(TALLAHASSEE-LEON COUNTY)

JOINT HOUSING ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1: [JH] (EFF. 4/10/09)

To the greatest extent possible, coordinate and leverage available resources to maximize the production and preservation of affordable housing and the quality of life for the residents of Tallahassee-Leon County.

COORDINATION OF HOUSING ACTIVITIES AND SERVICES
Objective 1.1: [JH] (EFF. 4/10/09)

The City of Tallahassee Department of Economic and Community Development and Leon County Division of Housing Services shall investigate ways how both housing services departments can maximize coordination and the best use of limited resources in the provision of affordable housing for very low, low and moderate income households in Tallahassee-Leon County.

Policy 1.1.1: [JH] (EFF. 4/10/09)

The Department of Economic and Community Development and Leon County Division of Housing Services shall prepare a report outlining how both departments can coordinate and maximize local resources for greater and more efficient production of affordable housing. Said report shall be presented to the City Commission and the Board of County Commissioner no later than December 2009.

Policy 1.1.2: [JH] (EFF. 4/10/09)

The City of Tallahassee and Leon County shall explore ways to leverage available and potential funding for affordable housing. In addition, the City and the County shall explore and support partnership opportunities from time to time with private sector entities, non-profits and governmental entities which will result in the maximum leveraging of local funding for affordable housing.

DESIGNATION OF ADEQUATE SITES FOR AFFORDABLE HOUSING
Objective 1.2: [JH] (EFF. 4/10/09)

An adequate amount of land shall be designated on the Future Land Use Map to accommodate Tallahassee-Leon County's projected housing needs, including affordable housing through the year 2030.

Policy 1.2.1: [JH] (EFF. 4/10/09)

The Tallahassee-Leon County Planning Department shall ensure that there is sufficient lands designated on the adopted Future Land use Map for residential uses within the Urban Service Area to accommodate the housing needs for existing and future residents, including very low, low, and moderate income households through the year 2030.

Policy 1.2.2: [JH] (EFF. 4/10/09)

To encourage the development of affordable housing units, affordable housing developments shall be eligible to receive density bonuses as provided for in the Future Land Use Element. Within the City of Tallahassee, development must be a "certified

affordable housing development" in order to receive the density bonus.

Policy 1.2.3: [JH] (EFF. 4/10/09)

Appropriately designated and suitable redundant lands owned by the City of Tallahassee and Leon County shall be made available for the development of affordable housing.

Policy 1.2.4: [JH] (EFF. 4/10/09)

When requested and where appropriate, the City of Tallahassee and Leon County may assist developers of affordable/certified affordable housing developments to obtain clear title to lands for housing development and the waiver of fines and other fees that may be associated with said properties.

Policy 1.2.5: [JH] (EFF. 4/10/09)

The Department of Economic and Community Development and Leon County Housing Department shall explore the feasibility of facilitating the development of a land bank for affordable housing. Proposals for the implementation of the land bank shall be presented to the City Commission and Leon County Board of County Commissioners for action no later September 2010.

Policy 1.2.6: [JH] (EFF. 4/10/09)

The Department of Economic and Community Development and Leon County Housing Department shall explore the feasibility of facilitating the development of a community land trust for affordable housing. Proposals for the implementation of the community land trust shall be presented to the City Commission and Leon County Board of County Commissioners for action no later September 2010.

Policy 1.2.7: [JH] (EFF. 4/10/09)

The City of Tallahassee and Leon County support infill lot re-use for existing or new residential developments. Within the City, the Department of Economic and Community Development in conjunction with the City's Real Estate Division shall conduct an inventory of existing vacant lots in target neighborhoods. Leon County Housing Services Division shall conduct a similar inventory. The City of Tallahassee and Leon County shall share these inventories with potential developers and/or builders of affordable/certified affordable housing projects.

COORDINATION OF SERVICES WITH AFFORDABLE HOUSING

Objective 1.3: [JH] (EFF. 4/10/09)

Affordable housing shall be considered in conjunction with the availability of services for very low, low and moderate income families.

Policy 1.3.1: [JH] (EFF. 4/10/09)

The City of Tallahassee and Leon County shall adopt procedures to ensure that entities receiving City and County funds for the development of new affordable housing units take into consideration the following provisions when designing new affordable housing projects:

Transit-oriented development, where applicable;
Maximization of the highest density available in a designated land use category;
The proximity to transit bus service;

Proximity to employment and shopping centers;
Availability of parks and open space; and
Proximity to schools

Preference will be given to projects based on the extent to which these criteria are met.

Policy 1.3.2: [JH] (EFF. 4/10/09)

As outlined in the Economic Development Element, Leon County and the City of Tallahassee shall continue to work with the Economic Development Council and other community leadership toward securing full employment for the local workforce; thereby, giving residents the means to secure adequate and decent housing.

Policy 1.3.3: [JH] (EFF. 4/10/09)

Leon County and the City of Tallahassee recognize that household income is one of the main key factors in determining a household's ability to obtain safe, decent and affordable housing. Therefore, the County and the City shall support the creation of jobs paying living wages and shall lend their support to organizations and institutions which focus on job training.

STUDENT HOUSING
Objective 1.4: [JH] (EFF. 4/10/09)

Facilitate the development of student housing in areas proximate to the universities and community college to maximize existing infrastructure, including mass transit services.

Policy 1.4.1: [JH] (EFF. 4/10/09)

The University Transition land use category as established by Future Land Use Element Policy 2.2.17: [L] shall be the primary area designated for student housing developments. Student housing developments located in this land use category shall be encouraged to maximize the land use density and existing urban facilities and services.

Policy 1.4.2: [JH] (EFF. 4/10/09)

The Planning Department shall develop and recommend to the City Commission a list to incentives to encourage the development of student housing development in the University Transition land use category. Student housing development including a mix of ancillary uses and design considerations as contemplated in Policy 2.2.17[L] shall qualify for these incentives. Such incentives shall be limited to non-financial incentives and may include land use considerations to maximize the density allowed in University Transition.

Policy 1.4.3: [JH] (EFF. 4/10/09)

The construction and production of student housing shall be the responsibility of local universities and community college and the private sector.

Policy 1.4.4: [JH] (EFF. 4/10/09)

Student housing shall be discouraged in Residential Preservation areas through the continued enforcement of the Rooming House Ordinance.

Policy 1.4.5: [JH] (EFF. 4/10/09)

The City of Tallahassee and Leon County shall coordinate with the local universities and community college regarding student housing construction on campus, pursuant each institution adopted campus mater plan agreement as well as student housing developments within the University Transition land use category.

ENERGY EFFICIENCY IN NEW HOUSING CONSTRUCTION

Objective 1.5: [JH] (EFF. 1/7/10)

New residential construction shall promote and maximize the use of energy efficiency to reduce energy consumption.

Policy 1.5.1: [JH] (EFF. 1/7/10)

The City of Tallahassee and Leon County shall continue to require new residential construction to meet the energy code requirements of the Florida Building Code as amended from time to time.

Policy 1.5.2: [JH] (EFF. 1/7/10)

The City of Tallahassee shall offer incentives when economically feasible to its electric utility customers for the installation and the use of energy efficient fixtures and appliances.

Policy 1.5.1: [JH] (EFF. 1/7/10)

The City of Tallahassee and Leon County shall encourage housing projects receiving funding from the City and/or the County to use energy efficient building materials in new construction and substantial rehabilitation projects.

(CITY OF TALLAHASSEE)

HOUSING ELEMENT

GOALS, OBJECTIVES, AND POLICIES

IMPLEMENTATION

Goal 1: [H] (EFF. 4/10/09)

Fund and implement a coordinated housing program that will result in the construction and/or rehabilitation of the housing units needed to meet the objectives outlined for housing affordability, rehabilitation, and special needs.

Objective 1.1: [H] (EFF. 4/10/09)

By June 2008, the City shall establish an Affordable Housing Advisory Committee. The Affordable Housing Advisory Committee shall be appointed by the City Commission and shall serve in an advisory manner to the Department of Economic and Community Development and the City Commission as necessary in the formulation and implementation of housing programs to meet the City's housing objectives.

Policy 1.1.1: [H] (EFF. 4/10/09)

The Department of Economic and Community Development, unless otherwise noted, shall be the primary department coordinating and implementing the City's affordable housing services, policies and programs. Unless otherwise noted, the Department of Economic and Community Development shall take the lead on the implementation of the policies in this element.

Policy 1.1.2: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee shall advise the City Commission and the Department of Economic and Community Development on housing issues, programs, and policies for the allocation of funds from the Affordable Housing Trust Fund. The Committee shall also carry out the duties outlined in Chapter 420, Florida Statutes. The Department of Economic and Community Development will provide staff assistance to the Affordable Housing Advisory Committee.

Policy 1.1.3: [H] (EFF. 4/10/09)

In recognition of the fact that housing activities can often be best accomplished through entrepreneurial initiatives of organizations outside of City Government, the City will partner with non-profit and for-profit organizations and volunteer groups for the implementation of housing programs and related services.

Policy 1.1.4: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee in conjunction with the Department of Economic and Community Development and other non-profits involved in the production of affordable housing shall actively seek community wide support and involvement by:

a) Seeking cash contributions or donations from community businesses and corporations;
b) Soliciting volunteer labor to be used on housing projects;
c) Working with and organizing neighborhood self-help groups.

Policy 1.1.5: [H] (EFF. 4/10/09)

The Department of Economic and Community Development, in conjunction with the Tallahassee-Leon County Planning Department shall maintain a housing database sufficient to support present or future housing strategies.

Policy 1.1.6: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee in conjunction with the Department of Economic and Community Development shall report annually to the City on the state of housing in the City of Tallahassee and the progress made toward achieving the housing goals of this element.

Policy 1.1.7: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall coordinate with all applicable City agencies and private entities and act as a clearinghouse for all affordable housing projects receiving funding from the City of Tallahassee.

Policy 1.1.8: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall research and recommend means of reducing housing costs. These recommendations can be included in the annual State of Housing Report or may be presented at other times as may be warranted.

Policy 1.1.9: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee in conjunction with the Department of Economic and Community Development shall make recommendations to the City Commission on improving the performance of the housing delivery system within the City of Tallahassee.

Policy 1.1.10: [H] (EFF. 4/10/09)

The Department of Economic and Community Development and Tallahassee-Leon County Planning Department shall be responsible for organizing and developing a coordinated comprehensive housing strategy for the City of Tallahassee.

Policy 1.1.11: [H] (EFF. 4/10/09)

The Department of Economic and Community Development in conjunction with the Affordable Housing Advisory Committee shall make available on an annual basis a housing needs analysis, comparing current household income characteristics with cost figures per unit of the previous year's production of housing. This information shall be presented to the City Commission as part of the Annual State Housing Report.

Policy 1.1.12: [H] (EFF. 12/24/10)

Priority for affordable housing resources will take into consideration the annual needs analyses.

FUNDING PROGRAMS

Objective 1.2: [H] (EFF. 4/10/09)

Develop and maintain funding programs which use both public and private fiscal resources to generate at least $1 million on an annual basis to be used toward implementing affordable housing programs and services.

Policy 1.2.1: [H] (EFF. 4/10/09)

The City shall maintain the Affordable Housing Trust Fund that was established to provide and generate funds for the production of affordable housing and affordable housing services. The Fund shall be maintained separately from the general funds of the City. Fees collected from Developments of Regional Impact for affordable housing impacts shall be deposited in this Fund and the City shall designate other funds as available. (Policy language formerly part of Objective 1.1[H])

Policy 1.2.2: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall identify and apply for all applicable funds available for the provision of housing.

Policy 1.2.3: [H] (EFF. 4/10/09)

The City shall explore new and innovative methods of funding affordable housing. These methods could include petitioning the State legislature for authority to levy a documentary stamp tax to provide funds for community housing programs and apply this tax to the recording of all notes at a rate not to exceed .30 per $100 of valuation. Housing program objectives are largely contingent on this funding source as well as federal funds and shall be substantially lowered if authority to levy tax is not secured or federal funds are cut substantially.

Policy 1.2.4: [H] (EFF. 4/10/09; REF. EFF. 8/5/23)

To insure that future development provides some degree of affordable housing units and that these units are evenly distributed throughout the community and to prevent negative impacts associated with geographic over-concentration, the City shall continue to require the following for residential developments: the construction of affordable on-site housing units or off-site housing units within the same census tract or other location as approved by elected officials.

The percentage of affordable units required to be built by the developer shall be established by ordinance and shall be consistent with the following: the most recent housing information available from the Shimberg Center for Affordable Housing and the latest estimates of area family income published annually by the federal Housing and Urban Development Department, or the best available data, as determined by the Planning Department.

The option of contributing fees to an applicable affordable housing program in lieu of construction of an affordable unit shall be available only for small and medium size developments. This fee shall be established by ordinance and shall be based upon a percentage of the difference between the average selling price of the units sold and the established maximum sales price affordable to a low income family. The fee shall apply to each required affordable unit not built. The thresholds for small, medium and large residential developments will be established by ordinance.

In order to accomplish equitable distribution of affordable housing, this policy shall apply only to developments located within census tracts where the median family income is higher than the median family income for Leon County. Census tracts located in the Southside Action Plan area where the median family income is higher than the median family income for Leon County shall be exempted from this policy. Maps of the census tracts affected by this policy are located at the end of the Housing Element Goals, Objectives, and Policies.

For the purposes of this policy, two or more developments shall be aggregated and considered as one development, if they are no more than ¼ mile apart and any two of the following criteria are met:

a) There is a common interest in two or more developments;
b) The developments will undergo improvements within the same five year period;
c) A master plan exists submitted to a governmental body addressing all developments;
d) All developments share some infrastructure or amenities;
e) A common advertising scheme addresses all development.

Policy 1.2.5: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall continue implementing the ordinance adopted to specify the methodology and the process to ensure the implementation of the developer-provided affordable housing contribution specified in Policy 1.2.4. The provisions of the ordinance shall continue to specify all applicable implementation details, including, but not limited to: eligible housing recipient qualifications and applicable restrictions; exemptions as stated in Policy 1.2.4 to affordable housing contribution requirements (if applicable); the periodic monitoring, review, and revision (as necessary) of Policy 1.2.4 and its implementation; enforcement provisions; and, for fee revenues provided through the implementation of Policy 1.2.4., the agency or agencies responsible for collection, management, and application of all such fee revenues including any criteria for the application of revenues.

Policy 1.2.6: [H] (EFF. 4/10/09)

Notwithstanding the exceptions provided in Housing Policy 1.2.4, all Planned Developments and Developments of Regional Impact (DRIs) shall be required to address the provision of affordable housing. For Planned Developments the Land Development Regulations (LDRs) shall provide criteria and procedures to implement this policy. Developments of Regional Impact shall address its impacts on affordable housing consistent with Rule 9J-2, FAC; Policy 1.2.3; and other local, state and regional requirements, as applicable.

Policy 1.2.7: [H] (EFF. 4/10/09)

Based on the availability of funds, the City of Tallahassee shall annually fund the Affordable Housing Trust Fund. Portion of said annual funding shall be allocated to pay for waivers for growth management fees, such a building permits for certified affordable housing developments as provided for in Policy 2.1.4. The Department of Economic and Community Development shall develop criteria and procedures for the implementation of this program and annual funding recommendations to the City Commission.

Production of Affordable Housing

Goal 2: [H] (Eff. 4/10/09)

Ensure that the housing market provides affordable housing options and services for very low, low, and moderate income individuals, households and families of the City of Tallahassee.

Objective 2.1 [H] (Purchase) (Eff. 4/10/09)

Devise and implement a coordinated housing strategy that produces or contributes to the City's goal of producing and/or assisting the purchase of an average of 100 housing units a year affordable to very low, low, and moderate income families and households. Implementation and achievement of this target is dependent on the funding available to the City. Major funding sources or programs which shall be emphasized to accomplish the prescribed level are:

1) Inclusionary zoning for new residential construction or pay fee in lieu of;
2) Development incentives to be used as inducements to purchase or construct very low, low and moderate income housing such as the utilization of local, state and federal programs. Such programs can include Housing Assistance Program, State Apartment Incentive Loan (SAIL) Program, Affordable Housing Demonstration Loan Program, State Community Contribution Tax Credit, Federal Low Income Housing Tax Credit, First-time Home Buyer Bonds, the State's Homeownership Pool (HOP) program, the State's Community Workforce Housing Innovation Pilot (CWHIP) program, the State Housing Initiative Partnership (SHIP) program, the federal HOME program and the use of the City of Tallahassee-Affordable Housing Trust Fund;
3) Public-private partnerships with emphasis on creating programs in conjunction with the local banking industry such as the Community Reinvestment Act Challenge Fund Program;
4) Developing and funding non-profit organizations and community housing development organizations whose primary and sole purpose is the development of affordable housing and community development; and
5) Funding from the Community Redevelopment Area.

Objective 2.1 [H] (Rental) (Eff. 4/10/09; Rev. Eff. 12/24/10)

Devise and implement a coordinated housing strategy that produces or contributes to the City's goal of preserving and/or producing an average of 50 rental housing units a year which are affordable for very low, low, and moderate income families and households. Implementation and achievement of this target is dependent on the funding available to the City. Major funding sources or programs which shall be emphasized to accomplish the prescribed level are:

1) Implementation of local, state and federal programs designed to promote construction of very low, low, and moderate income multi-family housing units.
2) Incentives for the private and non-profit sectors such as a reduction or waiver of utility hook-up, tap and connection fees and priority permitting for projects which include affordable housing.
3) Funding from the Affordable Housing Trust Fund for eligible projects based on Affordable Housing Trust Fund criteria.

Policy 2.1.1: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee and the Department of Economic and Community Development shall act as advocates for affordable housing and coordinate all community outreach programs dealing with its production.

Policy 2.1.2: [H] (EFF. 4/10/09)

The Department of Economic and Community Development and community partner organizations shall actively solicit the support of and work with local lending institutions in order to provide reduced rate or market rate loans for construction, purchase and/or rehabilitation of single and multi-family units.

Policy 2.1.3: [H] (EFF. 4/10/09)

The City of Tallahassee shall continue to actively pursue public/private/non-profit partnerships to create innovative programs for the development of affordable housing to meet the City's projected housing needs.

Policy 2.1.4: [H] (EFF. 4/10/09; REV. EFF. 12/24/10)

The City of Tallahassee shall promote the production of affordable housing units that target the City's greatest need by providing incentives to developers such as:

a) Priority permitting for certified affordable housing projects;
b) Reduction or waiver of utility connections, hook-up and/or tap fees for certified affordable housing projects;
c) Allowing for the construction of affordable housing units at densities greater (density bonuses) than provided in the respective classifications of land use contained within the Land Use Element when done by agreement with local government and in fulfillment of a determined need for affordable units in the City. Such agreements must demonstrate that the increased densities shall not negatively impact the environment and shall, in general, be consistent with the overall provisions and intent of the plan;
d) Technical assistance from appropriate City staff to address planning, permitting and financing issues;
e) On a case-by-case basis, partnering with non-profit and for profit developers in applying for grant funding or special programs to fund new construction or rehabilitation of existing properties for affordable housing; and
f) Waiver of applicable growth management fees for certified affordable housing developments.

These incentives shall be reviewed periodically to ensure their effectiveness and continued appropriateness.

Policy 2.1.5: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee and all applicable agencies of the City shall continue to investigate the costs associated with the housing delivery system within the City of Tallahassee and make recommendations for changes which may result in lower cost housing.

Policy 2.1.6: [H] (EFF. 4/10/09)

The City shall continue to review its existing rules and regulations, including land use policies, to determine whether or not they have an unwarranted adverse impact in the provision of

affordable housing. In addition, the City will institutionalize, as part of its proposed ordinance review process, a review which will identify the impacts, if any, of proposed ordinances, rules, land development codes, policies, programs, and services on the production of new or rehabilitated affordable housing projects.

Policy 2.1.7: [H] (EFF. 4/10/09)

The Future Land Use Element and the adopted land development regulations shall include policy provisions which allow and encourage through various development incentives a variety of housing types, densities, cost, and rents within a single development to provide housing opportunities for very low, low and moderate income households throughout the City limits.

Policy 2.1.8: [H] (EFF. 4/10/09)

The City of Tallahassee shall permit and support the use of innovative construction techniques and materials consistent with health, safety and welfare concerns which lower the development cost of housing while maintaining quality where savings would be passed on to the housing dweller.

Policy 2.1.9: [H] (EFF. 4/10/09)

Manufactured/mobile homes shall be allowed on a variety of lot sizes in future land use categories permitting single-family residential development, as long as it is consistent with other goals, objectives and policies of this comprehensive plan. The land development regulations shall include provisions to implement this policy.

Policy 2.1.10: [H] (EFF. 4/10/09)

Land Development Regulations shall allow for mobile home parks within low to medium density residential areas throughout the City. Permitting of Mobile Home Parks shall be consistent with all applicable goals, objectives and policies of the comprehensive plan.

Policy 2.1.11: [H] (EFF. 4/10/09)

The Department of Economic and Community Development in cooperation and/or in partnership with other entities in the community, including Leon County Housing Services Division shall provide technical assistance and financial counseling to very low, low and moderate income households desiring to purchase a home.

Policy 2.1.12: [H] (EFF. 4/10/09)

The Department of Economic and Community Development may include in the Annual State of Housing Report, analyses of demonstrated successful affordable housing programs in other communities and may make recommendations as to their applicability for implementation within the City of Tallahassee.

Rehabilitation Program

Goal 3: [H] (Eff. 4/10/09)

Ensure that existing housing units provide decent, and safe basic living shelter and maintain the quality of life in the City's neighborhoods.

Objective 3.1 [H] (Eff. 4/10/09)

Annually, starting from 2008, the City's housing rehabilitation goal shall be an average of 100 housing units needing life, health and safety repairs. Implementation and achievement of this target is dependent on the funding available to the City.

Policy 3.1.1: [H] (Eff. 4/10/09)

The City's housing rehabilitation program shall be funded on an annual basis. Major funding sources or programs which shall be used to accomplish the prescribed level are:

1. Monies set aside from the federal Community Development Block Grant Program, the State Housing Initiative Partnership (SHIP) and HOME;
2. Public-private partnerships emphasizing self-help community support type programs;
3. The Affordable Housing Trust Fund; and the
4. Rental Rehabilitation Loan Program.

Policy 3.1.2: [H] (Eff. 7/16/90)

Define substandard housing by the criteria adopted within the Tallahassee-Leon County 1988 Housing Conditions Survey.

Policy 3.1.3: [H] (Eff. 4/10/09)

The City of Tallahassee shall continue to implement a code enforcement program, which requires, at a minimum, a housing unit to provide safe and decent basic living shelter. A basic living shelter is structurally sound and includes indoor plumbing, a functional heating source, and provides protection from the elements in accordance with the standard housing code.

Policy 3.1.4: [H] (Eff. 4/10/09)

The City shall implement programs which require landlords to provide at a minimum a basic living shelter in accordance with the standard housing code for housing units offered for lease tenancy.

Policy 3.1.5: [H] (Eff. 7/16/90)

The City shall establish a program which links code enforcement violations to the revocation of the Certificate of Occupancy. Certificates of Occupancy shall be denied to units which do not provide a basic living shelter in accordance with standard housing code.

Policy 3.1.6: [H] (Eff. 4/10/09)

As allowed by State laws, the City shall periodically inspect housing units which are suspected of not providing a basic living shelter in accordance with standard housing code.

Policy 3.1.7: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee in conjunction with the City will seek resources through donations and volunteer labor to assist very low, and low income owners of substandard housing who cannot afford or need financial assistance in rehabilitating their owner-occupied housing units.

Policy 3.1.8: [H] (EFF. 4/10/09)

The Department of Economic and Community Development in conjunction with all applicable City agencies shall maximize rehabilitation efforts by coordinating and combining resources from all programs offering rehabilitation subsidies or services.

Policy 3.1.9: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall support self-help and volunteer labor programs to offset rehabilitation costs.

Objective 3.2 [H] (EFF. 12/8/98)

Foster and maintain the viability of residential areas and neighborhoods and the integrity of the housing stock located within them. Neighborhoods in the community shall be safe, attractive, and desirable places in which people choose to live.

Policy 3.2.1: [H] (EFF. 4/10/09)

Code enforcement within neighborhoods shall operate at a level sufficient to maintain and/or improve the housing stock at an acceptable code level and to protect the health, safety and welfare of the neighborhood and its residents.

Policy 3.2.2: [H] (EFF. 12/8/98; REV. EFF. 8/5/23)

City and County governments will consider incentives to individuals and businesses to encourage them to reside and locate, and to promote business and homeownership within the Southside Action Plan area and Central Core. These incentives may include obligations on the part of such individuals and businesses to participate in the betterment of the targeted area through commitment of resources, assets, or other contributions. Special consideration shall be given to provide incentives to attract law enforcement personnel to reside within the targeted Central Core and Southside Action Plan area neighborhoods.

Special Needs and Relocation Housing

Goal 4: [H] (Eff. 4/10/09)

Provide specialized housing and relocation housing for qualified residents of the City of Tallahassee.

Objective 4.1 [H] (Eff. 4/10/09)

The Department of Economic and Community Development shall operate a relocation program to assist persons that are permanently displaced by certain governmental actions.

Policy 4.1.1: [H] (Eff. 7/16/90)

The City of Tallahassee shall provide relocation benefits on a uniform basis to persons displaced by City code and ordinance activities, specifically housing code enforcement activities.

Policy 4.1.2: [H] (Eff. 7/16/90)

Prior to undertaking any relocation activity, families and individuals to be displaced by code enforcement activities shall have full opportunity to occupy suitable replacement housing that is adequate to their needs and is reasonably located.

Objective 4.2 [H] (Eff. 4/10/09)

On an annual basis the City of Tallahassee shall assist in the conversion and/or construction of 10 housing units specially equipped for disabled individuals and which are affordable for purchase or rent to very low, low, and moderate income households.

Policy 4.2.1: [H] (Eff. 4/10/09)

All housing projects receiving funding from the City of Tallahassee shall be encouraged to use Universal Design features in their construction to facilitate "aging in place."

Policy 4.2.2: [H] (Eff. 4/10/09)

The Department of Economic and Community Development in conjunction with community partners shall encourage landlords to offer accessible housing for the disabled, by including a means to finance non-structural and structural accessibility modifications, through Rental Rehabilitation Program.

Homeless

Goal 5: [H] (Eff. 7/16/90)

Maintain and support a comprehensive homeless services plan that will serve as a coordinated, comprehensive means to provide for safe, temporary and transitional shelter and services for all homeless individuals who desire them.

Objective 5.1 [H] (Eff. 4/10/09)

The City of Tallahassee shall provide funding for the support of public and government resources for a year round shelter program to provide temporary housing and services for homeless individuals and families.

Policy 5.1.1: [H] (Eff. 4/10/09)

The City Commission will fund within the City budget, on an annual basis, programs operated by appropriate outside agencies to address the community's problem of homelessness. The Department of Economic and Community Development shall develop and present to the City Commission annual funding recommendations to address the problem of homelessness.

Policy 5.1.2: [H] (Eff. 4/10/09)

The Department of Economic and Community Development will assist existing outside agencies in their efforts to solicit contributions to support their funding needs for homeless programs from resources available from federal, state, and other agencies outside of local government.

Policy 5.1.3: [H] (Eff. 4/10/09)

Community agencies serving the homeless, with assistance from the City of Tallahassee, shall implement programs focused on reducing homelessness in our community. The Department of Economic and Community Development shall have the responsibility for monitoring the success of community agencies receiving funds from the City with the requirement of annual reports and program evaluations.

Policy 5.1.4: [H] (Eff. 4/10/09)

Community agencies serving the homeless, with assistance from the City of Tallahassee shall coordinate with existing local and state employment networks to provide job opportunities for those who are homeless and are seeking employment.

Policy 5.1.5: [H] (Eff. 4/10/09)

Community agencies serving the homeless with assistance from the City of Tallahassee shall provide assistance to individuals and families who desire to obtain permanent housing within the community through the implementation of applicable local, state and federal housing programs as may be available from time to time. Such community agencies can also refer homeless individuals and families to other agencies in the community providing said services.

Policy 5.1.6: [H] (Eff. 4/10/09)

Community agencies serving the homeless and the Department of Economic and Community Development will coordinate with the State office on Homelessness operated by the Department of

Children and Families (DCF). DCF programs that will be utilized include but are not limited to:

1) Grant-in-aid programs
2) The Emergency Financial Assistance Housing Program
3) Domestic Violence Shelters Program
4) Youth Runaway Shelters Program

Goal 6: [H] (EFF. 7/16/90)

Ensure that special needs housing is equitably integrated into the community to prevent isolation or concentrations of individuals who have special needs.

Objective 6.1 [H] (EFF. 7/16/90)

Leon County and the City shall establish nondiscriminatory standards and criteria addressing the location of group homes, foster care facilities and other housing facilities dealing with special needs of clients.

Policy 6.1.1: [H] (EFF. 7/16/90)

Land development regulations shall not discriminate against group housing for persons with physical, emotional or cognitive disabilities. Persons with such disabilities include but are not limited to: development disabled citizens, persons with physical disabilities, persons with mental illnesses, persons recovering from drug or alcohol dependencies, non-delinquent youth in foster care and shelters for battered victims or the homeless.

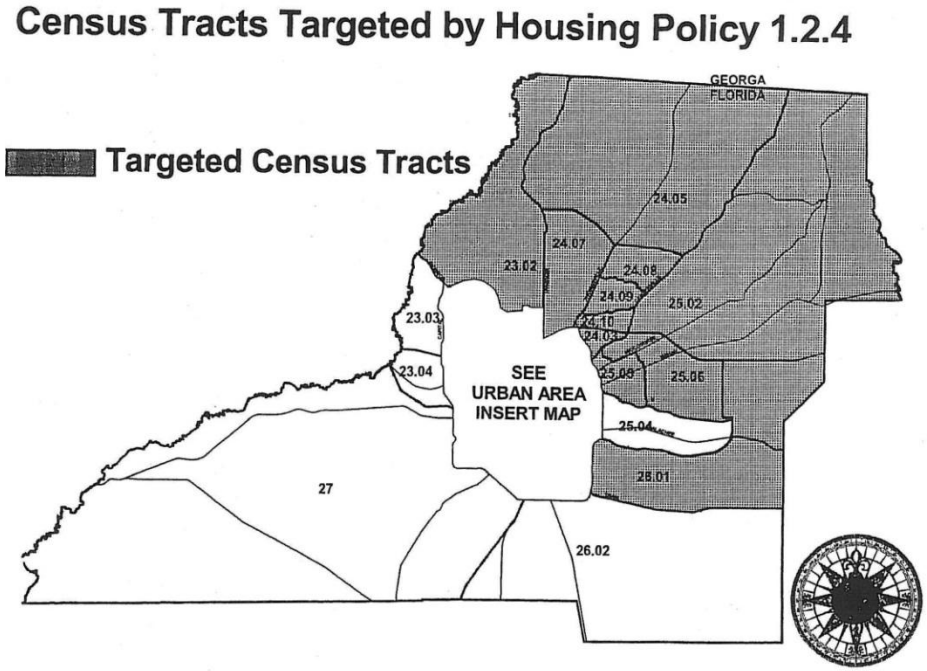
Policy 6.1.2: [H] (EFF. 7/16/90)

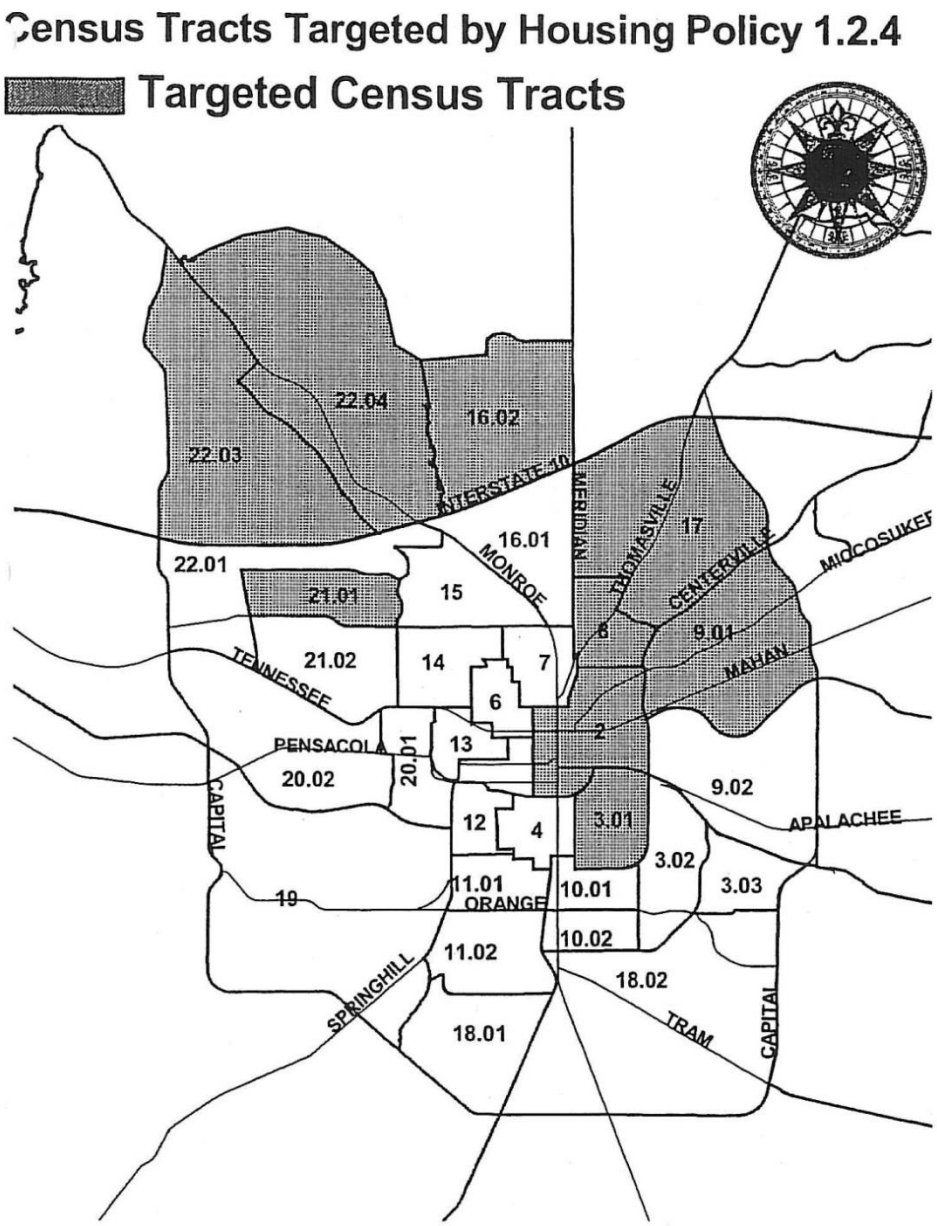
Group homes with no more than six residents and Adult Congregate Living Facilities (ACLFs) with no more than twelve residents shall be permitted in all zoning districts that allow residential land uses. Such homes shall not be located closer than 1,000 feet to a similar home.

Policy 6.1.3: [H] (EFF. 7/16/90)

Group homes with no more than 14 residents shall be permitted in all zoning districts which allow for multi-family residential land uses. Such facilities may not be closer than 1,200 feet from a similar facility, nor within 500 feet of a single family residential zoned district. These numbers may be less restrictive if adopted by local ordinance.

Map 38: Census Tracts Targeted by Housing Policy 1.2.4





(LEON COUNTY)

HOUSING ELEMENT

GOALS, OBJECTIVES, AND POLICIES

Goal 1: [HC]

(REV. EFF. 4/10/09)

Implement, contingent on the availability of funds, an affordable home ownership housing program for very low, low, and moderate income persons and families and for the development of mixed income housing in distressed low income neighborhoods/ communities to facilitate economic growth and revitalization in those neighborhoods and communities.

ADMINISTRATION

Objective 1.1: [HC]

(EFF. 7/1/94; REV. EFF. 4/10/09)

Contingent on the availability of outside funding, facilitate the delivery of 30 rehabilitation and 15 home ownership opportunities for very low and low and moderate income citizens annually through the use of County and community resources.

Policy 1.1.1: [HC]

(EFF. 7/1/94; REV. EFF. 4/10/09; REV. EFF. 8/9/12)

The Housing Services Division staff shall develop and present to the Housing Finance Authority and the Board for adoption an annual affordable housing program plan which integrates housing with neighborhood, economic, and social factors. The plan will evaluate the preceding year's progress and establish annual housing unit delivery objectives. The Planning Department shall provide data relating to the supply, demand, and need for affordable housing to be used in developing the plan.

Policy 1.1.2: [HC]

(EFF. 7/1/94)

With the advice and consent of the Board, the County Administrator shall draft, implement, and update on an annual basis operational policies and procedures to ensure that the affordable housing program is being managed as efficiently as possible. These policies and procedures will concern, by way of example, relocation activities, eligibility criteria for the County's housing program, the allowable unit costs for rehabilitation projects, and the number and amount of Board supported down payment recipients.

Policy 1.1.3: [HC]

(EFF. 7/1/94)

The Board adopted on November 27, 1990 a Fair Housing Ordinance that satisfies the requirements of s. 760.20, F. S., and a housing relocation policy that complies with and will be used solely in conjunction with the requirements of the Community Development Small Cities Block Grant Program. The fair housing plan contains policies to prohibit discrimination in housing on the basis of race, color, ancestry, national origin, religion, sex, familial status, marital status, handicap, or age. The relocation policy provides for benefit payments, assistance in finding temporary housing, a grievance procedure, eligibility requirements, and replacement housing.

Policy 1.1.4: [HC]

(EFF. 7/1/94)

The Leon County Housing Finance Authority shall ensure that the housing plans and programs of the County are coordinated with the efforts of the City, non-profit groups, and the private sector

by having County plans reviewed by affected parties, and by holding workshops to obtain citizen input.

Policy 1.1.5: [HC] (EFF. 7/1/94)

The Board and the Planning Department shall seek the advice of the Leon County Housing Finance Authority for input on the County's affordable housing program.

Policy 1.1.6: [HC] (EFF. 7/1/94)

Due to the extensive numbers of substandard mobile and site built owner-occupied housing units in the County, the Board will place a high priority on the rehabilitation or replacement of owner-occupied housing. The Board will support alternative home ownership programs.

Policy 1.1.7: [HC] (EFF. 4/10/09)

The Division of Housing Services, unless otherwise noted, shall be the primary department coordinating and implementing the Leon County's affordable housing services, policies and programs.

AFFORDABLE HOUSING
Objective 1.2: [HC] (EFF. 7/1/94)

The County shall provide monetary incentives, such as a down payment assistance program and regulatory incentives, such as streamlined processing, to encourage the private sector to develop cost saving and innovative techniques for affordable housing initiatives.

Policy 1.2.1: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

As is provided for in Objective 1.1 and Objective 1.7, the County shall implement a down payment and closing cost assistance program to annually enable 15 very low, low and moderate income residents to become homeowners. For qualified individuals who are unable to save the requisite amounts for down payment and closing costs, the County will draft policies to meet these needs. Maximum loan amounts shall be established by County policy. The cost of this program is to be locally funded up to $15,000 maximum. Additionally, the County shall work with the existing programs that provide education and savings opportunities for very low, low, and moderate income residents to assist them in qualifying for the purchase of affordable housing.

Policy 1.2.2: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

For developments incorporating construction or rehabilitation of affordable housing, the Leon County Growth and Environmental Management Department will provide a streamlined permitting process. The County's streamlined permitting procedure will provide in part for: a mandatory maximum review time for projects by type (e.g., 120 days for average and small sized projects; 180 days for large projects) for the processing of all rezoning, site plan, PUD, or subdivision reviews; in conjunction with the City and County GIS, the creation of a computerized wide-area and local-area network which will facilitate the delivery of development services on a one-stop basis and reduce application and permitting processing time. The streamlined permitting process for affordable housing and a process for the review of local ordinances and regulations for their impact on affordable housing shall be developed by the Housing Advisory

Committee and adopted by the County as provided under the SHIP Program.

Policy 1.2.3: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

To further the purposes of affordable housing, the County will continue to survey all publicly owned land to determine what parcels are not needed for public purposes. After these parcels are evaluated for environmental and other constraints, the County will donate or sell appropriate parcels to non-profit providers of affordable housing and encourage other public agencies to donate or sell properties for the same purpose.

Policy 1.2.4: [HC] (EFF. 7/1/94; REV. EFF. 8/9/12)

Contingent on the availability of funding, the County shall enter into public/private partnerships to encourage the private sector to provide reduced cost home repair and improvement loans and first mortgage home financing pursuant to the provisions of the Community Reinvestment Act. In order to make the program feasible, the County will investigate the establishment of a loan guarantee fund, establish a timeline, and annually review implementation of public-private funding partnerships for very low, low and moderate-income homeowner repair and improvements loans and first-time home buyer home purchase loans in order to reduce the risks to the private sector of providing home improvement and home purchase loans to very low, low, and moderate income owners.

Policy 1.2.5: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The mixed use land development categories shall allow affordable housing in certain commercial areas where appropriate to the plan of development consistent with environmental constraints. The land development regulations shall include provisions to implement this policy.

Policy 1.2.6: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The Leon County Growth and Environmental Management Department will undertake a study to determine how its concurrency requirements may be modified to provide incentives for the inclusion of affordable housing in residential development plans. This study shall be submitted to Leon County Board of County Commissioners for consideration by December 31, 2009.

Policy 1.2.7: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The Leon County Housing Services Division will work with major employers to incorporate employee home ownership assistance programs as part of employee retention programs. Program components can include, if employers agree, mortgage guarantees and forgivable down payment loans.

FUNDING PROGRAMS

Objective 1.3: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

Since the County's affordable housing program is predicated on obtaining non-property tax funding, the Leon County Housing Finance Authority shall annually develop a financial plan for the rehabilitation of 30 units and the subsidy of down payment costs for 15 low income units which emphasizes, first, private sector funding; second, financial institution funding; third, state and federal housing funds, and fourth, grants. The annual financial plan will include funding proposals from the private sector, funding of program components from local financial institutions,

state and federal housing programs and a listing of grants to be applied for. To implement the financial plan, the Affordable Housing Services staff will prepare a grant application schedule showing grants to be applied for and their respective deadlines and will work with the private sector in the preparation of annual funding proposals.

Policy 1.3.1: [HC] (EFF. 7/1/94; REV. EFF. 8/9/12)

The Leon County Housing Finance Authority (Subsection (c) of Section 2-134 of Division 3 of Article VI of Chapter 2 of the Code of Laws of Leon County, Florida) shall designate a date-certain for determining the feasibility of the issuance of revenue bonds for the provision of affordable housing units.

Policy 1.3.2: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

Given the County's eligibility for and the reasonable likelihood of receiving funds, the Affordable Housing Services staff shall investigate and prepare annual applications for housing funds from state and federal programs and private sources.

Policy 1.3.3: [HC] (EFF. 7/1/94)

Given the County's eligibility for and the reasonable likelihood of receiving funds, the Affordable Housing Coordinator shall make applications annually for or facilitate, through an education program, low income resident use of federal affordable housing programs such as the Farmer's Home Administration programs in Home Ownership Loans, Home Improvement Loans and Repair Loans and Grants, Community Facility Loans, Congregate Housing and Group Homes, and Water and Wastewater Disposal Loans and Grants.

Policy 1.3.4: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The Affordable Housing Services staff shall develop, in conjunction with local financial institutions, private market affordable housing financial programs for very low, low and moderate income persons such as low interest loans and reduced down payments.

Policy 1.3.5: [HC] (EFF. 7/1/94)

The Board shall apply for a housing grant under the Small Cities Block Grant in each fiscal year in which the County is eligible to apply for the purposes of increasing the quality of affordable ownership housing.

Policy 1.3.6: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

To facilitate the provision of homeownership opportunities for low and moderate income households within future development; to encourage the even distribution of these opportunities throughout the community; and to prevent negative impacts associated with geographic over concentration of low-income households, the County shall provide incentives for the voluntary provision of residential units affordable to very low, low and moderate income households within new development or at nearby off-site locations.

The minimum percentage of affordable units required to be built by the developer within a new development necessary to qualify for incentives shall be established by the ordinance and shall be consistent with the following: the most recent housing, economic and demographic information available from the United States Department of Housing and Urban Development, the United

States Bureau of the Census, or the best available data, as determined by Leon County.

Policy 1.3.7: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09; REV. EFF. 8/5/23)

By 2009, the County shall adopt an ordinance providing developer incentives for the provision of low and moderate income homeownership opportunities within new developments or at nearby off-site locations. Priority shall be given to developments locating within the Southside Action Plan area, 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 of Policies 1.4.6 and 1.4.7.

Policy 1.3.8: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

All Planned Developments and Developments of Regional Impact (DRIs) shall be required to address the provision of affordable housing. The Land Development Regulations (LDRs) shall provide criteria and procedures to implement this policy. Development of Regional Impact shall address its impact on affordable housing consistent with Rule 9J-2, FAC, and other local, state, regional requirements as applicable.

REHABILITATION PROGRAM

Objective 1.4: [HC] (EFF. 7/1/94)

The County shall conserve and rehabilitate housing whenever economically feasible.

Policy 1.4.1: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

Contingent on the availability of federal, state, or private funds made available to local government for the purposes of carrying out an affordable very low, low and moderate income home rehabilitation loan and grant program, the County shall target the rehabilitation of 30 low or very low income owner-occupied dwelling units per annum.

Policy 1.4.2: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The County shall support the conservation, protection, and rehabilitation of affordable housing by programming housing rehabilitation and infrastructure improvements in areas where there is a concentration of substandard housing and where infrastructure improvements are needed. By December 2009, the County shall identify and adopt target areas for the implementation of this program. The availability of funding shall dictate the annual work program for these target areas.

Policy 1.4.3: [HC] (EFF. 4/10/09)

In order to counteract the decline of sound neighborhoods and the further decline of adopted target areas where there are concentrations of deteriorated housing, the County shall, in the preparation of its annual capital budget, give high priority to roadways and other capital improvements located in affected

neighborhoods and/or target area. Given grant or private funding sources, dilapidated units will be replaced and residents relocated pursuant to the provisions of the County's relocation policy.

Policy 1.4.4: [HC] (Eff. 4/10/09; Rev. Eff. 8/5/23)

The first priority for the expenditure of unrestricted County housing funding shall be housing rehabilitation and preference shall be given to housing rehabilitation within the target areas adopted pursuant to Policy 1.4.3[HC] and the Southside Action Plan area.

Inspections Program

Objective 1.5: [HC] (Eff. 7/1/94)

Building inspectors shall survey, on a request basis, owner-occupied and rental housing which may be substandard by virtue of having major deterioration or of being in a dilapidated condition.

Policy 1.5.1: [HC] (Eff. 7/1/94)

Building inspectors shall maintain a log of all alleged building code violations requests and file an annual report with the Housing Finance Authority and the Board which includes information on the number of requests, the results of each inspection, and the resolution of each complaint. The County's Housing Code shall be used to inspect units.

Regulatory Program

Objective 1.6: [HC] (Eff. 7/1/94)

The Board shall implement land development regulations and development policies which shall ensure the appropriate supply of affordable, group, foster, and special need housing by decreasing the regulatory costs and by facilitating the location of different types of housing throughout the County that is consistent with the availability of community services and employment centers.

Policy 1.6.1: [HC] (Eff. 7/1/94; Rev. Eff. 4/10/09)

The location of mobile homes, mobile home parks, group homes, foster care, and other special need housing facilities shall be allowed in urban areas of the county which will facilitate their location near employment centers, transportation, and community services. The land development regulations shall include principles to guide the location of such uses.

New Housing Development Incentive Program

Objective 1.7: [HC] (Eff. 7/1/94; Rev. Eff. 4/10/09)

Contingent on the availability of non-property tax funding, the Board shall facilitate the provision of 15 home ownership opportunities per annum for very low, low and moderate income persons.

Policy 1.7.1: [HC] (Eff. 7/1/94; Rev. Eff. 4/10/09)

The Board shall identify and adopt specific initiatives and incentives to encourage and facilitate the development of affordable housing, as required under the SHIP Program. The

incentives provided shall be reviewed periodically to ensure their effectiveness.

Policy 1.7.2: [HC] (EFF. 4/10/09)

Staff shall research the need for housing for the elderly within Leon County. Based on the findings of the study, the County shall consider the adoption of specific incentives for the production of affordable housing for seniors.

NEIGHBORHOOD VIABILITY PROGRAM

Objective 1.8: [HC] (EFF. 4/18/02; RENUMBERED 1/7/09)

Foster and maintain the viability of residential areas and neighborhoods and the integrity of the housing stock located within them. Neighborhoods in the community shall be safe, attractive, and desirable places in which people choose to live.

Policy 1.8.1: [HC] (EFF. 4/18/02; REV. EFF. 4/10/09)

Leon County shall continue to sustain a level of code enforcement within neighborhoods sufficient to maintain and/or improve the housing stock at an acceptable code level and to protect the health, safety, and welfare of the neighborhood and its residents.

Policy 1.8.2: [HC] (EFF. 4/18/02; REV. EFF. 4/10/09)

The Department of Housing Services will provide technical assistance to neighborhood associations and other non-profit groups to foster neighborhood improvement, innovative housing solutions, and preservation and restoration of historic housing.

Policy 1.8.3: [HC] (EFF. 4/18/02; REV. EFF. 8/5/23)

City and County governments will consider incentives to individuals and businesses to encourage them to reside and locate, and to promote business and homeownership within the Southside Action Plan area and Central Core. These incentives may include obligations on the part of such individuals and businesses to participate in the betterment of the targeted area through commitment of resources, assets, or other contributions. Special consideration shall be given to provide incentives to attract law enforcement personnel to reside with the targeted Central Core and Southside Action Plan area neighborhoods.

Policy 1.8.4: [HC] (EFF. 4/10/09; REV. EFF. 8/5/23)

The development of affordable housing shall be encouraged in the unincorporated section of the Southside Action Plan area. The County shall prioritize or set-aside a portion of existing incentives for developments locating in the Southern Strategy Area and are providing an integrate community with a mixture of housing types, prices, and lot sizes. As provided for in Policy 1.3.7, Leon County shall develop and adopt incentives for affordable housing development with specific priority and/or set-aside for quality housing development in the Southside Action Plan area that include affordable/workforce housing.