

CHAPTER 7 HOUSING ELEMENT

GOAL 7.A - Ensure the provision of safe, affordable, and adequate housing for the current and future residents of the City.

Objective 9.A.1 - Provide guidance and direction to the public and private sectors for the provision of adequate and affordable housing for present and future residents.

Policy 7.A.1.1 - The Future Land Use Maps and implementing Zoning Maps shall provide for various types of residential development and redevelopment within the City limits.

Policy 7.A.1.2 - Annually, the City will review its regulatory and permitting process and evaluate changes necessary to improve the public and private sector housing delivery process through streamlining the permit process and minimizing delays in the permitting process.

Policy 7.A.1.3 - The LDC shall include an efficient and easily followed development review process.

Policy 7.A.1.4 - The City shall cooperate with the appropriate local, state, and federal agencies to provide housing assistance for present or future residents in need of same. The City will continue to work with these entities to take advantage of new and appropriate housing subsidy and assistance programs as they become available.

Policy 7.A.1.5- The LDC shall include criteria for the location of manufactured housing as defined in Section 320.01(2)(b), F.S. Such manufactured housing shall be permitted in areas designated residential on the adopted Future Land Use Maps, provided they meet all City building, architectural, aesthetic, landscaping and similar regulations, consistent with Sections 553.382 and 320.8285(6), F.S., which specify that such requirements must be reasonable and uniformly applied and enforced without any distinction as to whether a building is conventionally constructed or is a manufactured home.

Policy 7.A.1.6 - Group homes shall be located consistent with the requirements of Chapter 419, F.S., as follows:

(1) Group homes (community residential facilities) housing six (6) or fewer residents shall be permitted in all residential land use categories as a residential home provided that such homes are not located within a radius of 1,000 feet of another existing such home with six or fewer residents or within a radius of 1,200 feet of another existing community residential home.

(2) Group homes (community residential facilities) housing seven (7) or more residents shall be permitted where multi-family dwellings are permitted including the mixed use developments,

provided that the community residential facility conforms with the existing zoning regulations applicable to multi-family residential, meets applicable licensing criteria, and does not result in a concentration of community residential homes in the area as defined by Statute.

Policy 7.A.1.7- The LDC shall include provisions which permit (allow) the construction and location of affordable housing for very low-, low-, and moderate-income families. The provisions will include the use of the zero-lot line development technique, cluster housing, townhouses, apartment units and the like.

Policy 7.A.1.8– The City of Niceville shall continue to grant density bonuses for the construction of affordable housing according to the provisions set forth in the LDC not to exceed 20% of the allowable dwelling units.

Policy 7.A.1.9 – The City shall support economic solutions to affordable housing, such as establishing job training and job creation programs to assist very low-, low-, and moderate-income households. The City shall support grant funding for the development of such programs if deemed to be beneficial.

Objective 7.A.2 - Eliminate or reduce substandard housing conditions and support the structural and aesthetic improvement of existing housing stock.

Policy 7.A.2.1 - The City shall use the data generated by the U.S. Census to identify substandard housing within the City.

Policy 7.A.2.2 - The LDC shall contain provisions which continue the City's practice of removing, or causing the removal of, housing stock with structural deficiencies (reference Ordinance 590, or any amendments or successor ordinances which may be adopted by the City).

Policy 7.A.2.3 - The City will continue to strictly enforce its building and housing codes as well as its planning and zoning codes, to ensure that all housing developments, including affordable housing developments, are attractive and compatible with surrounding residential developments. In addition, the City will review its building, housing, planning and zoning codes and code requirements to ensure that quality of housing and integrity of neighborhoods is adequately addressed and shall include in those regulations, appropriate design standards to provide for adequate setbacks, buffers, open space and other features which will contribute to the creation of attractive, safe and compatible residential neighborhoods.

Policy 97.A.42.44 - The City shall continue enforcement of its land development regulations so that conservation or rehabilitation of housing may be achieved and extend the useful life of the existing housing stock and stabilize or improve existing neighborhoods, including the aesthetic appeal of such neighborhoods.

Policy 7.A.-2.5 - The LDC shall contain techniques and methods necessary to the conservation or rehabilitation of existing housing stock. These methods may include, but are not limited to, the following:

- a. Incentives for adaptive reuse of existing structures; and
- b. Participation in state and federal grant programs.

Policy 7.A.2.6 - Maintain the effort of providing a full range of urban infrastructure to all areas of the City utilizing level-of-service standards adopted in this plan to reduce the cost of living in the City.

- a. Continue the program to extend sanitary sewer lines to areas utilizing septic tanks as delineated in the Capital Improvements Element of this plan.
- b. Improve the traffic circulation system within low- and moderate-income areas, as well as thoroughfares serving these areas, by right-of-way acquisition and paving as necessary.
- c. Provide alternative modes of transportation such as walking and biking to reduce the cost of living in the City.
- d. Routinely schedule upgrades as budget constraints allow for infrastructure, including the expansion of the reclaimed water system, as delineated in the Capital Improvements Element of this Plan.

Objective 7.A.3- The City will ensure the protection of historically significant structures.

Policy 7.A.3.1- The City shall continue to use the National Register of Historic Places, the Florida Department of State–Division of Historical Resources as a resource for the identification of historic sites within the City.

Policy 7.A.4.1 - The City will continue to cooperate with the agencies involved in housing delivery so that residents in need may take advantage of various state and federal programs including, but not limited to, the U.S. HUD, Section 8, Housing Assistance Program, the Section 8 Voucher Program (including "finders-keepers") and others.

Policy 7.A.4.2 - The Niceville Housing Authority shall be the lead agency within the City for the provision of assistance and coordination of housing programs (reference Chapter 10 of the City Code).

Policy 7.A.4.3 - The City will work with the owners of blighted rental properties to provide code enforcement, education, and funding opportunities for the rehabilitation of the properties and shall encourage the sale of such properties for conversion to home-ownership properties.

Transmittal Draft

Policy 7A.4.4 - The City shall continue to pursue funding from Federal and State sources for use in the rehabilitation of blighted structures and the provision of home-ownership opportunities.