

HOUSING ELEMENT

Goal 2.1: Ensure a sufficient supply and variety of sound, safe, sanitary, and affordable dwellings in appropriate locations.

Housing Supply

Objective 2.1.1: Continue to implement land development regulations which effectively guide and manage future growth to ensure that adequate and affordable housing will be met.

Policy 2.1.1.1: The City shall provide information, technical assistance, and incentives to the private sector to encourage housing production sufficient to meet future housing demand at all income levels.

Policy 2.1.1.2: The City shall develop partnerships with the private sector to improve efficiency and streamline the housing delivery system.

Policy 2.1.1.3: The City shall review ordinances, codes, regulations, and the permitting process for the purpose of eliminating excessive requirements, and amend or establish other requirements in order to increase private sector participation in meeting housing needs while continuing to ensure the health, welfare, and safety of the residents of Inverness.

Policy 2.1.1.4: The City shall provide for variety of residential densities, housing sizes, and housing types, including manufactured homes, through the Future Land Use Plan and the Land Development Regulations.

Policy 2.1.1.5: The City shall review ordinances, codes, regulations, and the permitting process for the purpose of establishing standards addressing the quality of housing, stabilization of neighborhoods and identification and improvement of historically significant housing.

Policy 2.1.1.6: The city shall seek the utilization of federal, state and local subsidy programs.

Special Housing Needs

Objective 2.1.2: Improve housing opportunities for the special needs, elderly, handicapped, and very low to moderate income population or those funded by the Florida Department of Children and Family Services.

Policy 2.1.2.1: The City shall provide fast-track processing and other incentives for proposed housing developments intended for low income persons and those with special needs, including the elderly, handicapped or other populations with special housing needs.

Policy 2.1.2.2: The City shall ensure a sufficient amount of suitable land with supporting infrastructure and public facilities to meet existing and future need for foster care facilities, group homes, and other group or assisted living facilities through continued implementation of siting criteria and permitted use regulations in the Land Development Regulations.

Policy 2.1.2.3: The City shall establish a fee waiver program to provide monetary incentive to the private sector in order to help provide for projected housing needs.

Policy 2.1.2.4: The City shall continue to implement locational criteria in the Land Development Regulations which provide for siting of foster care facilities and group homes in residential areas or areas of residential character; and promote accessibility to jobs, schools, and services.

Policy 2.1.2.5: The Citizens Advisory Task Force on Housing shall encourage the development of public and private housing units that serve the special needs of the elderly and handicap citizens of the City.

Policy 2.1.2.6: The City shall coordinate with Citrus County in addressing the issues of homelessness and the provision of supportive/special needs housing.

Policy 2.1.2.7: The City shall continue addressing the provision of supportive/special needs housing in the form of group homes, foster homes and other facilities licensed or funded by the Florida Department of Children and Family Services.

Policy 2.1.2.8: The city shall refer to its Future Land Use map and its Land Development Regulations for guidance in the location of group homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services that foster non-discrimination, and encourage the development of community residential alternatives to institutionalization including supporting infrastructure and public facilities.

Structural Quality

Objective 2.1.3: Eliminate substandard housing within Inverness for the safety and aesthetic improvement of the existing housing stock.

Policy 2.1.3.1: The City shall continue to implement criteria in the Land Development Code for the conservation, rehabilitation, alteration, demolition, and relocation of the City's housing stock.

Policy 2.1.3.2: The City will conserve and improve, both structurally and aesthetically, the existing housing stock in order to preserve the quality and stability of neighborhoods. This also applies to new housing to assure that units are constructed in such a manner as to protect the health, safety, and welfare of residents. The City shall ensure that provisions to accomplish this policy are incorporated into the development review, code enforcement, and licensing processes.

Policy 2.1.3.3: The City shall ensure that residents displaced by state and/or local government programs will be relocated in accordance with the applicable relocation assistance plan and provisions of the Florida Statutes

Policy 2.1.3.4: The City shall seek federal and state funding, or other available funding for the demolition or rehabilitation of substandard housing.

Policy 2.1.3.5: The City shall develop a plan to permit, on a demonstration basis, mixed-use and other innovative reuses of the existing housing stock which will result in the removal of substandard housing units. Should a reduction in the City's inventory of needed affordable housing units result; mitigation for the reduction shall be required.

Policy 2.1.3.6: The City will assist the Citizens Advisory Task Force on Housing in eliminating substandard housing within the city limits.

Policy 2.1.3.7: The City shall assist the Citizens Advisory Task Force on Housing in identifying areas with substandard housing and shall institute special concentrated code enforcement activities to this area. The identification of areas with substandard housing shall be performed at least once every 10 years as new decennial US Census data becomes available.

Affordable Housing

Objective 2.1.4: Create public and private initiatives for the production of a minimum of five affordable housing units per year as a means of addressing affordable housing needs.

Policy 2.1.4.1: The City shall continue to support the efforts of the Citizens Advisory Task Force on Housing and assist in their efforts to determine and develop housing programs for very low, low and moderate income households.

Policy 2.1.4.2: The City shall encourage public and private sector partnerships for job training programs to reduce unemployment.

Policy 2.1.4.3: The City will assist the Citizens Advisory Task Force on Housing with the necessary coordination of the HUD Section 8 Voucher Program Fund; and feasibility of public housing projects.

Policy 2.1.4.4: The Citizens Advisory Task Force on Housing should make recommendations to the City regarding state enabling legislation and existing financial incentives to provide planned community facilities and services, economic opportunities, living accommodations for various social, racial, and ethnic groups, and affordable housing and housing stabilization/revitalization opportunities in the Central Business District.

Policy 2.1.4.5: Efforts of the Citizens Advisory Task Force on Housing should focus on the development of housing types, sizes, and values/rents consistent with the Affordable Housing Needs Assessment in this element.

Policy 2.1.4.6: The Citizens Advisory Task Force on Housing should further encourage the elimination of unnecessary ordinances, regulations, and procedures which act as administrative barriers and discourage private enterprise.

Policy 2.1.4.7: The City shall refer to its Future Land Use map and its Land Development Regulations for guidance in the location of housing for very low income, low income and moderate income households, mobile homes manufactured homes, group homes and foster care facilities and households with special housing needs including rural and farm worker households, including supporting infrastructure and public facilities.

Policy 2.1.4.8: The City shall refer to its Future Land Use map and its Land Development Regulations for guidance in the location of sufficient sites at sufficient densities to accommodate the need for affordable housing over the planning timeframe.

Discrimination

Objective 2.1.5: Eliminate discrimination in the sale, lease, or rental of housing based upon race, color, sex, handicap, familial status, religion, or national origin.

Policy 2.1.5.1: The Citizens Advisory Task Force on Housing should ensure that all housing and community development programs are administered in accordance with Title VI of the Civil Rights Act of 1964.

Policy 2.1.5.2: The City shall increase awareness of fair housing laws and promote effective enforcement of those laws.

Historical Resources

Objective 2.1.6: Provide necessary measures to ensure preservation and conservation of known historical resources.

Policy 2.1.6.1: The City shall promote the designation of a “Downtown Inverness” historic district, as well as surrounding historical sites, through implementation of the preservation ordinance as part of the Land Development Regulations, which includes criteria for designating properties; standards and guidelines for controlling demolitions, alterations, and relocation; and procedures for administration and enforcement.

Policy 2.1.6.2: The City shall assist the Citrus County Historic Society (CCHS) in its efforts to provide public information, education, and technical assistance relating to historic preservation programs.

Policy 2.1.6.3: If construction activities reveal a suspected historical or pre-historical archaeological site, the City shall determine the extent and nature of the site and report such findings to the State of Florida, by a Master Site File application, and mitigate any impacts upon the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature, and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.

Policy 2.1.6.4: The City shall negotiate with land owners prior to the development review process to avoid disturbance of known historical and pre-historical sites.

Policy 2.1.6.5: The City shall obtain “Certified Local Government” status as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation as a means to protect and preserve historic resources in the City.

Policy 2.1.6.6: The City shall adopt standards to direct conservation, rehabilitation and demolition program processes and strategies.

Objective 2.1.7: The City shall explore the option of implementing an Optional Relocation Assistance Plan (ORAP). This provision will also provide for affordable housing in the case of relocation needs.

Policy 2.1.7: The city shall exercise at its option the implementation of a Optional Relocation Assistance Plan.