

**AHAC Meeting
8/20/2008**

**Draft Housing Element
Evaluation and Appraisal
Report (EAR)**

EAR

- Local Planning Agency (PZC) must prepare the county's EAR
- To state by Dec.1, 2008
- 15 Elements and Sub-elements
- Staff working on EARs since 2006
- Reviewed by county committees based on their focus
- Will be submitted to PZC and BCC as final draft at a public hearings

EAR Components

- Conditions at the time of last major plan update
- Existing conditions
- Analysis of conditions
- Evaluation of objective achievement.
- Assessment of policy implementation.
- Identification of needed future actions

Housing EAR

- Has been reviewed by the Affordable Housing Partnership Committee (AHPC) since 2006
- AHPC review is on-going
- Will be reviewed by AHAC

Most Important Part of any Plan

- **Goal**

Big picture

- **Objectives**

Where we want to go (targets/ends)

- **Policies**

**How to get there (actions/
strategies)**

Goal, Objective, Policy

- **Goal**: Long term end toward which programs or activities are ultimately directed.
- **Objective**: A specific, measurable intermediate end that is achievable and marks progress toward a goal.
- **Policy**: The course of action or way in which programs and activities are conducted to achieve an identified goal or objective.

Objectives Evaluation

- **Objectives** must be evaluated to determine if they have been achieved.
- **Policies** must be assessed to determine if they have been implemented.

Housing Element's Objectives and Policies

Objectives Achievement:

- 7 objectives achieved
- 2 partially achieved
- 1 was not achieved

Policies implementation:

- Maintain, Delete, Add

Housing Elements Objectives

Objective #	Achieved	Not Achieved	Future Action
1 Affordability		√	Revise target and target date
2	√		Maintain
3	√		Revise target and target date
4	√		Revise target and target date
5	√		Revise target and target date
6 ACLF Beds	√ partially		Revise target and target date
7	√		Revise target date
8	√		Revise target and target date
9 ILA	√ partially		Revise target date
10	√		Revise target and target date

Objective 1

By 2000, the number of owner-occupied households paying more than 30% of their income for housing costs will be less than 19% of the total number of owner-occupied households, and the number of renter-occupied households paying more than 30% of their income for rent will be less than 39% of the total number of renter-occupied households.

Objective 1

Measure: Percentage of owner-occupied and renter occupied households paying more than 30% of their income for housing expenses

Target

- Less than **19%** owner occupied
- Less than **39%** renter occupied

Achieved End

- **21.60%** owner occupied
- **40.30%** renter occupied

Objective was not Achieved

- **Future Action:** This objective needs to be revised to change the target date and household percentages.

Objective 2

Within its residential areas, Indian River County will have **adequate sites** to accommodate current and anticipated housing demand for all income groups and groups with special housing needs. These sites shall have an **appropriate land use and zoning designation** which allows for a balanced housing market with a mixture of housing types, including mobile and manufactured homes.

Objective 2

Measure: Mix of dwelling unit types

The county has provided for a mixture of housing types through its land use map designations and zoning district designations.

Objective 2 was achieved.

Future Action: This objective should be maintained

Objective 3

- By 2000, the percentage of sub-standard housing units (units lacking complete plumbing and units with no heating facilities) will have been **reduced below the 1990 figure of 1.40%**.
- **Measure:** Percentage of substandard housing units

Between 1990 and 2000, the percentage of sub-standard housing units in the county **decreased from 1.40% to 1%**.

Objective 3 was achieved.

Future Action: This objective should be revised to change the target date and to establish a new measure.

Objective 4

- By 2005, at least **700** households will have received assistance through county's local housing assistance program.

- **Measure:** Number of households assisted

Between 1995 and 2005, the number of units receiving direct assistance through the SHIP, HHR, and CDBG programs increased from 131 to **1,295**. By 2005, **855** households had been assisted through the SHIP program alone.

Objective 4 was achieved.

Future Action: Revise objective to change the target date and establish a new measure

Objective 5

- By 2010, the county will have provided paved roads, drainage facilities, and/or centralized water systems to at least **10** existing subdivisions currently without sufficient infrastructure.
- **Measure:** Number of subdivisions which received infrastructure improvements.

Between 1995 and 2006, **22** undersized subdivisions received potable water and/or sanitary sewer service.

Objective 5 objective has been achieved.

Future Action: Revise the objective's target and the target date

Objective 6

- Indian River County will have **sufficient lands** in residential areas to accommodate group homes and care facilities and will have at least **2000 beds** in these facilities by 2005.
- **Measure:** Number of beds in group homes, foster care homes, and ACLFs in 2005.
- Between 1995 and 2005, the number of beds in group homes and ACLF facilities increased from **490 to 901**.

Objective 6 was partially achieved.

- **Future Action:** Revise the objective.

Objective 7

- Through 2005, Indian River County will preserve the existing farmworker housing stock and ensure that there will be no net loss in the number of farmworker housing units within the county (2 permitted HRS housing developments with **833** occupants and **200** RECD funded units with a total 800 person capacity).

Measure: Number of farmworker dwelling units

According to the 2004 Shimburg Center for affordable housing report, there were 2 permitted farmworker housing campuses within the county; these two projects consisted of **835** units. In addition, there were two rural development farmworker housing projects (Orangewood Park and Victory Park) with **200** units within the county in 2004.

Objective 7 was achieved.

Future Action: Revise the objective's target date

Objective 8

- By 2005, **207 (72.9%)** of Indian River County's historic properties will be in excellent or good condition.
- **Measure:** Number of historically significant dwelling units in good or excellent condition.

Objective 8 was achieved.

Future Action: Revise objective to change the target date also to revise the objective's wording.

Objective 9

- By 2000, Indian River County will have **interlocal** agreements with the municipalities within the county to provide housing assistance to very low, low, and moderate income households.
- **Measure:** Existence of interlocal agreements.
- The county Local Housing Assistance Program and the Hurricane Housing Recovery Program are countywide programs. While these are not formal interlocal agreements, all of the municipalities participate in these programs.

Objective 9 was partially achieved.

Future Action: Revise objective to change the date.

Objective 10

- Indian River County will maintain a **relocation housing policy** for persons displaced by public action or public activities.
- **Measure:** Existence of a relocation policy
- The county has an established policy to assist persons relocated because of a public action or activity.

Objective 10 was achieved

Future Action: Revise the objective's wording to read like an objective

Most important part of EAR

- What is the big picture (goal) ?
Affordable , safe, and decent housing for all county residents
- Is the current plan achieving that goal ?
- Do the plan's objectives reflect the end which we want to achieve?
- Do Policies under each objective sufficient to achieve that objective?
- How the plan needs to be changed to make it better ?

- **Questions ?**
- **Comments ?**

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Housing Programs (Assisted Units)

- SHIP 881
- HHR 472
- CDBG Rehab. 24
- Rental units 2,643
- World changers 87
- **Total 4,107**

Current AH Strategies

- **Expedited permitting**
- **Density Bonus**
- **Small lot subdivision**
- **Accessory SF dwelling units**
- **MF dwelling units in conjunction with commercial development**
- **Housing cost impact review**
- **Surplus county owned lands**
- **Zero lot line subdivision**
- **SHIP, HHR, HOME, other Programs (DPCC, Rehab. Impact Fee assistance)**

New Housing Strategies

- Community Land Trust (CLT)
- Private/Public Housing Trust Fund
- Community Development Corporation (CDC)
- Inclusionary zoning
- Linkage Fees
- Employer Assisted Housing
- New Construction Technologies
- General Density Increase/ Density Increases for AH
- Reduction or Waiver of Impact Fees/ Pay impact fees from other sources such as SHIP program
- USA Expansion

Workforce Housing Issue

(Due to 230% Increase in Median Housing price)

- Housing became unaffordable for Essential Service Personnel (Police, Teacher, EMS and Fireman, etc.)
- Workforce Housing Problem