



Polling: Ideas to  
Keep or Delete

### 3 HOUSING ELEMENT

The goal of the Housing Element of the Comprehensive Plan is to ensure that the City supports the provision and maintenance of an adequate inventory of safe, sanitary and energy efficient housing in suitable neighborhoods at affordable costs that meets the needs of the City's present and future residents. This element provides policies and objectives that generally focus on meeting demand for a variety of housing types, reducing or eliminating substandard housing, providing for affordable housing, and providing sites for group homes and group residential facilities.

Delete

#### HOUSING ELEMENT HIGHLIGHTS

Keep with  
Changes

1. Ensure adequate sites for various housing types, including affordable housing, are available to meet established demand;
2. Perform a housing needs assessment and update it every 5 years;
3. Ensure the availability of public facilities at adopted level of service standards for all housing;
4. Encourage the preservation of safe and sanitary housing;
5. Encourage rehabilitation, reuse and maintenance of existing housing;
6. Establish a neighborhood planning program;
7. Encourage increasing the supply of affordable and workforce housing to meet demand;
8. Evaluate the adoption of incentives for development of affordable housing;
9. Ensure that sites zoned for group homes and foster care facilities will be available at suitable locations; and
10. Encourage energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing.

Keep or

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## Comprehensive Land Use Planning as it relates to housing needs to

- 1.) Stop being aspirational and be developed via SMART Goals (see attached)
- 2.) The city needs to adopt various ordinances that provide specific meaningful definitions for the COMP Plan documents including “adequate sites”, “appropriate locations” (one and the same?) “affordable housing”, “Inclusionary zoning”, “low impact development”, “SMART growth guidelines” which lead “sustainable planning & building.
- 3.) City should consider incentivizing redevelopment (currently vacant land That has been built on before – with or without structures.)
- 4.) Place a 1-year moratorium on development of vacant land until assessment of the capacity of the island is completed, as outlined in the land use goal.

**The City shall ensure that adequate sites** for the various housing types, including affordable housing, are available within the City to meet the established demand, or **until complete build-out of developable properties.**

DELETE **until complete build-out of developable properties** because speculative development contradicts Comp plan, sustainable development, and conservation goals. Criteria need to be established to assess adequate sites.

Policy 3.01.05.

The City shall continue to provide land use designations on the **FLUM and zoning districts on the official zoning map** to ensure that appropriate locations are available for single family, duplex, and multi-family housing units within the City. As you are currently doing, clear up FLUM/comp plan discrepancies creating a FLUM that is based on conservation of maritime forest ecosystem services, soil limitations, and flood zones, and infrastructure capacity.

FLUM, Comprehensive Plan and Land Development Code must align.

**The City shall maintain Land Development Code policies that minimize barriers to the development of existing vacant lots. Delete this policy. Or at least add the city's newly adopted policy that details methods for conservation of land inside the city limits.**

Policy 3.03.10.

The City shall consider adopting, as part of its Land Development Code, incentives for developers of affordable housing which may include, but not be limited to, the following:

- a. Density bonuses - Incentivize vertical density over horizontal.
- b. Reduction or waiver of eligible impact fees (excludes water/sewer impact fees) for inclusionary housing.
- c. Incentivize for affordability via bonuses for mixed use development.
- d. Reduction of site requirements Delete this going forward in the new EAR document.
- e. Green building and energy efficiency certifications
- f. Expedited permitting for sustainable best management practices.
- g. Incentivize builder developers for redeveloping existing spaces to meet other community needs (schools, affordable housing, community meeting spaces)
- h. Incentivize builder developers to use cost-effective housing types (manufactured ADUs and small footprint homes).

### Policy 3.04.05 Group Homes

Establish ordinances and processes to permit group homes for developmentally challenged, disabled veterans...

### Policy 3.06.01.

The City shall promote energy efficiency, resource management and conservation for new and existing housing in an effort to keep housing costs at a minimum and to conserve resources. The Standards exist, but need to be formally adopted by COFB. Incentives for LEED, Green Building Standards and Certification Systems, GBCI, Green Business Certification Inc., Green Globes, Greenguard, National Green Building Standard certification,

### Policy 3.03. \_\_\_ create

The City will establish Conservation Priority Zones based on critical habitat assessment (in conjunction with existing surveys by ATC, Sierra Club, etc) and establish an ordinance to mitigate loss by having a developer secure land in specified areas (Conservation Priority Zones)

### **Sustainability**

The Comprehensive Plan will support and maintain the physical, mental, and spiritual well-being of our citizens; support and maintain robust diverse economies; and support and maintain the natural resources that provide ecosystem services to all inhabitants. Sustainable growth meets the needs of the present population without compromising the ability of future generations to meet their needs, by maintaining a healthy economy, environment, and society.

### Environmental Criteria

- Redevelopment of predeveloped land

- Green construction methods

- Environmental Threshold standards as measured by Biophysiochemical monitoring (for example)

- Quality of life threshold standards as measured by periodic traffic volume monitoring (for example)



amelia tree conservancy

### Goal 3: Housing

- Do we have **updated housing needs data**?
- Comprehensive plan needs **specific, measurable goals**.
- We need to integrate all of our **updated data related to capacities (Goal 1: Future land use)** into planning for housing.
- The following terms need **definition**:
  - Affordable housing
  - Adequate site (this would include FEMA flood map, USDA soil survey and other data)
  - Sustainable construction
- **Affordable housing**:
  - We need a requirement for **“inclusionary zoning”** to address affordable housing needs, with a specific standard and clear definition. It is unhealthy to have affordable housing blocked together in one location/area. It needs to be distributed throughout the city.
  - We need to look to ideas from other states, such as converting an unused shopping center to school or housing space
  - Small footprint homes could address a number of needs, especially of small lots in certain parts of the city, and be more environmentally sustainable
- We need a strong, specific **requirement for low-impact development, conservation site design and green building standards** incorporated into the Comp Plan and strongly reflected in the LDC, **with education, monitoring and enforcement** backing them up. These should be done within 6 months.
- City needs to **incentivize redevelopment** (currently vacant land that has been built on before – with or without structures.) and place a 1-year moratorium on development of vacant land until assessment of the capacity of the island is completed, as outlined in the land use goal.
- Policy 3.04.05. **Group homes**: This section needs a specific reference to the state standards covering group home facilities, staffing and programs.
- Policy 3.06. Energy Efficiency & sustainability
  - Policy 3.06.02 The following should be added:
    - **standards and time line for incorporating low-impact development, conservation site design and green building into the LDC (6 mo.) and fully implementing the new standards (no more than 12 mos.), to include education, monitoring and enforcement.**
    - **conservation of mature trees, native understory and native soil, as outlined in the conservation section (could also add some of the language in the previous point)**