

HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 1: To promote the preservation and development of high-quality, balanced, and diverse housing options for persons of all income levels throughout the City of North Port.

Housing Development

Objective 1: To provide a variety of housing types and affordability levels to accommodate the present and future housing needs of North Port residents.

Policy 1.1: Every three to five years, conduct an inventory of housing data such as housing units by style and type, values and locations, and sales prices. Use the data to develop and identify significant changes in the balance of housing stock, demographics, and other data that may necessitate Comprehensive Plan and Unified Land Development code changes. This report shall be presented to the Planning and Zoning Advisory Board.

Policy 1.2: Designate on the Future Land Use Map, additional acreage for medium/high density residential use in areas serviced or planned for potable water and wastewater facilities.

Policy 1.3: The City shall continue to encourage private sector efforts through the provision of incentives in the Unified Land Development Code to construct housing alternatives to the single family detached dwelling unit.

Policy 1.4: Encourage the private and non-profit sectors to utilize transfer of development rights (TDRs) that provide residential density bonuses for medium/high density residential development.

Policy 1.5: Work with applicable agencies and organizations to collaboratively monitor housing trends and market demands to ensure that the housing stock remains at levels suitable to support population increases and overall housing demand.

Policy 1.6: Develop land use regulations that ensure new housing developments contain a mixture of housing subcategories.

Policy 1.7: Accommodate the production of a diversity of type and price of housing through the land use and zoning process to encourage a broad range of housing opportunities, including single/multi-family, owner/rental, and permanent/seasonal, to meet the community's residential and economic needs.

Policy 1.8: To better foster a sense of community and neighborhood pride, the City shall update the Unified Land Development Code to include design criteria for multi-family housing in order to integrate and enhance neighborhoods and/or Activity Centers, including amenities such as but not limited to porches, patios, balconies, and common gardens.

Policy 1.9: Consistent with the Future Land Use Element and the Capital Improvement Element, housing should be located within areas where supporting infrastructure is available or planned including: public transit, schools, parks, emergency services, hurricane shelters and utilities.

Policy 1.10: Diversification of the housing stock shall not be the basis for justifying future annexations.

Policy 1.11: Every two years, review the City's development order process to ensure that it is effective and efficient.

Policy 1.12: Identify ways to better integrate multi-family housing within new neighborhoods and villages and to retrofit existing neighborhoods to accommodate small-scale multi-unit development.

Low Income Housing

Objective 2: The City shall continue to manage its resources and systems to support market driven provisions of low, and very low, income housing.

Policy 2.1: Seek appropriate grant funding for the construction and rehabilitation of dwelling units for very low and low income households.

Policy 2.2: Refer low income households in need of housing assistance to appropriate County, State, and Federal housing assistance agencies.

Policy 2.3: Evaluate and monitor zoning and land development regulations annually to insure that they do not foster housing discrimination or attempt to exclude very low and low income households.

Policy 2.4: Amend the Unified Land Development Code as necessary, to incorporate development incentives that encourage the public, private and non-profit sectors to construct dwelling units for very low and low income households.

Policy 2.5: The City shall amend the Unified Land Development Code to include incentives that encourage developments to provide sites for affordable housing.

Policy 2.6: Encourage the dispersal of affordable housing throughout the City with a preference for such housing in areas accessible by transit and in close proximity to local services and employment.

Policy 2.7: When demographic data indicates the need, the City shall encourage the formation of a Community Housing Corporation (CHC) or other local housing agency in cooperation with Sarasota County to construct and rehabilitate dwelling units for very low and low income households.

Policy 2.8: Developments of Regional Impact, either new or amended, within the Southwest Florida Regional Planning Council jurisdiction shall not use the existing North Port affordable housing units to satisfy State, Regional or local requirements.

Policy 2.9: The City shall determine the appropriate affordable housing resources needed to support the economy including affordable needs of the elderly.

Policy 2.10: Facilitate and encourage the development of three and four-bedroom rental units appropriate for families with children, including the provision of supportive services such as childcare.

Policy 2.11: The City shall consider the creation of a trust fund wherein developers contribute funds in lieu of providing affordable units within developments.

Group Homes

Objective 3: Continue to encourage efforts to increase the number of group home beds (ACLFs) for the elderly, subsidized apartments for the elderly and in-law apartments.

Policy 3.1: Amend the Unified Land Development Code to regulate the distribution of group home facilities. Such facilities shall be located in areas serviced by or planned for potable water and wastewater facilities.

Policy 3.2: Cooperate with Sarasota County in identifying appropriate subsidized housing programs for the elderly and encourage their development by the private or non-profit sectors in the City of North Port.

Housing Condition

Objective 4: Increase efforts to preserve and rehabilitate existing dwelling units.

Policy 4.1: Monitor the number of dilapidated dwelling units using the aid of Geographic Information Systems (GIS) or other technologies, and include the findings as part of the housing report to the Planning & Zoning Advisory Board.

Policy 4.2: Continue enforcing building code regulations and City ordinances governing the structural condition of the dwelling unit stock.

Policy 4.3: Maintain the following standards with regard to evaluating the structural condition of dwelling units:

Sound: Dwelling units in this category are in good condition and have no visible defects. However, some structures with slight defects are also included.

Deteriorating: Dwelling units in this category needs more repair than would be provided in the course of regular maintenance, such as repainting. A housing unit is classified as deteriorating when its deficiencies indicate a lack of proper upkeep.

Dilapidated: Dwelling units in this category indicates that the unit can no longer provide safe and adequate shelter or is of inadequate original construction.

Policy 4.4: Provide and enhance neighborhood preservation mechanisms through the Unified Land Development Code in residential neighborhoods by:

- Non-expansion of incompatible land uses,
- Requiring non-residential height limitations be compatible to the scale of the adjacent land uses,
- Requiring buffering and screening from nearby incompatible land uses through significant landscaped buffer guards and/or compatible transitional uses,
- Requiring protection from through traffic by means such as the use of selected roadway materials such as bricks and/or pavers, restriction on the use of roadways by non-residential vehicles, modification of speed limits to encourage walkability within Activity Centers areas, and redirecting traffic flow patterns,
- Encouraging supportive retail uses by providing/requiring infrastructure such as sidewalks to neighborhood retail areas,
- Encourage incentives in the Unified Land Development Code for the construction of sustainable neighborhoods by utilizing neo-traditional concepts such as but not limited to Crime Prevention Through Environmental Design (CPTED).
- Encouraging residential units in conjunction with commercial and office uses, especially in neighborhood commercial uses.

Policy 4.5: Encourage the construction of hurricane rooms within housing units of all types, and/or hurricane facilities within a development.

Policy 4.6: Improve the quality of housing and neighborhoods by providing learning opportunities and resources to landlords, tenants and property owners about code compliance issues, and enforcing compliance with building and property maintenance standards.

Policy 4.7: Promote the repair, improvement and rehabilitation of housing and encourage replacement of substandard housing to enhance the quality of life in neighborhoods.

Policy 4.89: Encourage the continued operation of existing manufactured home parks and the replacement of existing older manufactured or mobile homes with new code approved manufactured homes on site in property zoned for mobile home parks.

Housing Coordination

Objective 5: Increase cooperative efforts with local, regional, state and federal housing agencies, the private sector, as well as non-profit organizations.

Policy 5.1: Increase appropriate cooperative efforts with the Sarasota County Department of Social Services and the County Office of Housing and Community Development and actively participate in the periodic revisions of the Sarasota Consortium Consolidated Plan to ensure that housing needs are identified and addressed by the County.

Policy 5.2: Increase communication with the U.S. Department of Housing and Urban Development (HUD) to ensure their appropriate involvement in addressing the housing needs of very low and low income households.

Policy 5.3: Continue to work with the SWFRPC to address a regional fair share formula for the allocation of affordable housing.

Policy 5.4: Coordinate with Sarasota County to bring economic development-employment opportunities to North Port.

Policy 5.5: Seek and support collaborative partnerships between nonprofit organizations and the development community to aid in the provision of Community Housing.

Policy 5.6: Coordinate with Sarasota County on the implementation and delivery of state and federal public housing programs, grants, and other initiatives within the City of North Port.

Policy 5.7: Coordinate with Sarasota County on the provision of housing related services that meet the community's diverse needs including:

- Rental housing assistance
- Homebuyer assistance
- Foreclosure prevention assistance
- Rehabilitation housing assistance
- Private sector homebuyer assistance
- Housing fund

Policy 5.8: Avoid or minimize permanent relocation resulting from federally funded projects.

Policy 5.9: Adopt policies to identify and mitigate displacement resulting from intensive public investment of Community Development Block Grant funds in neighborhoods.

Policy 5.10: Anticipate future projects that would result in relocation by government action, explore areas for relocation, such as escheated lots and City property.

Sustainability

Objective 6: Increase efforts to balance social, economic and environmental considerations in housing sustainability.

Policy 6.1: Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle interconnectivity and transit friendly communities in order to minimize traffic impacts and promote healthy lifestyles.

Policy 6.2: In coordination with Sarasota County, establish strategies that seek to balance the location of existing jobs and future job growth with the location and cost of housing within a geographic area to facilitate the ability of working households to live and work in close proximity. Colocation of housing as part of mixed use developments, live-work housing, and/or allowing for patterns of development that would enhance the viability of transit systems.

Policy 6.3: Foster flexibility in site design for the development of housing to minimize new development's impacts on environmentally sensitive areas.

Policy 6.4: Ensure through the plan review process and amendments to code, when necessary, that native habitat and wildlife corridors and sensitive and/or listed species are protected from the impacts of new residential development.

Policy 6.5: Promote conservation programs and energy efficient practices and programs that reduce housing operation costs for energy, as well as sewer and water usage, within the structure and for landscaping, such as LEED and LID.

Policy 6.6: Promote and encourage the use of innovative and contemporary building construction practices that increase the overall housing efficiency while reducing overall construction and/or housing costs.

Mixed Use

Objective 7: Increase housing options and community livability by establishing mixed-use development and design standards through which residential dwelling units, commercial, and office uses are intermixed with public amenities and aesthetics.

Policy 7.1: Promote transit supportive mixed use residential development in close proximity to services to reduce dependence on automobile use and encourage the placement of transit shelters where feasible.

Policy 7.2: Collaborate with major employers, economic development professionals, government agencies, and developers to identify and implement live-work-housing strategies that enable the City's workforce to walk or bike to work.

Policy 7.3: Amend the Unified Land Development Code, when necessary, to implement live-near-work housing strategies.

Historic Preservation

Objective 8: Identify, preserve and retain historically significant housing and neighborhoods.

Policy 8.1: Preserve, through the creation of plans and codes, significant cultural, historical, or natural features and encourage the provision of enhanced open space areas in residential development or redevelopment projects.

Policy 8.2: Prior to the next Evaluation and Appraisal Report, the City shall assess buildings or structures in North Port that may be placed on the Florida Master Site File database. Further, the City shall assess whether any such buildings or structures meet the standards for placement on a State or National list of historic buildings or structures.

Community Housing

Objective 9: Address the community's employment demands, workforce needs, and senior livability concerns by ensuring that a variety of housing choices are available for future and existing residents.

Policy 9.1: Ensure that housing alternatives meet the diverse needs of the community, providing for the needs of the following:

- Fixed income seniors
- Empty nesters
- Working families
- Entry level workforce
- Civil service fields

Policy 9.2: Affordability criteria for lower income groups should follow the most current Department of Housing and Urban Development (HUD) definitions and guidelines.

Policy 9.3: Consider creating and offering incentives such as alternative design standards in order to provide flexibility to the developer without negatively impacting the resulting development, as feasible and appropriate, to developers of housing for the low income workforce.

Policy 9.4: Create more fully integrated neighborhoods through the development or redevelopment of mixed income and affordable in-fill housing.

Policy 9.5: Monitor the number of community housing units being created by the public and private sectors to ensure that progress is being made in meeting the current and projected community housing needs.

Policy 9.6: Collaborate with nonprofit organizations, private developers, employers, special needs groups, state and federal agencies, and other interested parties to develop and provide long-term and in-perpetuity market-based community housing.

Policy 9.7: Facilitate the creation of developments with community housing that provide longer-term and in-perpetuity affordability through homeownership, non-profit ownership, resident-owned cooperatives, and land trusts.

Policy 9.8: Prior to the next Evaluation and Appraisal Review, the City shall establish land development regulations and planning policies that enable the development of accessory dwelling units, within new developments to help increase the variety of housing opportunities available to the city's workforce, seniors, and visitors.

Special Needs

Objective 10: Provide for the development of accessible housing and appropriate supportive services so that equal housing opportunities are available to special needs populations that live within the City.

Policy 10.1: Prohibit discrimination in all aspects affecting the sale, rental, or occupancy of housing based on status or other arbitrary classification.

Policy 10.2: Partner with Sarasota County, other local governments, and regional non-profit organizations to address special needs of those living in the City including:

- Low-income housing
- Senior housing assistance

Policy 10.3: Support the development of accessible and affordable senior rental housing and housing for disabled residents in close proximity to support services.

Policy 10.4: Inform the community about available housing programs and initiatives in coordination with Sarasota County and other local, regional and state government and non-profit organizations.

Policy 10.5: Promote the preservation and development of a geographically dispersed supply of transitional and permanent housing available and affordable to extremely low-income individuals and households with children in order to reduce or prevent homelessness.

Policy 10.6: Integrate special needs housing in residential and commercial environments, with access to public transit, shopping, public amenities and supportive services.