

**HOUSING ELEMENT**  
**Goal, Objectives and Policies**

**City of Avon Park Comprehensive Plan**  
**Adopted December 26, 1990**

**GOAL:** Provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the City.

**Objective 1:**

*The City will assist the private sector to provide sufficient and affordable housing for the diversified needs of the present and future population. [9J-5.010(3)(b)1]*

Policy 1.1: On an ongoing basis, Avon Park shall provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet the required production. "Technical assistance" will include, at a minimum: a) the assembly and distribution to local contractors and builders of findings of regional and state-wide housing task forces which address private sector involvement in the affordable housing issue; b) discussions with, and referrals to the Florida Low Income Housing Coalition and other non-profit housing organizations; and c) solicitation and marketing of new low interest housing loans from banks. [9J-5.010(3)(c)1]

Policy 1.2: Beginning July 1, 1991, Avon Park will develop local government partnerships with the private sector to improve the efficiency and expand the capacity of the housing delivery system. Such partnerships will focus on the development and marketing of low interest home ownership and rental housing loans for the residents of Avon Park. [9J-5.010(3)(c)2]

Policy 1.3 By July 1, 1991, Avon Park shall review ordinances, codes, regulations and the permitting process to increase private sector participation in meeting housing needs, while maintaining the health, welfare and safety of the population. Conflicting or excessive local regulations shall be eliminated or modified. As part of its review and amendment of ordinances and regulations, the City will consider: a) the establishment of a maximum time limit for the review of development proposals; b) consolidation of multiple public hearings; and c) waiving of processing fees for affordable housing projects. [9J-5.010(3)(c)3]

**Objective 2:**

*Beginning July 1, 1991, a program(s) will be developed and implemented to reduce and replace substandard housing with standard-condition and affordable housing. Existing housing units will be renovated, rehabilitated and/or maintained to prevent them from becoming substandard. [9J-5.010(3)(b)2.*

Policy 2.1: Avon Park shall increase code enforcement activities in areas where code violations are prevalent, and institute concentrated code enforcement activities where warranted. [9J-5.010(3)(c)4]

Policy 2.2: Avon Park shall continue to seek federal and state funding for the demolition, rehabilitation, and/or replacement of substandard housing, where necessary, and shall continue such efforts on an annual or other appropriate basis. Avon Park shall continue to apply for Small Cities Community Development Block Grant funds and participate in activities funded by Community Development Block Grants and the Farmers Home Administration. The City shall consider the development of other federal or state-assisted programs that rehabilitate and/or replace housing for low and moderate income families, and households with special housing needs. [9J-5.010(3)(c)7]

Policy 2.3: By 2000, Avon Park will rehabilitate 100 substandard housing units through the use of Community Development Block Grant funding. [9J-5.010(3)(c)7]

### **Objective 3:**

*By July 1, 1991, Avon Park shall ensure that zoning and site plan regulations allow adequate sites for housing for low and moderate income families, households with special housing needs such as rural and farmworker households, for the elderly, and for mobile homes. Local regulations shall be amended, as necessary, to implement this objective. [9J-5.010(3)(b)3]*

Policy 3.1: The principles and criteria for siting low and moderate income housing shall be:

- \* To ensure that low/moderate income families have adequate public facilities and services based on a fair-share distribution of costs; and
- \* To provide for adequate sites for low/moderate income housing based on projections and demand for such housing. [9J-5.010(3)(c)5]

Policy 3.2: The Office of Fair Housing will continue to assist low and moderate income persons to find adequate housing. [9J-5.010(3)(c)1]

Policy 3.3: The principles and criteria for the location of housing for households with special housing needs, including elderly, rural and farmworker households shall be:

- \* To provide for adequate sites for housing for households with special housing needs based on projections and demand for such units;
- \* To ensure that households with special housing needs have adequate public facilities and services based on a fair-share distribution of costs; and
- \* To provide for sites for households with special housing needs in close proximity to grocery stores, educational facilities and/or public health facilities, as appropriate. [9J-5.010(3)(c)5]

Policy 3.4: The principles and criteria for siting mobile homes shall be:

- \* To ensure that mobile home residents have adequate public facilities and services based on a fair-share distribution of costs;
- \* To require developers of new mobile home parks or subdivisions to provide adequate hurricane shelter space for residents of such parks or subdivisions;
- \* New mobile home parks or subdivisions shall be at least 10 acres in size; and
- \* To provide for adequate sites for mobile homes and mobile home parks or subdivisions based on projections and demand for such housing.

**Objective 4:**

*Sufficient sites will be made available in suitable residential areas, for residential-scale group homes and foster care facilities. [9J-5.010(3)(b)4]*

Policy 4.1: By July 1, 1991, Avon Park's land development regulations will be reviewed and amended as necessary to establish non-discriminatory standards and criteria addressing the location of group homes and foster care facilities. [9J-5.010(3)(c)6]

Policy 4.2: The principles and criteria for siting group homes and foster care facilities shall be to provide clients of such facilities adequate public facilities and services on the basis of a fair-share distribution of costs, and to permit such group homes and foster care facilities in areas of a residential character provided that the group home or foster care facility is consistent with the surrounding area. [9J-5.010(3)(c)6]

**Objective 5:**

*By July 1, 1991, conservation, rehabilitation or demolition of housing will be ensured through programs of code enforcement, state or federally-assisted housing and community*

*development activities, technical assistance, and interagency coordination to provide decent, safe and sanitary housing. [9J-5.010(3)(b)5]*

Policy 5.1: By July 1, 1991, review and amend where necessary the City's housing and health codes, and the City's standards relating to the care and maintenance of residential and neighborhood environments and facilities. The City will adopt and enforce housing quality standards no less stringent than those of the U.S. Department of Housing and Urban Development Section 8 Existing Housing Program. [9J-5.010(3)(c)3]

Policy 5.2: Avon Park shall continue to participate in the Community Development Block Grant program. [9J-5.010(3)(c)7]

Policy 5.3: Avon Park shall encourage individual homeowners to increase private reinvestment in housing by providing information, technical assistance, and incentives. A comprehensive program determining and implementing these activities shall be prepared by the Avon Park Housing Task Force, approved by City Council, and administered through the City Manager's Office. [9J-5.010(3)(c)2]

#### **Objective 6:**

*Avon Park shall establish procedures to inventory the entire City to identify historically significant housing. [9J-5.010(3)(b)5]*

Policy 6.1: By July 1, 1991, criteria shall be established in land development regulations to provide for the local designation of historically significant housing, structures and sites. All sites listed in the Florida Master Site Inventory shall be considered for local designation.

Policy 6.2: By July 1, 1992, procedures shall be developed and implemented to identify historically significant housing throughout the City.

Policy 6.3: Avon Park shall establish procedures for the protection of locally designated historically significant housing, structures or sites, and shall develop criteria under which a locally designated structure or site may be altered or demolished. At a minimum, an extra-ordinary vote by City Council (5 of 7 votes) shall be required to authorize significant alteration or demolition, subject to established procedures regulating alteration or demolition of any site or structure, for areas of the City not within the Community Redevelopment Area. Within the Community Redevelopment Area, an extra-ordinary vote of the Community Redevelopment Agency Board of Directors shall be required to authorize significant alteration or demolition, subject to established procedures regulation alteration or demolition of any site or structure.

Policy 6.4: The conservation, rehabilitation, or demolition of locally designated historic housing units shall be carried out in cooperation with recognized historic preservation organizations. [9J-5.010(3)(c)3]

**Objective 7:**

*By July 1, 1991, a program shall be developed by the City of Avon Park to implement the stated goal, objectives and policies of this element. [9J-5.010(3)(b)7]*

Policy 7.1: The Housing Task Force will develop, and the City will implement a housing program to meet the goal, objectives and policies of this element. [9J-5.010(3)(c)1]

**Objective 8:**

*On a continuing basis, as part of its participation in CDBG, FmHA, or other federally assisted efforts to revitalize and stabilize the City's housing stock, Avon Park will ensure that relocation housing is available for persons displaced by renovation or demolition activities. [9J-5.010(3)(b)6]*

Policy 8.1: Avon Park will abide by the mandate of the federal Uniform Relocation Act, ensuring that anyone who will be temporarily or permanently displaced, as a result of federally- assisted housing programs, will be provided adequate relocation assistance. [9J-5.010(3)(c)8]

*[RESERVED]*

