

Housing Element

GOAL I: PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE NEIGHBORHOODS AT AFFORDABLE COSTS TO MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS OF FREEPORT.

Objective A: Provide, or assist the private sector to provide 412 units more than the 2000 level by the year 2020. These units shall be provided in a non-discriminatory fashion and shall include 144 (35%) low and moderate income accessible units by 2020.

Policy A.1: Establish a Housing Assistance Task Force to provide a public-private partnership to provide information, technical assistance and incentives to the private sector to meet both projected housing production needs, especially in production of the lower income units.

Policy A.2: Review ordinances, codes, regulations, and the permitting process to expedite private sector participation in provision of low and moderate income housing while continuing to insure the health, welfare, and safety of the Towns residents.

Policy A.3: Design the Land Development Code to promote and encourage development of housing for the elderly and special needs households as well as lower income families through use of a Housing Density Bonus system and by specifying the infrastructure and accessibility criteria necessary for such housing.

Policy A.4: Establish an Affordable Housing Trust Fund either within the City or in coordination with adjacent cities or Walton County to provide financial assistance for development and rehabilitation of lower income housing.

Objective B: By the year 2010, eliminate all substandard housing units.

Policy B.1: Begin code enforcement of existing housing by performing annual inspections of the housing stock in areas with concentrations of substandard housing.

Policy B.2: Actively seek federal and state funds to assist in the demolition or rehabilitation of substandard housing.

Policy B.3: Assist neighborhood revitalization efforts by providing code enforcement assistance, removing blighting influences and targeting capital improvements to such areas.

Objective C: Provide adequate sites for the 797 new households to be formed in Freeport by 2020.

Policy C.1: Identify target areas for lower income and special needs housing within the Housing Assistance Task Force and insure that those areas are scattered throughout the City to assure choice of location and to avoid undue concentration.

Policy C.2: Participate in the regional fair share housing distribution plan and abide by intergovernmental agreements addressing the "fair share" approach.

Policy C.3: Require the Housing Assistance Task Force to assess lower income and special needs housing requirements annually recommend projects and programs to implement the Housing Goals, Objectives, and Policies of the City of Freeport.

Policy C.4: Establish as a role of the Housing Assistance Task Force the mandate to assist low and moderate income persons including the homeless, in finding housing.

Policy C.5: Mandate non-discriminatory provision of housing as the official policy of the City of Freeport.

Objective D: Provide adequate sites for 279 factory built homes, by 2010.

Policy D.1: Design the Land Development Code to establish a Manufactured Home Park/Subdivision as a permitted use and to prohibit new locations of manufactured homes in other areas. Mobile home, as used here, refers to factory built homes (mobile homes and manufactured homes), certified by the Federal Department of Housing and Urban Development, built prior to enactment of the July, 1994 wind load standards for manufactured homes.

Policy D.2: Work with developers to provide infrastructure to new manufactured home parks and subdivisions.

Policy D.3: Architectural and aesthetic standards shall be adopted for residential land use districts, which shall be uniformly applied to conventional, modular, and manufactured homes.

Objective E: Provide suitable accessible sites for group homes and residential care facilities as required.

Policy E.1: The City has implemented non-discriminatory standards for group home location in Section 3.03.18 of the Land Development Code.

Policy E.2: The City will work with sponsors of group homes and residential care facilities to provide site selection assistance and identify sources of funding assistance.

Objective F: The City shall provide uniform and equitable treatment to all persons displaced by state and local government programs as outlines in Sec. 421.55 F.S.

Policy F.1: The City will insure that reasonably located, standard housing at an affordable cost is made available to persons displaced by public action prior to their displacement.

Objective G: Preserve and protect historically significant housing.

Policy G.1: The Housing Assistance Task Force shall provide assistance to owners of historically significant housing to identify funds for preservation and adaptive reuse.

Objective H: Conserve the existing housing stock and improve neighborhood quality.

Policy H.1: The City has adopted the Florida Building Code Congress International's Standard Housing Code as a criterion for code enforcement of existing housing units and enforce the code equitably and consistently.

Policy H.2: Designate areas with concentrations of substandard housing as CDBG Target Areas and concentrate housing rehabilitation and neighborhood revitalization efforts to those areas.

Policy H.3: Target public infrastructure improvements in existing neighborhoods to upgrade their quality and encourage infill development.

Policy H.4: Encourage individual home owners to improve their homes through the Housing Assistance Task Force's programs of providing information, technical assistance, and sources of financial assistance for home improvements and repairs.