

HOUSING ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 18, 2010

**HOUSING ELEMENT
TABLE OF CONTENTS**

A. INTRODUCTION 1
 1. PURPOSE.....1
B. INVENTORY 1
 1. HOUSING CHARACTERISTICS1
 a. Housing Unit Structure1
 b. Age of Housing Units2
 c. Tenure and Vacancy3
 d. Housing Values and Rent3
 2. GROUP HOMES6
 3. HOUSING CONDITIONS7
 a. Housing Improvement Strategies.....8
 4. HISTORICALLY SIGNIFICANT HOUSING9
 5. MOBILE HOME PARKS.....12
 6. HOUSING CONSTRUCTION.....12
C. PROJECTED HOUSING DEMANDS AND NEEDS 13
 1. POPULATION PROJECTIONS14
 2. HOUSEHOLDS BY SIZE.....14
 3. HOUSEHOLDERS BY AGE AND TENURE.....15
 a. Elderly and Disabled Households.....15
 4. HOUSEHOLDS BY INCOME16
 5. AFFORDABLE HOUSING16
 6. LAND REQUIREMENT.....18
 7. PRIVATE SECTOR CONTRIBUTION18
 8. PROVISION OF HOUSING FOR VERY LOW, LOW, AND MODERATE
 INCOME HOUSEHOLDS18
 9. INFRASTRUCTURE REQUIREMENTS19
D. GOALS, OBJECTIVES, AND POLICIES 21

LIST OF TABLES

TABLE 1:	HOUSING UNIT BY STRUCTURE TYPE, 2000	2
TABLE 2:	NUMBER OF YEAR-ROUND UNITS BY AGE, 2000	2
TABLE 3:	HOUSING CHARACTERISTICS BY TENURE, 2000.....	3
TABLE 4:	VALUE OF SPECIFIED OWNER OCCUPIED HOUSING UNITS, 2000.....	4
TABLE 5:	GROSS RENT FOR SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 2000.....	5
TABLE 6:	HOUSEHOLDS BY COST BURDEN, 2008.....	5
TABLE 7:	ASSISTED HOUSING INVENTORY, 2008.....	6
TABLE 8:	INTERNAL CONDITIONS OF HOUSING STOCK, 2000.....	7
TABLE 9:	HISTORIC SITES AND STRUCTURES	9
TABLE 10:	NUMBER OF HOUSES CONSTRUCTED BY TYPE, 2000 – 2009	13
TABLE 11:	POPULATION PROJECTION BY AGE, 2008 - 2025	14
TABLE 12:	HOUSEHOLDS BY HOUSEHOLD SIZE, 2008 - 2025	14
TABLE 13:	HOUSEHOLDERS BY AGE AND TENURE, 2008 - 2025	15
TABLE 14:	HOUSEHOLDERS BY INCOME CATEGORY, 2008 - 2025	16
TABLE 15:	HOUSEHOLDS BY HOUSING COST BURDEN, 2008 - 2025	17
TABLE 16:	SEVERELY COST BURDEN HOUSEHOLDS, 2008 - 2025	17
TABLE 17:	LAND REQUIREMENTS FOR PROJECTED HOUSING NEEDS, 2008 - 2025	18

CHAPTER 3 HOUSING ELEMENT

***It is important to note that the old data and analysis from the *1992 Comprehensive Plan* is being superseded by new data and analysis presented below; however, the current Goals, Objectives, and Policies have been included in this *Element*. This *Element* was updated accordingly to reflect the new planning period.

A. INTRODUCTION

1. Purpose

The purpose of this *Element* is to provide guidance to the City of Groveland to develop appropriate plans and policies to demonstrate their commitment to meet identified or projected deficits in the supply of housing. These plans and policies address government activities as well as provide direction and assistance to the efforts of the private sector.

B. INVENTORY

An examination of the City's housing stock by type, age, tenure, rent, value, condition, and rent/cost-to income ratios is essential in determining the type of new housing which should be built within the City. To a large extent, characteristics of existing structures determine what can be built and marketed in the future. The following comprises a housing inventory, the first step in a supply side analysis, compiled primarily from the 2000 US Census [9J-5.010 (1)(a), F.A.C.]. Each local housing characteristic will be examined below in at least one separate paragraph [9J-5.010 (1)(b), F.A.C.]. Data and analysis will be used to determine the significance of each for the purposes of local government planning activity [9J-5.010 (1)(b), F.A.C.].

According to the 2000 Census data, the City had 900 dwelling units in 2000. In 2008, the Florida Housing Data Clearinghouse (Shimberg) reported that the number of dwellings increased to 2,683 units.

1. Housing Characteristics

This section provides an inventory of Groveland's dwelling units by their type (single family, multi-family, and mobile home), age, tenure (owner- or renter-occupied), and cost.

a. Housing Unit Structure

The 2000 Census found that about 80 percent (717 units) of the City's housing stock was comprised of single family units (see Table 1). The County had a much lower percentage (60 percent) of single family homes than the City. There were 41 mobile homes in the City and about 30% of the housing stock in the County were mobile homes [9J-5.010 (1)(a) and (1)(b), F.A.C.].

TABLE 1: HOUSING UNIT BY STRUCTURE TYPE, 2000

Structure Type	Groveland		Lake County	
	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units
Single-Family Detached	702	78.00%	59,006	57.38%
Single-Family Attached	15	1.67%	2,488	2.42%
Two-Family*	61	6.78%	2,222	2.16%
Multi-Family	81	9.00%	7885	7.67%
Mobile Homes	41	4.56%	30,549	29.71%
Other	0	0.00%	680	0.66%
Total	900	100.00%	102,830	100.00%

Note: * These are units in structures containing 2 or more housing units
 Source: U.S. Census, 2000 Summary File 3

b. Age of Housing Units

Groveland entered a residential construction housing boom between 1950 and 1989. As a consequence, about 34% of housing in the City is less than 30 years old and 70% is less than 50 years old (see Table 2). Generally speaking, the economically useful age of residential structures is considered to be approximately 50 years. Once a residence has reached that age, repairs become more costly and the ability to modernize the structure to include amenities considered standard for today’s lifestyles is diminished. Therefore, when a community’s housing stock reaches this age threshold, the need for housing rehabilitation, demolition, and new construction may become more apparent. As indicated in Table 2, about 30 percent of the City’s housing stock is 50 or more years of age [9J-5.010 (1)(a), F.A.C.].

TABLE 2: NUMBER OF YEAR-ROUND UNITS BY AGE, 2000

Year Constructed	Groveland		Lake County	
	2000 Number of Units	2000 Percent of Total	2000 Number of Units	2000 Percent of Total
1999-March 2000	52	5.78%	4,669	4.54%
1995-1998	71	7.89%	14,838	14.43%
1990-1994	84	9.33%	15,887	15.45%
1980-1989	96	10.67%	26,621	25.89%
1970-1979	138	15.33%	19,059	18.53%
1960-1969	190	21.11%	8,560	8.32%
1950-1959	149	16.56%	7,168	6.97%

Year Constructed	Groveland		Lake County	
	2000 Number of Units	2000 Percent of Total	2000 Number of Units	2000 Percent of Total
1940-1949	66	7.33%	2,581	2.51%
1939 or Earlier	54	6.00%	3,447	3.35%
Total	900	100.00%	102,830	100.00%

Source: U.S. Census, 2000 Summary File 3

c. Tenure and Vacancy

Based on 2000 Census data, about 91% (823) of the City’s dwelling units were occupied and the remaining 77 units were vacant. This was much higher than the dwelling unit occupancy rate for the County at 86 percent. None of the vacant units in the City were used for seasonal, recreational, or occasional use; while the County had a much higher rate of 50 percent. Additionally, there were 590 owner-occupied units (65.6% of the total units) in the City in 2000 (see Table 3) [9J-5.010 (1)(a) and (b), F.A.C.].

TABLE 3: HOUSING CHARACTERISTICS BY TENURE, 2000

Tenure	Groveland	% of Units	2000 Lake County	% of Units
Total Housing Units	900	100.00%	102,830	100.00%
Owner-Occupied	590	65.56%	72,047	70.06%
Renter Occupied	233	25.89%	16,366	15.92%
Vacant Housing Units	77	8.56%	14,417	14.02%
Vacant Housing Units (For Seasonal or Recreational Use)	0	0.00%	7,247	50.27%
Vacant Units for Rent	0	0.00%	2,146	14.89%
Vacant Units for Sale	32	41.56%	1,944	13.48%
Vacant Units Not Rented, Not Sold, Not Occupied	0	0.00%	1,172	8.13%
Vacant Units for Migrant Workers	0	0.00%	12	0.08%
Other Vacant Units	45	58.44%	1,896	13.15%
Home Owner Rate	71.69%		81.49%	
Vacancy Rate	8.56%		14.02%	

Source: U.S. Census, 2000 Summary File 3

d. Housing Values and Rent

Value and Cost of Owner-Occupied Housing

Census 2000 data show that about 89% of the houses in Groveland and 78% in the County were valued less than \$150,000 (see Table 4). The median value of these dwelling units in the City in 2000 was \$75,300. This value was significantly

lower than Lake County’s median housing value of \$100,600 [9J-5.010 (1)(a) and (b), F.A.C.].

TABLE 4: VALUE¹ OF SPECIFIED OWNER OCCUPIED HOUSING UNITS, 2000

Total Value	Groveland		Lake County	
	Number Of Units	Percent of Total	Number of Units	Percent of Total
<\$50,000	129	24.34%	3,846	8.16%
\$50,000-\$99,999	226	42.64%	19,527	41.43%
\$100,000-\$149,999	118	22.26%	13,142	27.88%
\$150,000-\$199,999	53	10.00%	5,933	12.59%
\$200,000-\$299,999	4	0.75%	3,146	6.67%
\$300,000-\$499,000	0	0.00%	1,221	2.59%
\$500,000-\$999,999	0	0.00%	256	0.54%
\$1,000,000 or more	0	0.00%	61	0.13%
Total	530	100.00%	47,132	100.00%

Source: U.S. Census, 2000 Summary File 3

Cost of Rental Housing

Table 5 presents the monthly charge for the City’s rental units with the exception of single-family houses on 10 acres or more (U.S. Census 2000). In comparison to the County as a whole, the City’s residents pay slightly less than the average rent for rental housing units. In 2000, about 70% of the renter occupied units paid between \$200 and \$749 per month and 9% paid \$850 or more per month. The County’s rental housing cost percentages were slightly lower with about 69% of the units paying between \$200 and \$749 per month and significantly higher with 17% paying \$850 or more per month [9J-5.010 (1)(a) and (b), F.A.C.]. These charges, called ‘gross rent,’ include the estimated average monthly cost of utilities (electricity, gas, water and sewer).

¹ Include only single-family houses on less than 10 acres without a business or medical office on the property; mobile homes are not included.

TABLE 5: GROSS RENT FOR SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 2000

Gross Rent	Groveland		Lake County	
	Number of Units	Percent Of Total	Number of Units	Percent of Total
<\$200	25	10.73%	835	5.15%
\$200-\$299	37	15.88%	768	4.74%
\$300-\$499	49	21.03%	4,819	29.74%
\$500-\$749	78	33.48%	5,663	34.95%
\$750-\$999	12	5.15%	1,672	10.32%
\$1,000-\$1,499	4	1.72%	697	4.30%
\$1,500 or more	4	1.72%	461	2.84%
No cash rent	24	10.30%	1,290	7.96%
Total	233	100.00%	16,205	100.00%

Source: U.S. Census, 2000 Summary File 3

Housing Affordability

Housing affordability is defined by housing cost as a percentage of household income. Monthly payments of more than 30 percent of income are considered a cost burden. In 2008, 680 households (25%) in Groveland paid more than 30% of their income for housing. By comparison, 23% of households in the County were cost-burdened. Additionally, 275 households in Groveland (10%) and 11,196 households in Lake County (9%) paid more than 50% of their income for housing. See Table 6 [9J-5.010 (1)(a), (b), and (c), F.A.C.].

TABLE 6: HOUSEHOLDS BY COST BURDEN, 2008

Location	Amount of Income Paid on Housing			
	0 – 30%	30% - 50%	50% or more	Total
Groveland (Owner)	1,459	245	139	1,843
Groveland (Renter)	544	160	136	840
Lake County (Owner)	78,824	12,576	7,464	98,864
Lake County (Renter)	14,873	4,575	3,732	23,180

Source: Florida Housing Clearinghouse – Shimberg Center for Affordable Housing; Regional Profiles; Obtained online from <http://flhousingdata.shimberg.ufl.edu> on April 20, 2010.

Subsidized Housing

According to the Florida Housing Data Clearinghouse, as of April 2010, there are 2 renter-occupied housing developments in Groveland listed in the Assisted Housing Inventory database with 52 subsidized units (see Table 7) [9J-5.010

(1)(d), F.A.C.]. Overall, there are 66 subsidized housing developments in the County with 5,324 subsidized units.

TABLE 7: ASSISTED HOUSING INVENTORY, 2008

Development Name	Address	Total Units	Assisted Units	Housing Program(s)
Greenleaf Village	162 Jim Payne Rd., Groveland, FL 32736	37	32	Housing Credits 9%; Rental Assistance/RD; Section 515
Sun Village, Ltd.	829 Village Cir, Groveland, FL 34736	34	20	Rental Assistance/RD; Section 515

Source: Florida Housing Clearinghouse – Shimberg Center for Affordable Housing; Regional Profiles; Obtained online from <http://flhousingdata.shimberg.ufl.edu> on April 20, 2010.

2. Group Homes

The Florida Department of Children and Family Services (DCF) licenses group homes for children 19 years or less. Group homes that serve persons with disabilities are regulated by the Agency for Persons with Disabilities (APD). The Agency for Health Care Administration (AHCA) licenses group homes for the elderly. In April 2010, the APD reported that there were no licensed group home facilities for residents with disabilities in Groveland. According to the AHCA, as of April 2010, there is a licensed assisted living facility² (1055 Kansas Avenue) and a licensed adult family care home³ (17925 Coralwood Lane) in the City. The 2000 Census data indicated there were no group quarters such as nursing homes, correctional institutions, boarding homes, and juvenile institutions in the City. [9J-5.010(1)(e) and (2)(f)4, F.A.C.]. It is important to note that due to the sensitivity of the group homes licensed by DCF, these facilities were omitted from the analysis and specific details regarding these facilities can be obtained from DCF.

The City has adopted and it enforces Land Development Regulations which specifically address group homes. Foster homes are allowed in residential districts; nursing homes

² Assisted living facilities provide full-time living arrangements in the least restrictive and most home-like setting. The basic services include, but are not limited to: housing and nutritional meals; help with the activities of daily living, like bathing, dressing, eating, walking, physical transfer, giving medications or helping residents give themselves medications; arrange for health care services; provide or arrange for transportation to health care services; health monitoring; respite care; and social activities.

³ Adult family care homes provide full-time, family-type living in a private home for up to five elderly persons or adults with a disability, who are not related to the owner. The owner lives in the same house as the residents. The basic services include, but are not limited to: housing and nutritional meals; help with the activities of daily living, like bathing, dressing, eating, walking, physical transfer, giving medications or helping residents give themselves medications; supervision of residents; arrange for health care services; provide or arrange for transportation to health care services; health monitoring; and social activities.

are permitted in the institutional zoning district; and by special exception in the commercial zoning district.

3. Housing Conditions

Effective public policy requires that the condition of housing be measured on an objective scale. To measure adequacy, the U.S. Census records the presence or absence of items such as water supply, kitchen facilities, central heating and plumbing and whether or not housing units are overcrowded⁴. Plumbing facilities have usually been singled out as the equipment most relevant to an overall evaluation of housing conditions. The lack of central heating equipment, which amounted to 10 units (483 units for the County), is excluded since it is not considered a reliable indicator of local housing adequacy due to the City's and County's warm climate [9J-5.010 (1)(c) and (2)(f)2, F.A.C.].

According to the 2000 Census data, 60 of the homes in the City's housing stock were substandard⁵ or in an unacceptable condition in 2000. Table 8 provides a summary of local internal housing condition indicators.

A Code Enforcement Ordinance and Board have been established to assist in correction of problems. Additionally, the City's Community Redevelopment Area Plan includes strategies and measures for evaluating and upgrading substandard units within the redevelopment area.

TABLE 8: INTERNAL CONDITIONS OF HOUSING STOCK, 2000

Housing Condition (Occupied Units)	Groveland Total	Groveland Percentage	Lake County Total	Lake County Percentage
Lacking complete plumbing	0	0.00%	384	0.43%
Lacking complete kitchen facilities	5	0.61%	381	0.43%
Overcrowded units	55	6.68%	2,417	2.73%
Total	60	7.29%	3,182	3.60%

Source: U.S. Census, 2000 Summary File 3.

Note: Percentages are based on the percentage of occupied dwelling units as reported by the U.S. Census Bureau.

⁴ Meaning that more than one person per room was housed in the occupied housing unit.

⁵ Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing.

a. Housing Improvement Strategies

The key to implementing a housing improvement strategy is selecting the appropriate treatment for an area and applying it at the proper time. There are essentially three approaches to halting or preventing structural quality decline. They are preservation, rehabilitation, and redevelopment.

Preservation. The preservation technique is appropriate for structures found to be in sound condition. The concept of preservation involves continued maintenance and protection of the existing housing stock through code enforcement, as well as the provision of necessary public facilities and services.

Preservation is intended to be a long-term approach to combat structural decay. The process jointly involves property owners, tenants, local officials, and private lending institutions. Further, preservation techniques involve conservation, maintenance, continued protection through ordinance enforcement, and infrastructure improvement in areas where most structures are found to be in sound condition, with only a small percentage rated as deteriorating or substandard.

Rehabilitation. Rehabilitation is appropriate for areas where between 10 and 49 percent of the residential structures are classified as deteriorating or in substandard condition. A more recent inventory is needed in the City to determine the amount of residential units classified as deteriorating or substandard.

Rehabilitation strategies include the repair of existing structural defects, the correction of environmental deficiencies, and the upgrading of public services and facilities to eliminate blighting conditions. Deteriorating units can be improved to meet the standards of established codes. Construction or reconstruction in the vicinity of these dwelling units may also be necessary to increase the potential for private investment. Rehabilitation activities would require the City to provide information to property owners describing procedures and methods of undertaking rehabilitation projects. Participation in housing assistance programs may be a component of this strategy. Homeowners may be eligible for financial assistance from the County administered programs [9J-5.010 (2)(f)(2), F.A.C.].

Redevelopment. A rehabilitation program may not be economically feasible if 50 percent or more of the dwelling units in an area are rated as deteriorated or substandard. In such case, a redevelopment strategy is appropriate. Redevelopment primarily involves the clearance of existing structures to allow for the construction of new structures in the area in accordance with an approved plan. This treatment is intended to have a long-term effect, ensuring satisfactory conditions for 50 years or more.

The City has established a Community Redevelopment Area and Community Redevelopment Agency to address the rehabilitation and redevelopment needs of the City.

4. Historically Significant Housing

The Florida Division of Historical Resources maintains and regularly updates the Florida Master Site File. The Florida Master Site File is a paper file archive and computer database of recorded historical cultural resources in Florida. Categories of resources recorded at the Site File include archaeological sites, historical structures, historical cemeteries, historical bridges and historic districts. The Site File also holds copies of survey reports and other manuscripts relevant to Florida history and prehistory. As of April 2010, there were 8 historic structures, 1 bridge, and 41 sites added to the State’s *Master Site File*. The Edge House is listed in the National Register of Historic Places (see Table 9) [9J-5.010 (1)(g) and (2)(f)5, F.A.C.]. No need is indicated for conservation, rehabilitation or demolition activities at this time.

TABLE 9: HISTORIC SITES AND STRUCTURES

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological Culture	Date Certified
Sprayfield South			Prehistoric with pottery	
Minniflora Heights	Land-terrestrial; Single artifact or isolated find		Prehistoric lacking pottery	
Groveland WWTP			Prehistoric lacking pottery	
Sprayfield North			Prehistoric lacking pottery	
Little Everglades	Campsite (prehistoric); Land-terrestrial		Prehistoric	
Ressurrection	Campsite (prehistoric); Land-terrestrial		St. Johns II, A.D. 800-1500	
Hollow Hills	Land-terrestrial; Single artifact or isolated find		Prehistoric lacking pottery	
O'brien 2	Land-terrestrial		Prehistoric	
Schoolhouse Lake	Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
Schoolhouse Wetland	Artifact scatter-low density (< 2 per sq meter); Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
Buried Dog Site	Artifact scatter-low density (< 2 per sq meter)		Twentieth century American, 1900-present; St. Johns II, A.D. 800-1500	

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological Culture	Date Certified
Wilson Island Site	Building remains; Artifact scatter-low density (< 2 per sq meter)		Twentieth century American, 1900-present; St. Johns II, A.D. 800-1500	
Grape Vine Site	Artifact scatter-low density (< 2 per sq meter)		Twentieth century American, 1900-present; Archaic, 8500 B.C.-1000 B.C.; St. Johns, 700 B.C.-A.D. 1500	
Paw Paw Site	Artifact scatter-low density (< 2 per sq meter)		Twentieth century American, 1900-present; Prehistoric lacking pottery	
Stuck Truck	Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
Howling Coyote	Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
Lake Douglas	Campsite (prehistoric); Artifact scatter-dense (> 2 per sq meter)		Archaic, 8500 B.C.-1000 B.C.; St. Johns, 700 B.C.-A.D. 1500	
Marsh Hammock	Land-terrestrial		Prehistoric lacking pottery	
Outside edge site	Land-terrestrial		Prehistoric with pottery	
Southern edge site	Land-terrestrial		Prehistoric lacking pottery	
Mowista Site	Land-terrestrial		Prehistoric lacking pottery	
Marsh Pointe	Habitation (prehistoric); Land-terrestrial		St. Johns Iia	
Juan Gets Bear Caught	Artifact scatter-low density (< 2 per sq meter)		Twentieth century American, 1900-present; Archaic, 8500 B.C.-1000 B.C.; Prehistoric with pottery	
Spiders-a-Million	Campsite (prehistoric)		Prehistoric lacking pottery	
Villa City	Land-terrestrial		Prehistoric	
Lake Marshall North	Land-terrestrial		Prehistoric	
West Grove	Land-terrestrial		Deptford, 700 B.C.-300 B.C.	
Marshgrove	Land-terrestrial		Prehistoric	

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological Culture	Date Certified
Lake Lucy Island	Land-terrestrial		Late Archaic	
Northwest Villa	Land-terrestrial		Prehistoric	
Lake Lucy West	Land-terrestrial		Prehistoric	
Cherry Lake	Lithic scatter/quarry (prehistoric: no ceramics)		Late Archaic; Middle Archaic	
Sumner Lake SW	Campsite (prehistoric)		Late Archaic; Middle Archaic; St. Johns, 700 B.C.-A.D. 1500; Transitional, 1000 B.C.-700 B.C.	
Sumner Lake N	Campsite (prehistoric)		Late Archaic; Middle Archaic; St. Johns, 700 B.C.-A.D. 1500; Transitional, 1000 B.C.-700 B.C.	
Sumner Lake SE	Campsite (prehistoric)		Late Archaic	
Sumner Lake S	Artifact scatter-low density (< 2 per sq meter)			
Lisa Marie	Campsite (prehistoric)		Archaic, 8500 B.C.-1000 B.C.	
Colonel Parker	Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
Priscilla	Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
Gladys	Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
SR 50	Campsite (prehistoric); Habitation (prehistoric)		Prehistoric	
Wilson Island House	Unknown	1885	Frame Vernacular; L-shaped; Wood frame; Drop siding; Private residence	
Wilson Island Pump House	Unknown	1955	Other; Rectangular; Wood frame; Metal; Agricultural	
Groveland Train Depot	305 W Broad St.	1912	Craftsman; Square; Brick; Brick; Office	
Piece of Junk House	15635 Battleground Lake Ln.	c1930	Frame Vernacular; Rectangular; Wood frame; Weatherboard, Clapboard; Private residence	

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological Culture	Date Certified
Groveland Sr. Women's Club Bldg.	458 S Lake Rd	1933	Craftsman; U-shaped; Balloon wood frame; Other; Community center (e.g., recreation hall)	
1941 Lucy Lee Road	1941 Lucy Lee Rd.	1952	Masonry vernacular; Irregular; Concrete block; Vertical plank; Private residence	
The Edge House	1218 W Broad St	1902	Queen Anne (Revival) ca. 1880-1910; Irregular; Other; Wood Frame; Other; Private residence	10/5/2006
Sumner Lake House	13000 Montevista Rd	1950	Ranch; Rectangular; Concrete block; Concrete block; Private residence	
Wilson Island Bridge	Engineer – Cyrus Henry Wilson	1980	Frame; Wood	

Source: Florida Department of Historical Resources, Florida Master Site File – April 2010.

5. Mobile Home Parks

The Florida Department of Business and Professional Regulation (DBPR) maintains an inventory of the licensed mobile home projects in Florida. As of April 2010, DBPR reported that there are 3 mobile home parks in Groveland:

- Groveland Mobile Home Park built in 1987 with 11 lots located at 117 N. Main Avenue;
- Timber Village Mobile Home Park built in 1985 with 99 lots located at 15130 Timber Village Road; and
- Woodlands at Church Lake built in 1980, age-restricted (55+) community with 219 lots located at 1124 Heritage Drive. [9J-5.010 (1)(a)(f), F.A.C.]

Mobile homes are permitted in the Moderate Density Residential and General Commercial/Central Business zoning districts by special exception if the units comply with the guidelines established in the Land Development Regulations.

6. Housing Construction

The City experienced a residential boom between 2000 and 2007. During this time, the average rate of development of single-family housing was 227 units per year (see Table

10). However, the pace of development has slowed significantly in Groveland in the past few years, consistent with the national economic downturn. [9J-5.010(1)(h), F.A.C.].

TABLE 10: NUMBER OF HOUSES CONSTRUCTED BY TYPE, 2000 – 2009

Year	Single Family	Multi-family	Mobile Homes	Total
2000	147	2	0	149
2001	186	0	0	186
2002	150	8	0	158
2003	202	8	0	210
2004	210	6	0	216
2005	228	6	0	234
2006	479	0	0	479
2007	212	0	0	212
2008	58	0	0	58
2009	34	0	0	34

Source: City of Groveland, April 2010

C. PROJECTED HOUSING DEMANDS AND NEEDS

This section addresses the City’s housing needs through out the *Comprehensive Plan* planning period (year 2025). Estimates and projections of population and households (i.e., housing demand) from the Affordable Housing Assessment prepared by the Shimberg Center for Affordable Housing were utilized for the analyses presented. The Affordable Housing Needs Assessment Methodology Report in its entirety is kept on file and available from the City.

Estimates and projections of households by tenure, size, and income were developed [9J-5.010 (2)(a), F.A.C.]. After incorporating a vacancy rate, the household estimates and projections are used to develop estimates of the demand for housing units. Demand includes the projected total demand for housing units (the total number needed in the City at any point in time to accommodate both the number of households and the necessary vacant units) and the projected demand for units by type, tenure, cost and rent ranges, size of household, and for the elderly.

The final stage in the housing needs assessment is the projected need for housing. The need for housing units nets the estimated and projected demand for units against updated supply. The result is the number of units that will have to be provided to meet the demand for units, as well as the distribution of those units by type, tenure, and value and rent ranges (with value and rent ranges being matched with income ranges of households). The ultimate result of the analysis is the distribution of need for housing units by household income and value or rent of units.

To determine the total number of additional housing units which will be in demand in the City in the planning period, the relationship between households and housing units must be established. The number of housing units that are in demand at any point in time is equal to the number of

households plus the number needed to provide an adequate supply from which householders may choose. Only units that are in the permanent housing supply, not seasonal units, are considered in this analysis. The vacancy rate necessary in the local community is assumed to be the rate in the 2000 Census.

1. Population Projections

Population is the basis of estimates and projections of households and the difference between households and housing inventory is equal to the basic construction need for housing units. Population projections prepared by the Shimberg Center for Affordable Housing indicate that Groveland will have 6,576 new residents by the year 2025 (see Table 11) [9J-5.010 (2)(b), F.A.C.].

TABLE 11: POPULATION PROJECTION BY AGE, 2008 - 2025

Age Group	2008	2010	2015	2020	2025
0-14 years old	1,527	1,571	1,938	2,325	2,620
15-24 years old	1,013	1,049	1,199	1,374	1,658
25-34 years old	864	912	1,117	1,291	1,378
35-44 years old	957	970	1,145	1,442	1,670
45-54 years old	1,081	1,167	1,398	1,583	1,837
55-64 years old	870	982	1,352	1,726	1,961
65-74 years old	496	533	812	1,197	1,566
75+ years old	398	428	556	745	1,092
Total	7,206	7,612	9,517	11,683	13,782

Source: Shimberg Center for Affordable Housing, University of Florida – April 19, 2010.

2. Households by Size

As shown in Table 12, one- to two-person households are predominant in the City, accounting for about 69 percent of the total in each year of the planning period. The City is expected to gain 2,921 households by 2025 [9J-5.010 (2)(b), F.A.C.].

TABLE 12: HOUSEHOLDS BY HOUSEHOLD SIZE, 2008 - 2025

Household Size	2008	2010	2015	2020	2025
1 to 2 persons	1,840	1,961	2,519	3,179	3,866
3 to 4 persons	641	684	874	1,095	1,323
5+ persons	202	215	274	344	415
Total	2,683	2,860	3,667	4,618	5,604

Source: Shimberg Center for Affordable Housing, University of Florida – April 2010.

3. Household by Age and Tenure

Households are the fundamental unit of demand for housing, and are the way in which the population divides itself to occupy housing units. One member of a household is considered to be the representative of that household and is referred to as the householder. The percentage of the population in a given age group that are householders is the headship rate in that age group, or the propensity of persons in that age group to be household heads. Headship rates allow the conversion of the population of an age group into households. Different age groups have different propensities for forming households, so that as the age structure of the population shifts, the number of households that a given population would yield would also change. Estimates and projections of households are, therefore, based on age-specific headship rates. The headship rates are applied to the age-specific population projections. Householders by age and tenure are shown in Table 13 [9J-5.010 (2)(b), F.A.C.].

a. Elderly and Disabled Households

The housing needs of elderly and disabled residents of Groveland require special attention. Data on the housing needs of the City’s residents 65 and older are provided by the Shimberg Center. Table 13 shows the projected demand for housing for the elderly by tenure. The figures indicate that by 2025 there will be a need for about 690 new housing units designed with certain features that the elderly population will require, such as smaller units that are barrier free and easily accessible. There will also be a need for additional group homes.

Group homes are permitted in the residential, institutional, and agricultural zoning districts and by special exception in the commercial zoning district. The City has the sufficient infrastructure needed to support group homes as well as assisted living facilities and nursing homes [9J-5.010 (2)(f)(4) F.A.C.].

TABLE 13: HOUSEHOLDERS BY AGE AND TENURE, 2008 - 2025

Age of Householder	2008		2010		2015		2020		2025	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
15 to 34 years	268	225	277	230	330	277	378	318	432	359
35 to 64 years	1,134	429	1,218	460	1,519	574	1,852	700	2,133	805
65 and older	441	186	476	199	679	288	964	406	1,317	558
Total	1,843	840	1,971	889	2,528	1,139	3,194	1,424	3,882	1,722

Source: Shimberg Center for Affordable Housing, University of Florida – April 2010.

4. Households by Income

According to the Shimberg Center, 80 percent of the area median income (AMI) is a traditional measure of eligibility for programmatic housing assistance or low-income housing. For example, all beneficiaries of the federal public housing program and federal HOME program must have incomes below this amount. In 2008, there were 1,154 households in Groveland below the 80% AMI. This number is projected to increase by 1,335 by 2025 [9J-5.010 (2)(a) and (2)(b), F.A.C.]. Table 14 provides a breakdown of households by income range.

TABLE 14: HOUSEHOLDERS BY INCOME CATEGORY, 2008 - 2025

Year	Number of Households					Total
	Very Low (≤ 30% AMI*)	Low (30.01-50% AMI)	Moderate (50.01-80% AMI)	Middle (80.01-120% AMI)	Upper Middle & High (120.01+% AMI)	
2008	294	348	512	592	937	2,683
2010	313	370	547	630	1,000	2,860
2015	406	480	704	806	1,271	3,667
2020	516	616	891	1,013	1,582	4,618
2025	638	759	1,092	1,225	1,890	5,604

Note: * AMI = Area Median Income

Source: Shimberg Center for Affordable Housing, University of Florida – April 2010.

HUD establishes income eligibility standards for various housing programs based on percentages of median income, with parameters having been established to note different income groups as follows:

- Less than 30 percent of Median Income = Very Low Income Household;
- 30% to 50% of Median Income = Low Income Household;
- 50.01% to 80% of Median Income = Low/Moderate Income Household;
- 80.01% to 120% of Median Income = Moderate Income Household; and
- 120.01% or more of Median Income = Middle/Upper Income Household.

5. Affordable Housing

The widely established measure of housing affordability remains spending no more than 30 percent of household income on housing cost, regardless of tenure status. Households spending more than that are referred to as “cost-burdened” by the Shimberg Center. In 2008, about 25% (680) of the households in Groveland were cost burdened. This number is projected to remain at about 25% (1,422) by 2025. Table 15 presents the number of cost-burdened households in Groveland by tenure. The relevant home values and rents affordable for the income ranges can then be established using the affordability factors

indicated previously (30% x household income / 12 = monthly rent affordable) [9J-5.010 (2)(f)(3), F.A.C.].

TABLE 15: HOUSEHOLDS BY HOUSING COST BURDEN, 2008 - 2025

Year	Number of Households							
	<=30% of income		30.01% - 50% of income		> 50% of income		Total	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
2008	1,459	544	245	160	139	136	1,843	840
2010	1,559	576	262	168	150	145	1,971	889
2015	2,001	734	334	216	193	189	2,528	1,139
2020	2,533	914	418	270	243	240	3,194	1,424
2025	3,081	1,101	506	325	295	296	3,882	1,722

Source: Shimberg Center for Affordable Housing, University of Florida – April 2010.

Persistently high rents and lagging income growth have made gross rent burdens a pressing problem for renters. Typically, federal programs that offer rental subsidy, such as Section 8, allow the applicants to choose the location of their homes. Table 16 shows the current and anticipated number of households that have incomes below 80 percent of the Area Median Income and pay more than 50 percent of their income for housing (severely cost burden households).

TABLE 16: SEVERELY COST BURDEN HOUSEHOLDS, 2008 - 2025

Tenure	Number of Households*				
	2008	2010	2015	2020	2025
Owner-occupied	123	132	171	215	261
Renter occupied	130	139	179	226	278
Total	253	271	350	441	539

Note: * Equals the total number of households with incomes less than 80.01% of the Area Median Income and pay more than 50% of their income on housing costs.

Source: Shimberg Center for Affordable Housing, University of Florida – April 2010.

Low-income households have several choices (single-family residential, multi-family residential, and mobile homes) in new housing within Groveland. The City also encourages mixed-use developments in an effort to ensure a variety of housing types are available to residents and also to include affordable housing within new developments.

6. Land Requirement

The City’s *Existing Land Use Map*⁶ shows that there are 954 acres of residential land use supporting 7,206 residents in 2008. At this ratio, the City will need 871 additional acres for residential development to support the 2025 population (see Table 17). The *Future Land Use Map* shows a total of 3,686 acres of residential lands [9J-5.010(2)(c), F.A.C.]. As such, the City has sufficient land to accommodate the projected housing needs for the short-range (2011-2015) and long-range (2025) planning period. Additionally, there are about 117 acres in the Mixed Use land use category to address the future housing need.

TABLE 17: LAND REQUIREMENTS FOR PROJECTED HOUSING NEEDS, 2008 - 2025

Year	Population	Residential Acres* Needed to Support Population	Total Residential Acres (FLU Map)**	Available Land (acres)
2008	7,206	954	3,686	2,732
2010	7,612	1,008	3,686	2,678
2015	9,517	1,260	3,686	2,426
2020	11,683	1,547	3,686	2,139
2025	13,782	1,825	3,686	1,861

Notes: *Based on the following formula – (2008 Acres of Occupied Residential Parcels ÷ 2008 Population) * Projected Population.

**Includes Green Swamp Single Family Low Density, Green Swamp Single Family Rural Density, High Density Residential, Lake County Rural, Lake County Urban, Lake County Urban Expansion, Lake County Urban Low Density, Medium Density Residential, Single Family Low Density, and Single Family Medium Density land use designations on the *Future Land Use Map*.

Source: B&H Consultants, Inc. and Lake County Property Appraiser April 2010

7. Private sector contribution

All new construction or redevelopment is expected to be provided by the private sector as it has in the past. A number of builders currently build in the area. Groveland shall continue to work with developers interested in constructing residential units on the City’s vacant residential lots [9J-5.010(2)(d), F.A.C.].

8. Provision of housing for very low, low, and moderate income households

The availability of land or housing for persons in the very low, low, and moderate income groups is possible within the City. Single-family residential development is permitted in all residential zoning districts. Multi-family residential uses, including townhomes and duplexes, are permitted in the Low Density Residential, Moderate Density Residential,

⁶ Based on the 2008 Lake County Property Appraisal Geographic Information Systems database, as of April 2010. Does not include vacant residential.

Green Swamp Residential, Green Swamp Low Density Residential, Central Business District, and Planned Unit Development zoning districts. Mobile home parks are permitted in the Commercial zoning district.

The County's State Housing Initiatives Partnership (SHIP) program is designed to assist low and moderate income households with home purchases. The funds can be used for down payments, closing costs and mortgage buydowns for new homes, or for existing homes that have been or will be repaired within twelve months of transfer of title. Extremely low, very low and low income households purchasing newly constructed homes will also be eligible for partial impact fee waivers. The City encourages low income residents seeking assistance with housing to participate in the County's SHIP program.

While an *Affordable Housing Ordinance* is in place, to date the new developments that will be required to address this issue have yet to develop. Also, there is a provision in the *Ordinance* that allows developers the option of either including the affordable housing within their developments, or paying into a fund for the City to build the units elsewhere. During this slowdown in residential building, the City is studying this issue to determine whether amendments need to be made to the current regulations.

The City shall avoid the concentration of affordable housing units in specific areas of Groveland. [9J-5.010 (2)(f)(1), F.A.C.]

9. Infrastructure Requirements

Housing is affected by the availability and quality of public services and facilities such as potable water, wastewater, stormwater drainage, and roadways. The level of service standards for the public services and facilities are presented in the *Capital Improvements Element*.

The City's Utility Service Area encompasses approximately 73 square miles with 95 miles of water pipelines, 9 production wells, 3 wastewater treatment facilities, 31 miles of sanitary force main, 39 lift stations, 45 miles of gravity sewer lines, and 30 miles of reclaimed water lines.

The City's wastewater treatment facilities currently provide approximately 420,000 gallons per day of reclaim water. Two facilities are currently designed to produce one million gallons per day at full build out. Both facilities have the capability of being expanded to three million gallons per day each.

The City ensures the provision of adequate stormwater drainage systems through the development review process. The City's adopted level of service standards are used in reviewing all new development. Permits are also required from all applicable State,

Federal, and local agencies with regard to stormwater. No development is approved or is allowed to begin construction until all such permits are received by the City.

SR 19 from Lake Catherine Road to SR 50 is the only road with a LOS deficiency. The balance of the roads in the City have additional capacity to support growth. The primary transportation issue in Groveland in the future will be the realignment of SR 50. Although the majority of traffic on SR 50 is through traffic that does not originate nor end in Groveland, the City understands the need to address this issue. The realignment of SR 50 would be the best alternative to preserve Groveland's downtown historical character, improve the traffic flow, and enhance the pedestrian and bicycling activity in the downtown core. A detailed analysis of the proposed transportation projects in Groveland is featured in the *Transportation Element*.

The City provides once per week refuse collection, once per week yard waste collection, once per week recyclables collection, and a bulk pick up upon request within 48 hours through a contract with a private hauler.

The City does not currently have sufficient park land needed to support the demand for parks and recreational facilities during the short-range (2011-2015) and long-range (2025) planning periods; however, the City does have park impact fees set aside to address this deficiency and is in the process of searching for appropriate land to purchase. Additionally, the City will soon begin the design of a multi-field baseball park on a 20-acre site that Groveland already owns. As developments are considered, the City will continue to ensure that park space and bicycle/pedestrian pathways will be required as part of those residential developments and that adopted level of service standards are met. The City shall continue to ensure that the provision of housing is supported with the appropriate infrastructure for the current and anticipated residents of Groveland. A detailed analysis of the recreational facilities in Groveland is featured in the *Recreation and Open Space Element*.

D. GOALS, OBJECTIVES, AND POLICIES

GOAL 1: Allocate sufficient land area to accommodate the diverse needs of existing and future populations, create opportunities for the private housing delivery system to meet all housing needs, and protect the character of residential neighborhoods by assuring the availability of supporting infrastructure and by precluding the encroachment of incompatible land uses.

OBJECTIVE 1.1: *Availability of Affordable Housing.* Assure the availability of affordable housing by promoting development opportunities conducive to an efficient housing delivery system. [9J-5.010 (3)(b)1., F.A.C.]

Policy 1.1.1: *Accommodating a Diversity of Housing Needs.* The City shall allow a wide range of housing types to accommodate a diversity of housing needs. These may include single family attached or detached, zero lot lines, multi-family homes and apartments.

Policy 1.1.2: *Coordinating the Provision of Affordable Housing.* The City shall coordinate the provision of affordable housing with other agencies and municipalities in the area.

Policy 1.1.3: *Defining Affordable Housing.* Affordable housing is hereby defined as housing meeting the needs of households with very low, low or moderate income where the monthly mortgage or rent expenses do not exceed thirty percent (30%) of the household's monthly income.

Policy 1.1.4: *Job Training/Development and Economic Development.* The City shall support job training, job creation and economic development as a part of the overall strategy addressing the affordable housing needs of the City. [9J-5.010(3)(c)(8), F.A.C.]

Policy 1.1.5: *Concentration of Affordable Housing.* The City shall avoid the concentration of affordable housing units in specific areas of the City.

Policy 1.1.6: *Creating and Preserving Affordable Housing.* The City shall coordinate with the County in efforts to minimize the need for additional local affordable housing services by creating and preserving affordable housing units in the City and encouraging developers to incorporate affordable/workforce housing in new developments.

Policy 1.1.7: *Streamline the Permitting Process for Affordable Housing.* By December 2012, the City shall amend the Land Development Regulations to incorporate provisions to streamline the permitting process and minimize costs and delays for affordable housing. [9J-5.010 (3)(c)2., F.A.C.]

OBJECTIVE 1.2: *Very-low, Low and Moderate Income Households.* Assure adequate sites and distribution of housing opportunities for very-low, low and moderate income households. [9J-5.010 (3)(b)3., F.A.C.]

Policy 1.2.1: *Promote a Diversity of Housing.* The City shall promote a diversity of housing types by designating an adequate amount of sites for single family, multiple family, and affordable housing on the *Future Land Use Map*, and by allowing mixed residential development.

Policy 1.2.2: *Supporting Public/Private Partnerships.* The City shall further housing opportunities for very-low, low and moderate income households by supporting public/private partnerships to improve the efficiency of the housing delivery system to meet demands for affordable housing. [9J-5.010 (3)(c)1., F.A.C.]

Policy 1.2.3: *Designating Land on the Future Land Use Map for Affordable Housing.* The City shall designate sufficient land and densities on the *Future Land Use Map* to accommodate the demand for affordable housing units during the short-range (2011-2015) and long-range (2025) planning periods. [9J-5.010 (3)(c)11., F.A.C.]

OBJECTIVE 1.3: *Special Needs Households.* Assist the private sector in providing group homes, community care facilities, and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services. [9J-5.010 (3)(b)4., F.A.C.]

Policy 1.3.1: *Housing for the Elderly and Handicapped Citizens.* The City shall support organizations that assist elderly and handicapped citizens in finding decent, accessible, and affordable housing. Such support may include:

- (A) technical assistance and alternative design standards and code requirements;
- (B) ensuring compatibility and consistency with surrounding land uses;
- (C) allowing group homes in accordance with State law; and

- (D) utilizing the development review process to review any proposed projects or City Code amendments that impact housing for special need populations.

Policy 1.3.2: *Handicap Accessibility.* The City shall continue to ensure compliance with Federal and State laws on handicap accessibility.

Policy 1.3.3: *Retirement/Multi-generation Housing.* The City shall support the development of innovative retirement/multi-generation housing including "Granny Cottages", and accessory apartments.

Policy 1.3.4: *Supporting Elderly Housing Programs.* The City shall support programs that address elderly housing policies through the County's Community Services Department, and State and Federal efforts.

Policy 1.3.5: *Location of Group Homes, Community Residential Facilities, and Foster Care Facilities.* The City shall continue to permit the location of foster care, community residential homes, and group homes in residential areas as well as any additional land use districts permitted in the City's Land Development Regulations. These facilities shall serve as alternatives to institutionalization. [9J-5.010 (3)(c)(5) and (3)(c)(6), F.A.C.]

OBJECTIVE 1.4: Archeological Sites and Historic Buildings. Identify archeological sites and buildings of historical significance and develop means of preserving and/or maintaining such items. [9J-5.010(3)(b)(5), F.A.C.]

Policy 1.4.1: *Identification of Historically Significant Housing.* The City shall promote the identification of historically significant housing worthy of preservation by offering opportunities to the Lake County Historical Society, the Groveland Historical Society, and other historical and architectural societies to inform City officials of housing units and other structures containing significant historical or architectural value. [9J-5.010(3)(c)(3), F.A.C.]

Policy 1.4.2: *Providing Technical Assistance.* The City shall provide technical assistance to property owners of historically significant housing by supporting applications pursuing historical designations on the Florida Department of State Master File and the National Register of Historic Places. The City shall also promote the rehabilitation of historically significant structures through assistance with grantsmanship functions and with coordination with State technical services available for such activities. [9J-5.010(3)(c)(4), F.A.C.]

Policy 1.4.3: *Assisting Local Historical Societies.* The City shall assist the Lake County Historical Society and the Groveland Historical Society in the effort to inform and educate the public about local, State, and Federal historic preservation programs.

Policy 1.4.4: *Rehabilitation or Relocation of Historic Structures.* Criteria pertaining to the rehabilitation or relocation of a designated historic structure shall follow the U.S. Secretary of the Interiors “Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.” Additional criteria for approving the relocation, demolition, adaptive reuse, or rehabilitation of a historic structure shall follow provisions consistent with Florida State Statutes. [9J-5.010 (3)(c)3., F.A.C.]

Policy 1.4.5: *Community Redevelopment Areas.* The City shall continue to utilize its Community Redevelopment Area (CRA) Program and Federal programs such as the Community Development Block Grant (CDBG) program to facilitate redevelopment of dilapidated or abandoned buildings and the renovation, rehabilitation, or adaptive reuse of existing structures in the City’s Redevelopment Areas.

Policy 1.4.6: *Adaptive Reuse and Commercial or Manufacturing Properties.* The City shall, through administration of the Land Development Regulations, encourage the adaptive re-use of no longer viable commercial or manufacturing properties.

Policy 1.4.7: *Priority of Adaptive Reuse of Historic Structures.* Adaptive reuse of historic structures in a manner that will preserve the historic value of such structures shall be given priority over demolition and/or redevelopment that will reduce historic value.

OBJECTIVE 1.5: *Housing Rehabilitation, Demolition, and Improvements.* Establish principles and guidelines to promote the rehabilitation of housing, regulate demolition, and improve the quality of housing and the availability of affordable housing. [9J-5.010(3)(b)(5), F.A.C.]

Policy 1.5.1: *Regulating the Demolition of Housing.* To protect the useful life of existing housing, and to preserve the availability of affordable housing, the City shall continue to enforce the provisions in the Land Development Regulations which regulate the demolition of housing by establishing a permitting program to review the merits of all proposed demolitions. [9J-5.010 (3)(c)4., F.A.C.]

Policy 1.5.2: *Maintaining the Quality of the Housing Stock.* The City shall continue to enforce building and housing codes; and enforce construction, electrical, septic and plumbing requirements to maintain the quality of existing housing stock and to protect public health and safety. [9J-5.010 (3)(c)4., F.A.C.]

Policy 1.5.3: *Provision of Public Utilities.* The City shall assure that necessary potable water, sanitary sewer, solid waste collection, public school, and drainage facilities are available for residential areas. The City shall also coordinate with Lake County, the State of Florida, and the private sector to plan for facilities and services that cannot be provided within Groveland due to the regional nature or economy-of-scales associated with the provision of such facilities and services.

Policy 1.5.4: *Improving and Maintaining the CRA's Housing Stock.* The City shall continue to work with the City of Groveland Community Redevelopment Agency (CRA) to establish programs to improve and maintain the quality of the housing stock within the Community Redevelopment Area. [9J-5.010 (3)(c)3., F.A.C.]

OBJECTIVE 1.6: *Relocation of Housing.* Assist households in the relocation of housing due to public initiated removal or demolition of residential structures. [9J-5.010 (3)(b)6., F.A.C.]

Policy 1.6.1: *5-Year CIP and Schedule and Relocation of Households.* No projects scheduled within the *Five-Year Capital Improvements Program* and *Schedule* required land to be occupied by existing housing stock. However, if an unanticipated need should arise where housing must be destroyed to provide right-of-way or land for a public facility or service require to protect or enhance public health, safety, and welfare, the City shall assist in the relocation of households to homes within the incorporated or unincorporated areas of Lake County.

Policy 1.6.2: *Federal Housing Relocation Program.* The City shall pursue funds from the Federal Housing Relocation Program, administered by the Department of Housing and Urban Development, to financially assist displaced households.

Policy 1.6.3: *Availability of Housing for those Requiring Relocation.* The City shall also coordinate with Lake County and the private sector to assure the availability of comparable or improved housing for those requiring relocation. The availability of relocation housing

shall be researched and verified by City Staff prior to commencement of any governmental residential revitalization program enacted for the City. [9J-5.010(3)(c)(9), F.A.C.]

Policy 1.6.4: *Developer’s Responsibility to find Temporary Housing.* Developers initiating housing projects for very low, low, and moderate income households that require the demolition and removal of existing dwelling units shall assume full responsibility to find and obtain temporary housing for household that require relocation.

OBJECTIVE 1.7: *Housing Implementation Programs.* Establish mechanisms to improve the implementation of housing programs. [9J-5.010 (3)(b)7., F.A.C.]

Policy 1.7.1: *Monitoring the Housing Demand.* The City shall annually monitor housing demands to evaluate the effectiveness of housing policies within the *Housing Element* and the effectiveness of residential land use allocations on the *Future Land Use Map* to meet housing trends as well as State and Federal-laws affecting the construction and the placement of housing.

Policy 1.7.2: *Reviewing and Updating Housing and Population Figures.* The City shall continue to review and update housing and population figures as new information becomes available through population estimates, population projections and the 2010 Census.

Policy 1.7.3: *Analyzing the Code Enforcement Program.* The City shall annually analyze the effectiveness of its housing code enforcement program and the adequacy of all City construction codes, and shall improve the regulatory and permitting processes as deemed necessary to promote public health, safety, and welfare, and to maintain the desired character of neighborhoods in the City.

Policy 1.7.4: *Coordination with State, Federal, and Local Agencies.* The City shall coordinate housing issues, concerns, and problems with other relevant State, Federal, and local agencies pursuant to policies stipulated within the *Intergovernmental Coordination Element*.

Policy 1.7.5: *Federal, State, and Local Funding Sources.* The City shall seek appropriate Federal, State, and local funding sources to help address housing issues. [9J-5.010 (3)(c)7., F.A.C.]

OBJECTIVE 1.8: *Green House Gas Emissions.* Establish mechanisms to reduce green house gas emissions and encourage the use of renewable resources in the design and construction of new housing. [9J-5.010 (3)(b)8., F.A.C.]

Policy 1.8.1: *Green Development.* The City shall promote the highest feasible level of “green” development in both private and municipally-supported housing. Green development specifically relates to the environmental implications of development. Green building integrates the built environment with natural systems, using site orientation, local sources, sustainable material selection and window placement to reduce energy demand and greenhouse gas emissions.

Policy 1.8.2: *Energy Efficiency.* The City shall require energy-efficient and water saving measures to be implemented in all new construction and redevelopment projects.

Policy 1.8.3: *Renewable Energy Systems.* By December 2012, the City shall provide on its website guidelines that promote the benefits of installing renewable energy systems in City. The City shall continue to provide educational materials regarding energy efficiency, sustainable design, and climate change that encourage community residents and business owners to invest in energy-efficiency improvements through community outreach efforts. [9J-5.010 (3)(c)12., F.A.C.]

Policy 1.8.4: *Establishing Green Building and Sustainability Practices.* By December 2012, the City shall amend the Land Development Regulations to establish green building practices and sustainability development guidelines.

Policy 1.8.5: *Energy Conservation Techniques.* The City shall promote energy conservation techniques such as Federal Energy Star Standards, as consistent with the requirements of the Florida Building Code.

Policy 1.8.6: *Building Orientation.* The City shall encourage building orientation that maximizes energy efficiency and fosters the use of alternative energy sources where appropriate, such as solar or small wind energy systems, to reduce the demand for electricity and reduce greenhouse gas emissions.

Policy 1.8.7: *Orientation of Trees and Shrubs.* Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapotranspiration and shade.

Policy 1.8.8: *Florida Friendly Landscaping.* Maximize natural areas and assets and incorporate Florida Friendly landscaping into development projects to reduce energy and water consumption.

OBJECTIVE 1.9: *Elimination of Substandard Housing.* Establish mechanisms to identify and reduce substandard housing and improve the structural and aesthetic condition of the City's housing stock. [9J-5.010 (3)(b)2., F.A.C.]

Policy 1.9.1: *Conducting a Housing Condition Survey.* The City will conduct a housing condition survey every four years to monitor the number of substandard units. [9J-5.010 (3)(c)3., F.A.C.]

Policy 1.9.2: *Funding for Rehabilitation or Demolition of Substandard Housing.* The City will continue to seek Federal and State funding for the rehabilitation or demolition of identified substandard housing.

Policy 1.9.3: *Concentrating CDBG Funds.* The City will continue to concentrate Community Development Block Grant funds where infrastructure improvements are needed in the urban revitalization target areas.

Policy 1.9.4: *Providing Assistance to Habitat for Humanity.* The City will continue to assist the efforts of Habitat for Humanity to prevent blighted neighborhoods from further deterioration.

Policy 1.9.5: *Upgrading Neighborhoods and Quality of Housing.* The City will continue to assist in the upgrading of neighborhoods and the quality of housing by providing code enforcement and crime prevention assistance, removing blighted structures, and concentrating capital improvements in the target neighborhoods. [9J-5.010 (3)(c)3., F.A.C.]

OBJECTIVE 1.10: *Housing Opportunities for Rural and Farm Worker Households.* Provide housing opportunities for rural and farm worker households within agricultural areas. [9J-5.010(3)(b)(1), F.A.C.]

Policy 1.10.1: *Available Lands for Farm Worker Households.* The City shall ensure that adequate agricultural lands needed to support the rural and farm worker household demand during the short-range (2011-2015) and long-range (2025) planning period are designated on the *Future Land Use Map*. The City shall also continue to provide a diversity of housing types to accommodate all income groups,

including those employed by agricultural businesses. [9J-5.010(3)(c)(5), F.A.C.]

OBJECTIVE 1.11: *Mobile Homes and Low and Moderate Income Housing.* Ensure that Land Development Regulations do not prevent the provision of very low, low and moderate income housing or mobile homes and assure that adequate sites are available for mobile homes. [9J-5.010(3)(b)(3), F.A.C.]

Policy 1.11.1: *Available Lands for Mobile Homes.* The City shall ensure that adequate lands needed to support the demand for mobile homes during the short-range (2011-2015) and long-range (2025) planning period are designated on the *Future Land Use Map*. [9J-5.010(3)(c)(5) and (3)(c)(11), F.A.C.]

Policy 1.11.2: *Development Guidelines.* The City shall continue to ensure that guidelines established in the Land Development Regulations are not exclusionary, with respect to permitting very low, low and moderate income housing and mobile homes. The regulations shall also provide development guidelines for mobile homes and address the required public services and facilities needed to support mobile home developments. [9J-5.010(3)(c)(5), F.A.C.]

Policy 1.11.3: *Criteria for the Location of Mobile Homes and Manufactured Development.* The City shall ensure that the following criteria is addressed in regards to the designation of future mobile home or manufactured developments:

- Shall be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity;
- Shall be in areas accessible to arterial, collector roads, and transit (in the event of public transit being established in the City);
- Shall be located on sites presently served by public water and sewer lines; and
- Shall be located within reasonable proximity to community facilities. [9J-5.010(3)(c)(5), F.A.C.]

Where mobile home development or individual mobile homes are designated to be located adjacent to residential uses, especially those of lower densities, buffer areas as established in the Land Development Regulations shall be required to make the transition of land uses.