
Housing Element

1 **HOUSING ELEMENT**
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3 **GOAL 1:** To ensure the availability of a variety of safe, decent, and sanitary
4 housing for the existing and anticipated future residents of all income
5 levels in Hendry County.
6

7 **OBJECTIVE 1.1: ADEQUATE AND AFFORDABLE HOUSING**
8

9 The County shall provide annual financial support to the Area Housing Commission in order that
10 comprehensive county-wide approaches can be developed for adequate affordable housing for
11 those living in Hendry County.
12

13 **Policy 1.1.1:** Hendry County shall amend its Land Development Code to provide for
14 design standards, suitable sites, and technical assistance to the public in the
15 construction of affordable housing. Techniques may include fast track
16 permitting, impact fee deferrals, density bonuses, linkage fees, inclusionary
17 zoning, right-of-way and pavement width reductions, and reduction of
18 parking and setback requirements.
19

20 **Policy 1.1.2:** Hendry County will maintain an adequate amount of residentially
21 designated land near the cities where facilities and services are available or
22 anticipated, in order to provide for additional sanitary and decent housing
23 with access to transit and public, centralized sewer and potable water
24 systems where feasible.
25

26 **Policy 1.1.3:** The Land Development Code shall be revised to permit and encourage
27 flexible housing design standards that allow for greater housing
28 affordability.
29

30 **Policy 1.1.4:** Hendry County will maintain a residential development review process that
31 is streamlined and user accessible.
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33 **Policy 1.1.5:** Hendry County shall continue to allow mobile homes. Mobile homes shall
34 be allowable in future land use categories including, but not limited to,
35 Agriculture, Residential Medium Density, Residential Special Density and
36 Use, and the Residential/Pre-Existing Rural Estates residential land use
37 categories.
38

39 **Policy 1.1.6:** The County will continue, in its Land Development Code, to allow group
40 homes, foster care facilities, very-low, low and moderate income housing in
41 residential zoning districts and as part of Planned Unit Developments.
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43 **OBJECTIVE 1.2: ELIMINATION OF SUBSTANDARD HOUSING**
44

45 The County will continue to enforce the Florida Building Code in order to decrease substandard
46 housing in Hendry County by five percent by the end of 2030.
47

48 **Policy 1.2.1:** Hendry County, in cooperation with the Hendry County Area Housing
49 Commission, shall continue to research state, federal, private foundation
50 grants and low-interest loans, and other programs available for funding
51 housing rehabilitation, structural and aesthetic improvements, and
52 demolition.
53

54 **Policy 1.2.2:** Hendry County will continue to prepare and submit housing assistance
55 applications, as available, for the purposes of housing rehabilitation,
56 structural and aesthetic improvements, and demolition.
57

58 **Policy 1.2.3:** By September 2010, Hendry County and the Area Housing Commission
59 (AHC) will develop an on-going approach for surveying housing conditions,
60 researching available funding programs, researching or surveying for lower
61 income family data, and applying for funding assistance to encourage the
62 creation and preservation of affordable housing.
63

64 **Policy 1.2.4:** The County shall request that the AHC conduct neighborhood surveys for
65 the purpose of establishing target areas for neighborhood redevelopment and
66 housing rehabilitation. Highest priority shall be placed on redevelopment
67 projects that address greater neighborhood improvement, including
68 improvement or expansion of public or private sewer and potable water
69 systems, rather than on rehabilitation of individual homes. The County will
70 cooperate with such efforts of the AHC by utilizing its eligibility for grant
71 applications to assist with survey activities and programs identified to
72 provide solutions for neighborhoods needing redevelopment or
73 rehabilitation.
74

75 **Policy 1.2.5:** The County shall continue to work with state and federal agencies to ensure
76 the amount of funds for programs targeted to eligible citizens is not
77 diminished.
78

79 **OBJECTIVE 1.3: SPECIAL NEEDS HOUSEHOLDS**
80

81 The County will continue to support the development of programs in order to assist those
82 individuals with special housing needs in Hendry County.
83

84 **Policy 1.3.1:** Hendry County shall continue to monitor the number of households with
85 special needs in Hendry County.
86

87 **OBJECTIVE 1.4: HISTORICALLY SIGNIFICANT HOUSING**
88

89 Hendry County will maintain an inventory of local historically significant housing.
90

91 **Policy 1.4.1:** The County shall conduct research or surveys to inventory the historically
92 significant housing in Hendry County. The activities may include inquiries
93 to the Florida Master File, local historic societies, interviews with long term

94 citizens, and other techniques. This survey may include other historic
95 structures or sites.

96
97 **Policy 1.4.2:** Historically significant housing shall be afforded protection by the Land
98 Development Code in order to allow reasonable maintenance improvements.
99 Specific standards and guidelines from the Secretary of the Interior’s
100 Standards for Rehabilitation and Guidelines for Rehabilitating Historic
101 Buildings shall be included in the Land Development Code.

102
103 **Policy 1.4.3:** Hendry County shall request the assistance of the State of Florida to identify
104 significant historic resources within unincorporated areas that are in need of
105 protection and develop management and restoration plans as appropriate.

106
107 **Policy 1.4.4:** The County shall encourage the protection of historically significant
108 properties through designation as historic sites by the State.

109
110 **OBJECTIVE 1.5: RURAL AND FARMWORKER HOUSEHOLDS**

111
112 Hendry County will continue to participate with the Area Housing Commission to monitor and
113 assist in the provision of adequate and affordable farmworker housing.

114
115 **Policy 1.5.1:** The County will continue the public-private partnership among the Hendry
116 County Area Housing Commission, Hendry County government, and
117 agricultural employers of migrant farm laborers to seek solutions of various
118 facets involved in the housing issue, including the location of existing
119 housing, the preferred location of new housing, the financing sources for
120 migrant housing, and any related issues of mutual concern.

121
122 **Policy 1.5.2:** Request the Southwest Florida Regional Planning Council continue
123 researching existing migrant housing and other aspects of the migrant farm
124 labor housing issue.

125
126 **Policy 1.5.3:** Hendry County will continue to assess the number of farmworkers in
127 Southwest Florida and their characteristics, to better determine the future
128 housing needs and services for this segment of the population.

129
130 **Policy 1.5.4:** Hendry County will provide the impetus to support affordable housing for
131 farmworkers within the county through public and private funding sources.

132
133 **OBJECTIVE 1.6: PUBLIC/PRIVATE**

134
135 Under the auspices of the Hendry County Area Housing Commission, the Community Action
136 Task Force (CATF) shall monitor the housing market and identify the needs of the housing
137 industry in production of housing for the residents of Hendry County.

138
139 **Policy 1.6.1:** The County will develop a program to address concerns of the CATF and
140 revolve meetings around themes toward seeking remedies for any identified
141 problems.

142 **Policy 1.6.2:** The County will consider the use of the CATF as a sounding board for the
143 Hendry County Area Housing Commission and its projects and programs.
144

145 **OBJECTIVE 1.7:**
146

147 Sites shall be sufficient to accommodate the projected housing needed for low and moderate
148 income households, and sufficient sites shall be provided for low-and moderate income housing
149 in agricultural areas for the projected need for rural and farmworker housing as shown in the data
150 and assessment supporting this Comprehensive Plan.
151

152 **Policy 1.7.1:** Sites for multi-family low and moderate income housing developments will
153 be promoted and allowed in agricultural areas and in areas of high and
154 medium density consistent with the Future Land Use Element and the
155 locational standards contained in Housing Element Objective 1.1 and its
156 Policies.
157

158 **Policy 1.7.2:** Utilizing data from the Shimberg Center for Affordable Housing and IFAS,
159 the County will implement a program to assist the private sector in
160 providing affordable housing for very-low, low, and moderate income
161 households.
162

163 **OBJECTIVE 1.8: ENERGY EFFICIENCY**
164

165 The County will promote the use of energy conservation strategies and renewable energy
166 resources in existing housing units and in new housing developments.
167

168 **Policy 1.8.1:** The County will ensure LDC regulations allow energy conserving activities
169 and renewable energy resources associated with single and multifamily
170 homes. The County will allow installation of clothes lines, solar panels, and
171 photovoltaic panels in appropriate locations according to standards adopted
172 through the Land Development Code amendment process.
173

174 **Policy 1.8.2:** The County will develop and adopt criteria and standards in the Land
175 Development Code including building design standards that consider solar
176 orientation, low impact development standards, and use of native
177 landscaping.
178

179 **Policy 1.8.3:** The County will collect and distribute information to educate property
180 owners concerning energy efficiency, renewable energy resources, and
181 incentives offered by state agencies and utility companies that promote
182 energy efficient appliances and renewal energy resources. The County may
183 distribute this information by public meetings, workshops, mailings,
184 brochures, website updates, or use of other media outlets.