

**HOUSING ELEMENT  
GOALS OBJECTIVES AND POLICIES****GOAL HSG 1: SAFE AFFORDABLE SANITARY HOUSING**

Promote safe, sanitary, and affordable housing to meet current and projected future needs.

**OBJECTIVE: HSG 1.1: ADEQUATE AND AFFORDABLE HOUSING**

To provide sufficient land and incentives and take other actions necessary to accommodate and facilitate construction of housing to meet projected demand and to accommodate the needs of the various household types and income groups characteristic of the city and planning area.

**Policy HSG 1.1.1: Future Land Use**

The City shall maintain land use classifications and density criteria to accommodate the varying housing needs of the community, as provided for in the Future Land Use Element Appendix.

**Policy HSG 1.1.2: Land Development Regulations**

The City shall continue to rely upon its Land Development Regulations to promote compact growth and preservation of open space, including those regulations which provide for:

- a. An expedited development approval process;
- b. Adjustment of impact and/or other fees as appropriate; and
- c. Density bonuses for the provision of affordable housing, including opportunities for a bonus increase between 5-15 percent in density in the Suburban Residential (SR) classification and the Urban Residential (UR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median, or where at least 50 percent of the dwelling units are affordable to families having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 percent.

**Policy HSG 1.1.3: Future Permit Placement**

The City shall continue to permit placement in residential districts of residential units manufactured off site which otherwise meet all applicable building codes and federal and state regulations and standards, provided that:

- a. All such housing is attached to foundations as in the case of conventional site-built construction and
- b. All such housing otherwise meets lot, yard, and related requirements for the residential classification as set forth in the Land Development Regulations.

**Policy HSG 1.1.4: Principles for Energy Efficiency at the Building Scale**

The City shall provide incentives at the building level to minimize energy and water consumption, limit or eliminate the use of toxic materials and reduce waste. The City will consider expanding its current incentive programs for rural development projects that are LEED certified to include lands within the Urban Design Districts and the Suburban Design Districts and amending its Land Development Regulations to create such types of incentives by November 2010. The City shall participate in green residential programs which may include:

- Retrofit for Energy and Environmental Performance program (REEP)
- State Energy and Environment Development program (SEED)
- Federal Weatherization Assistance Program
- Multifamily Housing Energy Efficiency Grant Program
- Leadership in Energy Efficient Design (LEED)
- Energy Star
- Water Star

**OBJECTIVE HSG 1.2: SUBSTANDARD HOUSING**

To eliminate substandard housing within the City while providing relocation assistance to displaced persons.

**Policy HSG 1.2.1: Code Enforcement**

The City shall continue to carry out systematic code enforcement activities to condemn and clear substandard structures which are beyond reasonable rehabilitation, based on the provisions of City Ordinances dealing with unsafe structures and minimum conditions for habitation.

**Policy HSG 1.2.2: City Code Enforcement Displaced Residents**

In every instance where residents are displaced by city code enforcement activities or other local public actions, the City shall assist residents as follows in seeking standard housing in the community:

- a. Provide adequate notification of public action to owners and occupants;
- b. Maintain an inventory of available assisted and affordable market rate housing and housing providers in the community and advise displaced occupants of same; and
- c. Utilize the services of the Eustis Housing Authority, as needed, to help qualify applicants for available housing in the community.

**OBJECTIVE HSG 1.3: DISADVANTAGED POPULATIONS**

To provide housing opportunities commensurate with identified needs and available resources for individuals and families having physical, economic or other limitations or who require assistance, care, or supervision through the following policies and implementing regulations and programs.

**Policy HSG 1.3.1: Permit Group Homes and Foster Care Facilities**

The City shall continue to permit group homes and foster care facilities in residential areas, and through the Land Development Regulations, provide minimum standards designed to limit impacts to other residential uses, including those with respect to:

- a. Spacing between similar uses as allowed by statute or common practice;
- b. Signs;
- c. Off-street parking; and
- d. Buffering of adjacent residential uses.

**Policy HSG 1.3.2: High Density Residential Development**

The City shall continue to provide for higher density residential development as a means to reduce per-unit costs in the Urban Residential (UR) and Central Business District (CBD) classifications of the Future Land Use Map and, in the Suburban Residential (SR) classification through density bonus provisions set forth in Policy HSG 1.1.2 in this element. Publicly assisted housing shall be located in proximity to schools, recreation, transportation, and other public facilities.

**Policy HSG 1.3.3: Extremely Low, Low and Moderate Income Housing Funding**

The City shall continue to pursue, directly or through the Eustis Housing Authority and/or agencies of Lake County, available federal and state funds to help meet the projected housing needs of extremely low-, low-, and moderate-income families and elderly households, and permit participation by the city in partnership arrangements with private and non-profit housing providers, including the following programs or their successors:

- a. SAIL;
- b. Section 8;
- c. Rental Rehabilitation;
- d. Weatherization; and
- e. Section 202.
- f. Community Development Block Grants
- g. HOPE VI

**OBJECTIVE HSG 1.4: NEIGHBORHOOD ENVIRONMENT**

To take actions to conserve and rehabilitate standard and deteriorating housing in the community and to improve living conditions in residential neighborhoods.

**Policy HSG 1.4.1: Master Pedestrian Plan**

The City shall continue to implement the City's Master Sidewalk Plan as originally adopted in August 1997, update the plan to address all forms of pedestrian mobility, and supplement the plan with the Downtown Master Plan.

**Policy HSG 1.4.2: Repair and Upgrade Funding**

The City shall monitor, apply for, and utilize available federal and state funding programs to repair and upgrade residential properties to meet minimum applicable construction and sanitary standards.

**Policy HSG 1.4.3: Housing Conservation**

The City shall consult with federal and state housing agencies to help refine and apply principles and criteria for local housing conservation, code enforcement, and rehabilitation activities, such criteria to consider cost of repair versus economic value and health and safety issues, among others.

**OBJECTIVE HSG 1.5: HISTORIC HOUSING**

To preserve historically significant housing in the community.

**Policy HSG 1.5.1: Maintain Historic Character**

The City shall maintain or improve the character of designated historic properties and areas by means of economic incentives or disincentives which:

- a. Selectively allow nonresidential use of existing residential structures, such as provided for in the RT designation in the Future Land Use Element;
- b. Limit building conversions which would alter the character of the property;
- c. Promote infill construction compatible with adjacent properties or the area in general;
- d. Limit the type of signs; and
- e. Limit or regulate off-street parking to be compatible with adjacent properties or the area in general.

**OBJECTIVE HSG 1.6: HOUSING IMPLEMENTATION**

To pursue available means, including federal and state grants and its local regulatory authority to implement housing needs and activities.

**Policy HSG 1.6.1: Nonprofit Technical Assistance**

The city shall provide technical assistance to private, nonprofit, and other entities wishing to participate in meeting local housing needs, such assistance being related to applications for funds, development permitting, and/or use of Eustis Housing Authority resources and procedures to qualify residents.

**Policy HSG 1.6.2: Affordable Housing**

The city shall facilitate provision of infill and affordable housing by regulatory means according to the parameters set forth in Policy HSG 1.1.2 of this element.

**Policy HSG 1.6.3: Low to Moderate Income Participation**

The city shall pursue available federal and state funds for very low, low-, and moderate-income families and elderly households, including participation by the City in partnership arrangements with private and non-profit housing providers, as also provided for under Policy HSG 1.3.3 of this element.

**OBJECTIVE HSG 1.7: RELOCATION**

To provide for the relocation of residents when City actions, such as the acquisition and clearance of property for construction of public facilities, result in the displacement of residents.

**Policy HSG 1.7.1: Involuntary Relocation**

The City shall minimize involuntary relocation by the removal of only those units which satisfy one or more of the following criteria:

- a. An imminent health or safety threat to occupants;
- b. Vacant; and
- c. Beyond the reasonable cost of rehabilitation.

**Policy HSG 1.7.2: Displacement Compensation**

The City shall compensate owners and occupants according to accepted practice and applicable state requirements and, prior to displacement, assist occupants in seeking standard housing in the community in the manner provided in Policy HSG 1.2.2 of this element.