

1 **GOAL 1: Marion County shall encourage and promote the availability of safe, sanitary, and**
2 **affordable housing in neighborhoods that have the necessary infrastructure to meet the needs**
3 **of present and future residents of the County.**

4 **OBJECTIVE 1.1:** The County shall designate sufficient areas for residential land uses on the Future
5 Land Use Map (FLUM) to support private sector development of new housing that encompasses
6 a wide range of housing types, sizes, and costs to meet Marion County's housing needs for the
7 short and long-term planning horizon.

8 **Policy 1.1.1:** Future Land Use Element (FLUE) land use categories shall provide a full range of residential
9 choices and allow for a variety of housing types within individual categories, including single family
10 detached and attached, multi-family housing such as townhouses, apartment complexes, and garden
11 apartments, detached living units, and mixed use commercial/residential units.

12 **Policy 1.1.2:** The County shall establish infrastructure and level of service standards for residential
13 development inside and outside of the Urban Growth Boundary and consistent with this Plan.

14 **Policy 1.1.3:** The County shall maintain development information regarding land use, zoning,
15 environmental and other development guidelines to support private sector housing development, and
16 may periodically publish such information for reference purposes for the public.

17 **Policy 1.1.4:** The Development Review Committee (DRC) shall evaluate development applications that
18 may impact the provision of affordable housing pursuant to Resolution 1994-R-28, as amended.

19 **Policy 1.1.5:** The County shall continue to enforce its Fair Housing Ordinance to promote open occupancy
20 and fair housing practices in the County.

21 **Policy 1.1.6:** The County shall maintain a LDCs that conserve natural resources and encourage innovative
22 development patterns, including, but not limited to compact development and/or mixed use
23 communities.

24 **Policy 1.1.7:** The County shall review the LDC to consider the need to allow new construction techniques
25 and construction materials and products that would reduce housing construction and operation costs,
26 conserve natural resource costs, and enhance public health and safety.

27 **Policy 1.1.8:** The County shall evaluate proposed Comprehensive Plan Amendments, LDCs, ordinances,
28 and procedures for their potential to increase or decrease the cost of housing. The Development Review
29 Committee and State Housing Initiative Partnership (SHIP) Program's Affordable Housing Advisory
30 Committee shall participate in these reviews as appropriate and make recommendations to the Board of
31 County Commissioners regarding the effects of such provisions on meeting housing needs, particularly
32 related to affordable and workforce housing, while balancing health and safety needs.

33 **OBJECTIVE 1.2:** The County shall assist public agencies and the private profit/non-profit sector to
34 establish and implement programs to meet demand for affordable housing. The County shall
35 focus on designating an adequate number of equitably distributed sites for households with

1 special housing needs, including very low-income, low-income, moderate income, elderly, and
2 rural and farmworker households, as well as workforce housing.

3 **Policy 1.2.1:** The County shall maintain a LDC that supports affordable housing alternatives such as, but
4 not limited to, the following:

- 5 a. Encouraging medium and higher density single family and multi-family affordable housing within
6 walking distance to employment centers and/or other community facilities;
- 7 b. Allowing accessory housing, such as accessory dwelling units, to be constructed adjacent to single-
8 family units, particularly within Urban Areas;
- 9 c. Allowing multi-family housing development in mixed use land use and/or zoning categories, and;
- 10 d. Allowing clustering and zero-lot line developments in medium and higher density residential
11 areas.

12 **Policy 1.2.2:** The County shall follow provisions of Administrative Policy 1997-05 and Section 420.9076,
13 Florida Statutes, to accommodate "fast-track" processing for construction of low and moderate income
14 housing development in order to reduce overall costs and serve as an incentive to developers.

15 **Policy 1.2.3:** The County may provide density bonuses and other incentives to encourage the private
16 sector to construct housing for rent or purchase that shall provide affordable housing for low and
17 moderate income persons and households with special housing needs.

18 **Policy 1.2.4:** The County shall identify "infill" areas with adequate public facility capacity that can be
19 utilized for residential development. Affordable housing shall be encouraged in these areas by providing
20 density bonuses and other incentives (e.g., FLUE TDR Programs) and through coordination with public
21 agencies and private profit/non-profit entities involved in providing affordable housing.

22 **Policy 1.2.5:** The County shall determine the number of rural and farmworker households, based on the
23 most current U.S. Census data and other acceptable sources, and may apply for, or support, applications
24 for State and/or Federal funding to assist the private profit/non-profit sector in developing safe, sanitary,
25 and affordable housing for these households.

26 **Policy 1.2.6:** The County shall annually review its inventory of surplus land to identify parcels that could
27 be used for affordable and/or special needs housing. The County may donate, trade, or sell these
28 properties to private non-profit agencies for the construction of affordable housing.

29 **Policy 1.2.7:** The County shall periodically review and update the list of areas that qualify as Community
30 Development Block Grant (CDBG) entitlement communities for affordable development to determine
31 whether areas need to be added or removed from the list.

32 **OBJECTIVE 1.3:** The County shall encourage public agencies and/or the private profit/non-profit
33 sector to establish and implement programs to ensure that existing substandard housing units
34 are identified and create opportunities for rehabilitation, or if determined necessary, the
35 demolition of such units, with the intent to annually decrease the number of substandard housing
36 units in Marion County. The County shall facilitate the relocation of persons residing in homes to
37 be demolished, particularly if such demolition is initiated and/or implemented by Marion County,

1 and the County shall provide for implementation and enforcement of the LDC and Florida
2 Building Code (FBC) to prevent the construction of new substandard housing and reduce the
3 number of existing substandard housing units.

4 **Policy 1.3.1:** The County may use Marion County Property Appraiser and current US Census data to
5 establish and/or estimate an inventory of substandard housing to develop recommendations and
6 strategies, such as rehabilitation, conservation, and/or demolition, to reduce the amount of substandard
7 housing.

8 **Policy 1.3.2:** All County residents displaced as a result of government activities, particularly those of
9 Marion County, shall be provided with relocation assistance as deemed appropriate by the Board of
10 County Commissioners.

11 **Policy 1.3.3:** The County Building Director, or his designee, shall annually review and update the County's
12 specialized housing related Building Codes to ensure they are consistent with the current FBC, and that
13 enforcement procedures are appropriately implemented as well as provide recommendations to address
14 determined deficiencies.

15 **Policy 1.3.4:** The County shall continue code enforcement activities and routinely inspect housing in
16 neighborhoods or areas where code violations are more prevalent.

17 **Policy 1.3.5:** The County shall encourage the use of renovation and rehabilitation of substandard housing
18 as a method of providing adequate housing along with stabilizing and maintaining existing neighborhoods
19 when and where it is determined to be economically feasible.

20 **Policy 1.3.6:** The County shall pursue state, federal, and other funding sources for the rehabilitation
21 and/or demolition of substandard housing units.

22 **OBJECTIVE 1.4:** The County shall ensure that group homes and foster care facilities licensed
23 and/or funded by the Florida Department of Children and Family Services shall be allowed in
24 residential areas to meet the needs of persons requiring such housing.

25 **Policy 1.4.1:** Community Residential Homes are defined by §419.001, FS, as group homes or foster care
26 facilities in which no more than 14 persons reside and where program size and content is structured to
27 meet the needs of the individuals in these homes. These homes may also house staff persons as may be
28 required to meet the standards of Federal, State, or local agencies.

29 **Policy 1.4.2:** Small Community Residential Homes are defined by §419.001, FS, as homes with six persons
30 or less and are permitted by right in all single-family and medium density multi-family residential districts.
31 Community Residential Homes of seven or more persons are permitted by Special Use Permit in all
32 residential districts.

33 **Policy 1.4.3:** The outward appearance of all Community Residential Homes shall remain compatible with
34 the development in the immediate area (as defined in the LDC), however, this cannot restrict handicapped
35 access or other requirements essential to the building use.

1 **Policy 1.4.4:** The Marion County Growth Services Department shall monitor the development and
2 distribution of Community Residential Homes to insure that an over concentration of group homes in any
3 residential area is avoided and that Group Residential Homes are equitably distributed throughout the
4 County.

5 **OBJECTIVE 1.5:** The County shall continue to coordinate with the State of Florida Division of
6 Historical and Archaeological Resources to locate, identify, and evaluate those sites, buildings,
7 structures, and districts that are associated with the archeological, historical and architectural
8 development of Marion County and to support and encourage preserving and protecting the
9 historic resources that have been determined significant to the community consistent with State
10 Statutes.

11 **Policy 1.5.1:** The County shall support maintenance of the Florida Master Site File inventory and may elect
12 to seek State and Federal funding to conduct further surveys and investigations to expand the number of
13 homes listed on the National Register when deemed appropriate by the Board of County Commissioners.

14 **Policy 1.5.2:** The County shall support the rehabilitation and adaptive reuse of historically significant
15 housing and provide technical assistance and information regarding the application and utilization of State
16 and Federal assistance programs.

17 **Policy 1.5.3:** The County shall continue to assist the Marion County Historical Commission in its efforts to
18 provide public information, education, and technical assistance relating to historic preservation programs,
19 and the County's history and heritage.

20 **OBJECTIVE 1.6:** The County may develop a housing implementation program that will support
21 and enhance coordination among the public and private profit/non-profit sector housing delivery
22 systems and increase local awareness of local, state, and federal housing programs.

23 **Policy 1.6.1:** As part of the housing implementation program, the County shall contact private profit/non-
24 profit sector organizations to identify the following:

- 25 a. Programs or funding alternatives which promote housing production, including the provision of
26 affordable housing and the rehabilitation of historical and/or substandard housing units;
27 b. Programs such as housing subsidy or state and/or federal tax credits.

28 **Policy 1.6.2:** The County may establish a data base of housing information, technical assistance, and
29 services to assist the public and private profit/non-profit sectors in identifying areas where affordable
30 housing is needed and the types of housing needed.

31 **OBJECTIVE 1.7:** The County will promote energy and water conservation techniques that shall
32 enhance the long-term usability and affordability of housing.

33 **Policy 1.7.1:** The County shall promote energy conservation techniques that incorporate Federal Energy
34 Star Standards, consistent with the requirements of the State Energy Code.

- 1 **Policy 1.7.2:** The County's development review process and/or County Building Code provisions may
2 include performance standards that reward developers through various incentives when construction
3 techniques which reduce future maintenance, energy, and water demands and costs, such as homes
4 oriented to the sun, and energy/water efficiency and sustainability; such incentives may include fee
5 reductions and/or credits, particularly when such techniques are "built-in" and not subsequently eligible
6 for modification without obtaining County approval such as a building permit.
- 7 **Policy 1.7.3:** The County shall provide developers/builders with information on how to incorporate Energy
8 Star and Water Star provisions into construction.
- 9 **Policy 1.7.4:** The County shall seek financial resources that mitigate the cost of building and or retrofitting
10 to Energy Star and/or Water Star provisions in affordable housing units, and additionally when such
11 resources can be used to provide the incentives as identified in Policy 1.7.2.
- 12 **Policy 1.7.5:** The County shall encourage limiting or eliminating the use of toxic materials along with waste
13 reduction and may provide additional incentive programs to support and encourage participation in other
14 residential programs which may include, but are not limited to, the following:
- 15 a. Retrofit for Energy and Environmental Performance program (REEP)
 - 16 b. State Energy and Environment Development program (SEED)
 - 17 c. Federal Weatherization Assistance Program
 - 18 d. Multifamily Housing Energy Efficiency Grant Program
 - 19 e. Leadership in Energy Efficient Design (LEED).