocation system, of select identified units from this category. The City shall establish an incentive program encouraging registration and protection of these units along with specific measures to effectively maintain the number of units that are identified as affordable. §163.3177(6)(f)2 F.S.

Policy 2-1.1.4 Establish Minimum Percentage for Development of New Affordable Housing

Pursuant to the policies contained within the Future Land Use Element, the City shall designate no less than twenty percent (20%) of the residential allocations to affordable housing annually. Affordable housing eligible for this separate allocation must meet the criteria established in the Land Development Regulations. The City may not decrease the percentage reserved for affordable housing, but may, if approved by a super majority vote of City Council, increase the percentage and recognize multiple levels of affordability for separate allocation. The City shall work with the State to obtain more residential allocations specifically for affordable housing.

Policy 2.1.1.5 Develop Affordable Housing Criteria

The City shall continue to evaluate strategies and amend Land Development Regulations to maintain the affordability of available affordable/workforce housing in the City. The regulations shall include, but not be limited to:

- a. the establishment of a maximum lot size;
- b. maximum dwelling unit size;
- c. location limitations;
- d. the establishment of a maximum sales price for affordable/workforce housing;
- e. a ceiling on down payments that are not subsidized by public programs; and
- f. criteria to minimize the increase in property values on the City's affordable/workforce housing costs.

Policy 2-1.1.6 Protect Affordable Housing Stock

The City shall require a Covenant of Conditions and Restrictions be recorded on the deed of all registered affordable housing units for a period of no less than fifty years.

Policy 2-1.1.7 Identify and Address Barriers to Affordable Housing within the Land Development Regulations

The City shall continue to evaluate and amend Land Development Regulations in order to eliminate regulatory barriers to affordable housing found in the current Land Development Regulations.

Policy 2-1.1.8 Affordable Housing Work Program

The City shall continue to re-evaluate affordable housing needs within the City, using the most current available data sources. This evaluation shall culminate in a report consistent with Policy

2-1.1.3 and shall include a five year work program containing recommended actions. The proposed work program shall be presented to the Local Planning Agency and City Council for approval, and re-assessed every five years thereafter.

Policy 2-1.1.9 Seek Funding Sources

The City shall seek the use of Federal, State and County housing financial support programs as a means of providing housing opportunities for very low, low and moderate income persons and families, where appropriate. As part of the re-evaluation of affordable housing needs required per Policy 2-1.1.8, the City shall identify inconsistencies between City policy and procedures, and those of agencies that provide financial assistance for affordable housing applicants. A plan for remedial action will be prepared for adoption by the Local Planning Agency and the City Council pursuant to Policy 2-1.1.3.

Policy 2-1.1.10 Affordable/Workforce Housing Land Acquisition and Partnerships

The City shall continue to identify potential acquisition sites for affordable/workforce housing and shall establish partnerships with non-profit organizations in order to construct affordable housing using state funds. §163.3177(6)(f)1.d F.S.

Policy 2-1.1.11 Participate In Region-Wide Affordable Housing Concerns

The City shall develop coordination strategies for improving the supply of affordable housing units on a City, County and region-wide basis through coordination with the Monroe County Housing Authority, Department of Economic Opportunity, Monroe County Growth Management Division, as well as other appropriate Federal, State, Regional or City agencies providing funding or information regarding housing supply.

Policy 2-1.1.12 Provide City Housing Policy and Programs

The City shall provide technical assistance, information and referral services to the private sector regarding City housing policy and programs, and shall assist with permit applications.

Policy 2-1.1.13 Affordable Housing Land Acquisition

The Land Acquisition and Conservation Advisory Committee, in conjunction with City staff, shall draft a report recommending the best means for affordable/workforce housing land acquisition. The report shall include, at a minimum, a system for prioritizing acquisition for affordable/workforce housing. This report shall be consistent with reporting guidelines established in Policy 2-1.1.3.

Policy 2-1.1.14 Identification of sites

Based on findings from the five year report (Policy 2-1.1.13 & 2-1.1.3), the City shall identify potential acquisition sites for affordable work force housing and shall establish a partnership with a non-profit organization to construct affordable housing utilizing state funding.

Objective 2-1.2 Provide Information

The City shall provide for exchange of information related to job training, job creation and economic solutions in an effort to improve access to affordable housing. §163.3177(6)(f)4. F.S.

Policy 2-1.2.1 **Coordinate with Other Agencies**

The City shall provide to residents and individuals employed in the City, access to information pertaining to County-wide programs to aid in job training, day-care facilities, English language courses and high school equivalency (GED) which are currently provided by the following agencies:

- a. Florida Department of Children and Family Services;
- b. Monroe County Public Schools;
- c. Florida Keys Community College; and
- d. Monroe County Department of Human Services.

Objective 2-1.3 **Improve Housing Conditions**

The City shall continue to eliminate substandard housing and blighted areas, and shall continue to improve structural and aesthetic housing conditions. 163.3177(6)(f)1 & 3.

Policy 2-1.3.1 **Ensure Compliance**

Through development review and the efforts of the Code Compliance Department, the City shall strictly enforce its zoning regulations, building codes and ordinances to ensure the compliance of new and redevelopment housing projects, as well as protect and preserve the structural integrity and aesthetics of the City's housing stock.

Policy 2-1.3.2 **Support Clean-up Efforts**

The City shall support and coordinate efforts with community service programs, church groups, business organizations, local builders, members of the local Chamber of Commerce, and similar agencies to participate in programs, whose purpose is to clean up residential areas and paint houses.

Policy 2-1.3.3 **Promote Maintenance of the Existing Housing Stock**

The City shall promote maintenance of the existing housing stock by continued code enforcement, required demolition of deteriorated structures that are beyond repair (using the Standard Unsafe Building Code), and providing guidance in obtaining rehabilitation assistance for qualified residents.

Policy 2-1.3.4 **Identify Substandard Housing**

The City Building Department shall identify substandard housing units, as defined by Florida Statutes, and shall contact owners of substandard housing units in order to communicate necessary corrective actions and inform owners of available Federal, State, and local housing assistance programs.

Policy 2-1.3.5 **Eliminate Unsafe Housing**

The City shall continue to identify and facilitate the demolition or rehabilitation of unsafe housing that poses a threat to the safety and welfare of the community.

Policy 2-1.3.6 Encourage Revitalization of Problem Areas

The City shall investigate commonly used planning strategies and identify available funding sources to address the revitalization of problem areas. The City shall strive to utilize the most appropriate and creative mechanisms available to address such problems.

Policy 2-1.3.7 Establish Preservation, Rehabilitation and Demolition Criteria

The City shall adopt Regulations, to supplement, where applicable, criteria to guide the preservation, rehabilitation and demolition of housing units.

Objective 2-1.4 Persons and Businesses Displaced

The City shall apply uniform and equitable treatment of persons and businesses displaced by City programs. 163.3177(6)(f)1 & 3.

Policy 2-1.4.1 Assist with Relocation of Residents

The City will, to the greatest extent practicable, assist any person who is required to move from any real property as a direct result of the City's acquisition of such real property for public purposes by locating alternate sites and housing facilities available to them as replacement dwellings. When planning to acquire land for public purposes, the City shall assess the degree of displacement that may be incurred. The City shall not be responsible for relocating City residents who are displaced as the result of a County, State or Federal program or action.

Objective 2-1.5 Ensure Adequate Housing Sites

Through the Land Development Regulations, the City shall ensure distribution of adequate housing sites for all residents of Marathon, including very low, low, moderate, and market income housing through the implementation of the following policies. 163.3177(6)(f)1 & 3.

Policy 2-1.5.1 Ensure Adequate Housing Sites

The City shall maintain Land Development Regulations and a zoning map that implement the *Future Land Use Map*, which ensures sufficient densities and intensities to accommodate all housing types, including affordable and group homes, over the planning time frame.

Policy 2-1.5.2 Evaluate Vacation Rental Regulations

The City shall continue to evaluate the impact of vacation rental usage and maintain land development regulations to limit land use districts where transient rentals occur and consider establishing a cap on the number of units that can be utilized for vacation rental housing.

Objective 2-1.6 Assist Agencies with the Provision of Specialized Housing

The City shall support private and non-profit entities to provide housing that meets the unique needs of the elderly, dependent children, the physically challenged and the developmentally disabled. 163.3177(6)(f)3.

Policy 2-1.6.1 Support Licensed Community Care Facilities

The City shall support provision of community care facilities within the City by allowing single family community residential homes licensed or funded by the Florida Department of Children and Family Services in all single family and multi-family residential and designated multi-family zoning districts, pursuant to Chapter 419, F.S. as hereinafter may be amended.

Objective 2-1.7 Preserve Historically Significant Housing

Preserve identified historically significant housing through City action or support for private action. §163.3177(6)(f) i.e. F.S.

Policy 2-1.7.1 Conduct a Historical Housing Assessment Survey

The City shall complete a comprehensive professional survey identifying architecturally and historically significant sites and structures in the City. The survey shall primarily focus on structures and properties that are at least 40 years old. Any such structures or sites identified in the survey shall be added to the City's list of locally significant historical resources.

Policy 2-1.7.2 Protection of Historic Resources

Pursuant to the policies contained within the Future Land Use and Conservation Elements, the City shall maintain Land Development Regulations to identify and preserve historically significant housing and resources. The City shall amend and update historic preservation regulations and may consider establishment of local historic districts consistent with a historic structure survey (Policy 2-1.7.1).