

## 2.3 HOUSING

**Goal:** Assure the availability of housing to meet the existing and future needs of all residents of Bonifay for all income levels.

**Objective 1** *Assist in the creation and/or preservation of affordable housing that meets special housing needs, and assure adequate sites and distribution of housing to meet the 2020 housing needs identified in the Affordable Housing Needs Assessment for the City of Bonifay.*

**Policy 1.1** Provide information and technical assistance to the private sector in meeting the future housing needs of the projected population.

**Policy 1.2** Establish involvement with the private sector, and non-profit organizations, to improve coordination among those providing housing production.

**Policy 1.3** The City shall revise the building permit process so that it provides a more integrated process between the City and developers in order to facilitate the housing delivery system.

**Policy 1.4** Continue to update and enforce building codes in order to provide safe housing structures.

**Policy 1.5** Continue to provide all needed infrastructure and services associated with future housing of all types, except for those provided by the developer or resident.

**Objective 2** *The City shall pursue all available grant sources to eliminate substandard housing. Modern construction codes shall be adopted for all new construction and renovations to existing housing. The number of substandard units shall decrease by 5% county-wide by the year 2020, through demolition and/or renovations, compared to the number of substandard structures as defined by the 2000 U.S. Census Bureau "Measuring the Quality of Housing" statistics.*

**Policy 2.1** Inventory the City's housing stock by the year 2008 to identify substandard units and units qualifying for conservation, rehabilitation or demolition programs. Update on a yearly basis the inventory of substandard housing, removing rehabilitated housing from the inventory and entering housing that has become deteriorated or dilapidated since the last update.

**Policy 2.2** Review the Southern Standard Building Code's minimum housing standards. Adopt and enforce a City wide minimum housing code ordinance that meets the criteria of the Southern Standard Building Code.

**Policy 2.3** Ensure that procedures enabling the rehabilitation and demolition of housing structures determined to be substandard are carried out in a timely manner.

**Policy 2.4** Seek private, local, state and federal funding for the demolition or rehabilitation of substandard housing. Identify housing and neighborhoods (with the assistance of Health and Rehabilitative Services (HRS), Tri-County Community Council, local government officials, and the private sector) where Community Development Block Grants (CDBG) funds or other funding would be of greatest public benefit that would eliminate substandard housing and improve neighborhood quality through conservation, rehabilitation, weatherization and demolition. Apply funding for housing improvements to those locations in a timely manner.

**Policy 2.5** Consistent with level of service standards, permit mixed-use, cluster housing, or other reuses of the existing housing stock, which will result in the removal or renovation of substandard housing units.

**Policy 2.6** The City shall review and update or establish nuisance abatement/litter ordinances to maintain the aesthetic qualities of residential areas.

**Objective 3** *Allow for development of flexible regulations that meet elderly, handicapped, and low-and moderate-income citizen housing needs. Such needs include small homes, manufactured housing, mobile home sub-divisions and parks, accessory residences, and group/foster care facilities.*

**Policy 3.1** Pursue federal sources of funding earmarked for low-and moderate-income housing, and allocate a minimum of 45% of CDBG funds for such housing.

**Policy 3.2** The City shall appoint an "Affordable Housing Task Force" to assess on an annual basis low- and moderate-income housing needs and recommend programs to facilitate implementation of the Housing Goals, Objectives and Policies. Input shall be sought from each municipality. A report with recommendations will be provided to each municipal council and the county commission with suggestions as to how they can assist in the overall need for affordable housing.

**Policy 3.3** The City shall provide density bonuses for developments located within the "low density residential" and "medium density residential" future land use categories that provide affordable housing as defined by the Affordable Housing Needs Assessment for the City of Bonifay.

**Policy 3.4** Residential design manufactured homes are allowable in future land use designations permitting residential development on any lot where a site built residential structure would be allowable, except that they would not be allowable in the "historic" land use category, subject to design criteria, including minimum construction standards, minimum dimensions for on-site assembled width across the narrowest portion, roofing material texture/color, roof pitch, materials used for exterior finish and skirting, removal of transportation equipment, and foundation and anchorage requirements. Residential design manufactured homes are also allowable in mobile home parks and subdivisions in the "estate residential",

“medium density residential”, and “urban mixed use” land use categories.

**Policy 3.5** Standard design manufactured homes are allowable uses in the “agriculture” and “rural residential” future land use categories on any lot or metes and bounds parcel where a site built structure would be allowable and in manufactured/mobile home parks and subdivisions. Such developments shall be subject to all other development standards established by the Comprehensive Plan and the land development regulations. Standard design manufactured homes are also allowed in mobile home parks and subdivisions in the “medium density residential” and “urban mixed use” land use categories.

**Policy 3.6** Mobile homes shall be allowable only in mobile home parks and subdivisions in the “estate residential”, “medium density residential” and “urban mixed use” land use categories.

**Policy 3.7** Accessory residential structures (i.e. "granny flats", "mother-in-law" and "studio" apartments) will be permitted in land use designations permitting residential development, subject to LPA approval, individual property covenants, densities, and level of service standards. To protect the aesthetic qualities of existing neighborhoods, accessory residential structures shall be required to meet site and design criteria so that exterior designs blend with nearby existing residential dwellings. Manufactured accessory residential structures shall be required to meet the site and design criteria of manufactured housing, as stated in Policy 3.4.

**Policy 3.8** Community residential facilities (i.e. foster care, group homes) licensed or funded by the Florida Agency for Health Care Administration and the Department of Children and Families will be allowed to locate in land use designations that permit residential development, depending on the number of residents occupying the home pursuant to Chapter 419, F.S., as follows:

- a. Community residential facilities housing six or fewer residents shall be permitted in all future land use categories that allow residential development.
- b. Community residential facilities housing seven to fourteen residents are permitted in “medium density residential” and “urban mixed use” future land use categories.

**Objective 4** *The City shall develop procedures for the identification and protection of historically significant housing sites and structures, including structures that are significant examples of the architectural design of their period.*

**Policy 4.1** The City shall assist property owners of historically significant housing in applying for and utilizing private, state and federal financial and technical assistance programs.

**Policy 4.2** The City shall adopt an ordinance allowing for the timely evaluation of housing sites involved in public programs and projects for historical or architectural significance prior to alteration or demolition. Housing sites determined to be of historical or architectural significance shall be recorded prior to alteration or demolition.

**Policy 4.3** Any alteration or rehabilitation of historically or architecturally significant housing shall be done in such a manner as to protect the structure's significance. The City shall adopt procedures that ensure that such significance is protected.

**Policy 4.4** Amend the Building Code to include a delay-of-demolition provision for housing over 50 years old and/or housing found to be of historical or architectural significance. Preservation alternatives shall be evaluated and recording of the site shall be completed during the delay period.

**Policy 4.5** Identify sites and areas with historic designation potential and take measures to have the site and/or district placed on the National Register of Historical Places.

**Policy 4.6** Identify housing structures and sites that merit protection due to their unique characteristics or representative nature. Identify these structures and sites on a "Historic Resources Map" to be used as a reference in the Comprehensive Plan.

***Objective 5*** *Provide relocation housing in a uniform and equitable manner for persons displaced by public programs or projects.*

**Policy 5.1** A housing relocation plan shall be included as an element of any City program or project that requires displacement or relocation of residents. The plan shall contain provisions for interim or permanent housing for persons being displaced. Very-low- and low-income residents displaced by government action shall be given high priority to obtain public housing or subsidized housing assistance.

**Policy 5.2** Pursue grants to provide for relocating low- and moderate-income residents displaced during the housing rehabilitation process.