

**EVALUATION AND APPRAISAL REPORT  
SECTION C. HOUSING ELEMENT**

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Prepared August, 1998, by the Putnam County Planning, Zoning and Building Department.  
Updated June, 1999, by the Northeast Florida Regional Planning Council

**I. General Status of the Housing Element**

Below is an analysis of the Housing Element. The analysis is divided into two parts. Part A is an assessment of the background document on which the adopted portion of the element is based. Part B identifies recommended changes to the goals, objectives and policies based on the assessment of the background document and any changes to growth management laws and rules. Please note, further assessment of the objectives and policies is the subject of Section II of this document which includes additional recommendations for amendments to the objectives and policies and provides an assessment of the plan at the date of the EAR.

The assessments in Parts A and B include where appropriate the following:

- < summary statements regarding the data and analysis at time of plan adoption
- < identification of changes in conditions described in the element since plan adoption including current conditions
- < provision of a new existing land use map
- < provision of a new table of existing land uses
- < provision of a new existing traffic circulation map
- < a summary of the condition and quality of all natural resources
- < identification of changes made to the element since adoption of the plan including background information, map changes and amendments to adopted maps and text (see Appendix 1)
- < identification of problems specifically listed in Rule 9J-5.0053(6)(a)4.a.-o.(each element will not include all items listed in a.-o., see Appendix 2)
- < identification of other unanticipated and unforeseen problems and opportunities and their impact on the comprehensive plan
- < statements regarding the effect on the comprehensive plan of changes to the State Comprehensive Plan, Strategic Regional Policy Plan, Rule 9J-5, F.A.C., and Chapter 163, Part II, F.S.
- < identification of any needed actions to address the issues raised in this section including provision of new, revised, minimum 5-year and minimum 10 year time frames and population projections; updated population projections; new and revised goals, objectives, and policies; revised future conditions maps; new capital improvements element; new monitoring and evaluation procedures; and studies to be completed.

**A. Background Document** - There have been no revisions to the background portion of the Housing Element since the Plan was adopted in December 1991. The Housing Element background document is divided into three sections: an introduction with a summary and area overview; a Housing Inventory of supply-side conditions at the time of plan adoption; and a Housing Analysis for projected demand-side housing impacts.

**Section I. Introduction** - This section provides a general description of housing and its impacts on Putnam County, including anticipated housing needs during the planning period. Also included in this section is an area description and a review of historical growth patterns. The table A Historical Growth for Putnam County is included in the introduction and summary section.

*This introduction section should be updated to reflect the actual growth rate from 1980 to 1990 with a projection provided for the rate from 1990 to 2000. If possible, the table will be expressed in a format which is easier to understand, such as a chart or line graph, and the trend shown will be described in terms related to the Housing Element.*

**Section II. Housing Inventory** - The inventory provides a comprehensive examination of existing conditions. Data tables from the 1980 U.S. Census are the primary source of information for the inventory section. Other agencies provided source material, including the Florida Department of Health and Rehabilitative Services, Florida Department of State, University of Florida (UF) Bureau of Economic and Business Research (BEBR), University of Florida Department of Urban and Regional Planning, and the Northeast Florida Regional Planning Council (NEFRPC). Between 1991 and 1999, no data was maintained on housing condition outside of the activities of the Code Enforcement Division. The 1987 Field Survey by the UF Department of Urban and Regional Planning provided the last comprehensive review of the condition of existing housing in Putnam County. The following tables are presented and discussed in the Housing Inventory:

- Table C-1: Dwelling Units by Type and Tenure, 1980
- Table C-2: Age of Housing Units
- Table C-3: Occupancy Status by Race
- Table C-4: Gross Rent of Housing Units, 1980
- Table C-5: Owner Costs for Mortgaged and Non-Mortgaged Units, 1980
- Table C-6: Housing Ownership Values, Putnam County, 1980
- Table C-7: Purchase Prices for Putnam County Housing Units, 1980
- Table C-8: Housing Costs as Percentage of Income, Unincorporated Area
- Table C-9: Housing Costs as Percentage of Income, Putnam County
- Table C-10: Housing Survey Results
- Table C-11: Plumbing, Kitchen, Heating and Overcrowded Characteristics
- Table C-12: Mobile Home Parks Licensed by HRS
- Table C-13: Housing of Historical Significance
- Table C-14: Residential Building Permit Activity, Putnam County

*Data in this section will need to be updated to include information provided primarily by the Shimberg Center's Affordable Housing Needs Assessment for Putnam County and supplemented by local data sources. Each of the tables presented in the Housing Inventory will be reviewed for its relevance*

*and accuracy and will be updated to reflect current data. Table C-10 and Objective C.1.2, related to housing conditions, need to be updated by seeking funding, or through a partnership with the UF Department of Urban and Regional Planning, to conduct another field survey to identify all substandard housing units in unincorporated Putnam County.*

**Section III. Housing Analysis** - The third section, Housing Analysis, provides a projection of future need. Included in this section are tables related to population growth and estimates of housing demand caused by this growth. The following tables are presented and discussed in the Housing Analysis:

- Table C-15: 1980 Census and BEBR Estimates Putnam County and Unincorporated Putnam
- Table C-16: Population Projection for Unincorporated Putnam County, 1990-2001
- Table C-17: Projection of Household Population
- Table C-18: PPH Estimates and Projections
- Table C-19: Population and Housing Projections
- Table C-20: Household Size, 1980
- Table C-21: Projections of Households by Size
- Table C-22: Projected Population by Age Groups
- Table C-23: Age of Householder, 1970 and 1980
- Table C-24: Income Ranges for Putnam County Households, 1980
- Table C----: Housing and Urban Development Assistance Limits for Income
- Table C-25: Projections of Households by Income Group
- Table C-26: Projection of Housing Units to Accommodate Vacancy Rate and Demolitions
- Table C-27: Projected Units by Type
- Table C-28: Projected Housing Units and Corresponding Acreage

*Data in this section will need to be updated to include information provided primarily by the Shimberg Center's Affordable Housing Needs Assessment for Putnam County and supplemented by local data sources. Each of the tables presented in the Housing Analysis will be reviewed for its relevance and accuracy and will be updated to reflect current data. Population estimates provided by BEBR at the time of plan adoption in 1991 were significantly higher than the actual population, 55,031 for 1990 in the unincorporated County as estimated by BEBR and 50,348 from the 1990 census. Based on a rough extrapolation of BEBR's estimate, assuming an annual increase of approximately 2,000 persons, the BEBR projection in 1991 set the 1998 population at over 70,000 persons, while BEBR's 1998 estimate for the unincorporated area of the County was 56,123. Table C-16, and other tables based on this data, will be amended to reflect current BEBR estimates. As Table C-27 and Objective C.1.3 are based on population estimates from Table C-16, both the Table and the Objective should be updated to reflect a more accurate projection of housing need. The Putnam County Building Division, while not currently maintaining data for finalized permits by dwelling type or value, can provide data related to permit activity which can provide a more accurate projection than the percentage estimate by dwelling type calculated by the NEFRPC in Table C-27.*

*The Analysis section addresses the major issues with housing delivery such as the provision of adequate infrastructure and the provision of adequate sites for housing for very low, low and moderate income households and adequate sites for housing for special needs persons. These paragraphs should be updated to identify the CDBG project accomplishments since Plan adoption that improved*

*neighborhood infrastructure and SHIP housing rehabilitation activities for a large number of very low and low income households.*

In addition to the data tables provided in the Housing Inventory and Housing Analysis sections, the Housing Element background document includes the following figures:

Figure C-1: Putnam County Planning Districts

Figure C-2: Putnam County Areas of Substandard Housing

*Figure C-1 was based on Planning Districts created from Census County Divisions. The district boundaries shown on Figure C-1, and data tables based on the district boundaries, should be evaluated for relevancy-- Census tract-level data may be more beneficial at identifying future needs as Property Appraiser data is reported at a Tract and Block level and permit activity is tracked by parcel number. Figure C-2 will be evaluated by staff for additions, deletions, or corrections to the map based on updated data.*

**B. Recommended Changes to Goals, Objectives, and Policies** - There are no changes in Goals, Objectives, or Policies required by changes in the State Comprehensive Plan, Strategic Regional Policy Plan, Rule 9J-5, F.A.C., and Chapter 163, Part II, F.S.-- the existing Goals, Objectives, and Policies of the Housing Element are sufficient to meet the requirements of the plans, rule, and statute. As stated above under Sections II and III, Objectives C.1.2 and C.1.3 will be amended based on updated data. The effectiveness of each Goal, Objective, and Policy is evaluated under Achievement of Housing Objectives.

## II. Achievement of Housing Objectives

Section 9J-5.0053(6)(a)3 of the Florida Administrative Code requires the County to complete an analysis to determine whether or not the objectives adopted in the County's Comprehensive Plan were achieved between December 1991 and June 1999. Below is an analysis of the Housing objectives. Under each objective is a statement indicating what measure should be used to determine whether or not the objective has been achieved, a status statement regarding what has been done to meet the objective, and a recommendation to retain, amend or delete the objective. Following the analysis of the objective, each policy under the objective is analyzed. The analysis includes a recommendation to retain, amend or delete the policy, and statements regarding how the policy has been implemented.

**GOAL C.1** [9J-5.010(3)(a); ]: Stimulate the housing industry to provide safe and sanitary housing in numbers and types sufficient to meet the needs and choices of the County's current and projected populations.

**Objective C.1.1:** Upon Plan adoption, the County shall assist the private sector to deliver 5,521 housing units to accommodate the projected very low, lower and moderate income households through year 2001 by implementing the following policies:

***Measure:** Number of new housing units priced for very low, low and moderate income households made available for occupancy from the time of plan adoption to present.*

***Status:** The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective. Replace Alower≡ with Alow.≡ According to the Building Department 3,424 housing units were provided between 1995 and May 1999. The Building Department is compiling the figures for 1991 to 1995. These figures will be included in the EAR amendments. The projected population used to derive the number of housing units to be accommodated was far greater than the actual population figures. . This objective needs to be revised based on a reassessment of the number of units needed utilizing updated population projections and the Shimberg Study.*

***Recommendation:** Amend Objective C.1.1 by deleting AUpon plan adoption≡ and adding Acontinue to≡ after Athe County shall≡. Revise based on a reassessment of the number of units needed utilizing updated population projections and the Shimberg Study. Add policy to address the maintenance and development of public/private partnerships with affordable housing sponsors.*

**Policy C.1.1.1:** The County shall continue formal coordination with the Palatka Housing Authority via an existing interlocal agreement which shall be expanded to establish a more regular exchange of housing needs information.

*Retain Policy C.1.1.1. According to Administration, Putnam County entered into an interlocal agreement with the Palatka Housing Authority on March 25, 1986, on a perpetual basis, of the provision of low and moderate income housing within the County. The County and PHA are still operating under this interlocal agreement, no amendments have been made to this agreement.*

**Policy C.1.1.2:** The County shall develop interlocal supportive partnerships with the County's municipalities to identify and implement programs that will be jointly beneficial in developing adequate and affordable housing for low and moderate income households.

*Retain Policy C.1.1.2. According to Administration, Putnam County has developed interlocal supportive partnerships with the Town of Welaka and Crescent City. No interlocal agreements exist with the County's other municipalities. Amend Policy C.1.1.2 by replacing Adevelop with Acontinue and insert Avery low in front of A low and moderate income households*

**Policy C.1.1.3** [9J-5.010(3)(c)1]: The County Building Official shall provide information and technical assistance to the development community regarding incentives available within the County for siting and construction of housing in sufficient numbers and types to meet County needs.

*Amend Policy C.1.1.3 to replace A Building Official with A Planning, Building and Zoning Director Putnam County building official concurs that Administration coordinated FloridaFix until the program ended in 1997 and currently coordinates SHIP.*

**Policy C.1.1.4:** Upon Plan adoption the County shall ensure that all permitting and regulatory practices conducted by the County allow for fast-track processing for affordable housing developments for the very low, low, and moderate income groups.

*Amend Policy C.1.1.4 to delete A Upon Plan adoption, add A continue to after "County" and replace A groups with A households. County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.*

**Policy C.1.1.5:** The County shall establish coordination procedures with state and federal agencies, as well as the agricultural community to upgrade available housing for farming and migratory families.

*Amend Policy C.1.1.5 to reference agencies and specify some coordination activities. Administration reports that the County has established coordinating procedures for CDBG, USDA Rural Development and SHIP funds with state and federal agencies. No interagency agreements exist for farming and migratory families.*

**Policy C.1.1.6:** Towards providing incentives to builders and developers to build affordable housing, the County shall offer fast-track permitting, density bonuses, reduction of permitting fees, and zero lot line allowances in all regulatory processes for affordable housing projects for very low, lower and moderate income households.

*Amend Policy C.1.1.6 to delete the section A Towards providing incentives to builders and developers to build affordable housing, and insert A incentives such as after A offer. Replace A lower with A low. Planned Unit Development approval process provides for density bonuses and zero-lot line allowances, and the point score methodology of Policy A.1.9.4 allowing for density bonuses for provision of affordable housing. Resolution 94-14, passed March 22, 1994, expedites the process of*

*permits for affordable housing projects. County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.*

New Policy C.1.1.7 to read: The County shall develop and maintain public/private partnership with affordable housing sponsors.

*New Policy C.1.1.7. SHIP supported home purchases of ARC members. SHIP Emergency grant funds to assist in repairing homes in partnership with Putnam/Clay/Flagler EOC weatherization program. SHIP assisted in repairs and purchases in partnership with USDA Rural Development.*

**Objective C.1.2** [9J-5.010(3)(b)2]: Upon Plan adoption, the County shall support the efforts of the private sector to, by 1995, rehabilitate the 344 conventionally built homes and the 46 mobile homes found to be substandard and replace the 148 conventionally built homes and 26 mobile homes found to warrant demolition.

**Measure:** *Number of substandard homes rehabilitated and number of homes warranting demolition replaced from the time of plan adoption to present.*

**Status:** *The list of substandard homes needs to be reviewed to determine the number of homes rehabilitated or demolished and replaced. Housing rehabilitations are being accomplished through the use of Putnam County SHIP funds. Codes Enforcement activities which identify substandard conditions, and recommend alternatives to remedy the conditions, or require demolition as warranted.*

*Further information regarding how priorities are set for SHIP rehabilitation projects,, and their use of the list of substandard homes identified by totals in the policy will be included in the background element prior to EAR amendments. CDBG is used for neighborhood renewal to put in potable water facilities. One million dollars in state funds has also been obtained through Legislative Session, administratively by DEP, for sewer facilities. SHIP efforts, began in 1993, have lead to the rehabilitation of approximately 275 homes in the County.*

**Recommendation:** *Amend Objective C.1.2 by deleting AUpon plan adoption≡ and adding Acontinue to≡ after Athe County shall≡ Delete reference to 1995 and update Objective based on number of homes and mobile homes currently in substandard condition and the number of homes and mobile homes currently warranting demolition or amend the objective to reduce the number of substandard units identified by 50% in 5 years and 75% in ten years. This will take into account other units becoming substandard over the planning period.*

**Policy C.1.2.1** [9J-5.010(3)(c)7]: The County shall continue to pursue and use CDBG and other available housing-related grant revenues to target substandard housing rehabilitation and blighted neighborhood conservation.

*Amend Policy C.1.2.1. to include other methods of funding rehabilitation, and to make it clear the funding is to rehabilitate or replace substandard housing and to rehabilitate deteriorating neighborhoods . Administration reports that Putnam County has participated with the Town of Welaka and Crescent City and utilized CDBG funds in conjunction with SHIP funds to target needy areas. Putnam County also utilizes CDBG and SHIP Program Income Funds to improve substandard*

housing, additionally Putnam County has allocated \$40,000 of Program Income Funds for the East Palatka Water/Sewer Project.

**Policy C.1.2.2** [9J-5.010(3)(c)4]: The County shall make available to the citizenry published information on methods of obtaining revenues for the rehabilitation of substandard dwelling units.

*Amend Policy C.1.2.2. to state the County shall make this type of published information available to the public. Amend policy to read Apublic≅instead of Acitizenry≅for Plan continuity. Administration reports that by law, the availability of SHIP funds is advertised in the local newspaper, and information/instructions/applications for SHIP funds are distributed by County Administration. Information on the SHIP Program is also available on the County=s Internet Web Site. SHIP sent out documents containing program information to local institutions and churches for distribution. SHIP also receives and responds to numerous inquiries from word-of-mouth referrals.*

**Policy C.1.2.3** [9J-5.010(3)(c)4]: Upon Plan adoption, the County shall assist neighborhood upgrading by providing code enforcement assistance, providing County resources to assist in neighborhood "clean-up" campaigns, and prioritizing capital and/or operating maintenance budgets to support improvements in such neighborhoods.

*Amend Policy C.1.2.3 to delete AUpon plan adoption≅and add Acontinue to≅after Aassist≅. The County has a Codes Enforcement Board and has one designated codes enforcement officer that currently provide assistance to neighborhoods. The County also provides payment of landfill costs for clean-ups organized by the Keep Putnam Beautiful Organization and other neighborhood and community groups. The County Administrator is updating a 5-year Schedule of Capital Improvements with a staff committee to follow the capital improvement program policies in the comprehensive plan. This policy is included in the list of policies to be considered in setting priorities.*

**Policy C.1.2.4:** The County shall continue to enforce the Southern Building Code Congress Standard Building Code and Standard Housing Code and standards for mobile homes as specified in the County Mobile Home Ordinance 86-5 as amended by Ordinances 88-3 and 89-09 as a component of its Land Development Regulations. The County shall provide for the protection of stable residential neighborhoods through its zoning regulations.

*Amend Policy C.1.2.4 to update references to existing County Ordinances, to make a proper reference to the land development code, and make a separate policy related to protection of neighborhoods through zoning. The County has adopted and enforces the Standard Building Code and the Standard Housing Code. The protection of stable residential neighborhoods is addressed through the comprehensive plan amendment, rezoning, and special exception processes. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.*

**Objective C.1.3:** Upon Plan adoption, the County shall continue to ensure that sufficient sites are made available to provide for the addition of 3,361 affordable mobile/manufactured homes by the year 1995; a total of 7,108 mobile/manufactured homes by the year 2001 as well as ensuring the availability

of sites for locating conventionally built affordable low and moderate income housing.

**Measure:** *Number of sufficient sites made available from the time of plan adoption to 1995 and to present.*

**Status:** *The subdivision vesting program established by Resolution 96-55 provides ample low cost sites for low cost housing. . According to the Building Department a total of 2,812 new and used mobile units were provided between 1995 and May 1999. Figures for 1991 to 1995 will be included in the EAR amendments. SHIP efforts, began in 1993, have assisted in the purchase of approximately 150 homes for very low, low, and moderate housing needs. Population projections used to derive the affordable units to be provided were higher than the actual population. A new population study needs to be conducted and this objective should be revised utilizing new population projections and the Shimberg Study.*

**Recommendation:** *Revise Objective C.1.3 to read:*

*Objective C.1.3: (9J-5.010(2)(f)3) The County shall identify and ensure that sufficient and appropriate residential sites are available to accommodate the development of affordable housing, including mobile homes, for the very low, low and moderate households projected to occur in the County. Also include a revised number of affordable units to be provided utilizing updated population projections and the Shimberg Study.*

**Policy C.1.3.1:** The County shall ensure non-discriminatory standards and criteria for the placement of mobile and manufactured homes in accordance with Section 320.8285(5) and 553.38(2), FS.

*Amend Policy C.1.3.1. to make it clear that the FS Sections referenced apply to local zoning and inspection procedures and provide for reasonable and uniform enforcement of local regulations with respect to mobile and manufactured housing. The County Zoning Ordinance has many districts which allow mobile homes and manufactured homes. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.*

**Policy C.1.3.2:** The County shall maintain an inventory of vacant and underdeveloped land and provide the findings to builders, residential loan establishments and affordable housing agencies such as the Farmers Home Administration.

*Amend Policy C.1.3.2. to reflect that this inventory will be made available to all interested parties. This information is available upon request from the Planning and Zoning Division. There have been no requests for this data.*

*New Policy or Revise Policy C.1.3.2:*

*C.1.3.3: The County shall conduct a comprehensive inventory of County-owned vacant land and evaluate appropriate sites that could be used as affordable housing sites, which includes the availability of infrastructure. The inventory would be made available to the residential development industry.*

**Objective C.1.4** [9J-5.010(3)(b)4]: The County shall continue to ensure that sites are available within Putnam County to locate group homes and foster care facilities throughout the County and that over

concentration of such facilities in any single residential area is avoided.

**Measure:** *Vacant acreage in zoning districts allowing group homes and foster care facilities.*

**Status:** *Some group homes and foster care facilities are allowed by right in residential zoning districts in compliance with State law based on type of facility and number and type of residents. Other facilities require a Special Exception or more restrictive residential zoning. County's development review procedures address this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective.*

**Recommendation:** *Amend Objective C.1.4 to delete A single and make it clear that in instances where the County can limit group homes the objective will be to avoid concentration in any particular residential area. The State law limits concentration by providing separation standards. Add a policy to consider the limitation of group homes the County has authority over in the rezoning and special exception processes.*

**Policy C.1.4.1:** The County shall ensure non-discriminatory standards and criteria for the siting of foster care and group homes in accordance with Section 419.001(2) and (3)(c), FS.

*Retain Policy C.1.4.1. Group home facilities are allowed in Residential Zoning Districts as required by Florida Statutes. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.*

**Policy C.1.4.2** [9J-5.010(3)(c)1]: The County shall provide incentives to the development community in the form of assistance with grant and federal/state funding applications for the construction of group/foster care housing for the elderly and infirm.

*Amend Policy C.1.4.2. According to Administration, Putnam County utilizes the NEFRPC for any grant and federal/state funding applications the County wishes to apply for. . SHIP is currently working on possibilities for group/foster care housing facilities.*

**Policy C.1.4.3:** Putnam County regulatory ordinances shall allow fair housing opportunities to all residents regardless of age, race, handicap, disability, sex or family size in accordance with the Florida Fair Housing Act, Chapter 760.020, F.S.

*Retain Policy C.1.4.3. County development ordinances do not discriminate. The Fair Housing Ordinance 89-28, passed November 14, 1989, addresses this policy. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.*

**Objective C.1.5** [9J-5.010(3)(b)5]: Upon Plan adoption, the County shall reinforce its policies regarding the identification, rehabilitation and conservation of historically significant structures within the unincorporated area of Putnam County.

**Measure:** *Implementation of policies related to identification, rehabilitation and conservation of historic structures.*

**Status:** Policies are implemented through the site plan review process at time of building permit application and through Comp Plan amendment, rezoning, special exception, and variance processes. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this objective.

**Recommendation:** Amend Objective C.1.5 by deleting AUpon plan adoption and adding Acontinue to after Athe County shall.

**Policy C.1.5.1:** The County shall request the Department of State, Division of Historic Preservation to conduct a survey of the County to identify all sites of historical or archaeological significance.

*Revise Policy C.1.5.1 (see also A.1.5.4) to reflect that DHR does not conduct surveys but that the County will seek grant funding from DHR. The County has requested information on available funding. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy. . DHR suggests that this policy include a time frame for completion*

**Policy C.1.5.2:** The County shall provide to owners of recognized historical properties informational announcements and publications on grant and low interest funding for the purpose of rehabilitating structures of historic significance.

*Retain Policy C.1.5.2. This information is not being sent out. Need to get a list of addresses for the owners and historical preservation groups, then send out information as we receive it. According to DHR, the DHR Architectural Preservation Services, can provide Federal Government publications and guidelines for rehabilitating historic buildings.*

**Policy C.1.5.3:** The County shall request the Department of State, Division of Historic Resources to provide technical assistance in applying for National Historical Register designation for qualified historical structures in the County.

*Retain Policy C.1.5.3. Technical assistance has not been requested. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.*

**Policy C.1.5.4** [9J-5.010(3)(b)2]: The County shall provide exceptions in its zoning codes to permit the use or rehabilitation of historic structures in a non-conforming setting if necessary to preserve the structure from demolition.

*Amend Policy C.1.5.4 (see also A.1.5.2) to delete Azoning and insert Aand development when the land development code is adopted. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy. County development review procedures address this policy.*

**Objective C.1.6** [9J-5.010(3)(b)6]: Upon Plan adoption, the County shall ensure that persons and businesses displaced by public actions will be relocated in equal or better accommodations prior to any displacement action.

**Measure:** Number of persons and businesses displaced by public actions and relocated.

**Status:** The County has not done any projects requiring relocation. The County has adopted a Local Community Development/Relocation Policy by the County Board of Commissioners October 24, 1989.

**Recommendation:** Amend Objective C.1.6 by deleting AUpon plan adoption and adding Acontinue to after Athe County shall.

**Policy C.1.6.1:** Putnam County citizens affected by public action demolition programs will be afforded non-discriminatory relocation treatment in accordance with the Federal Relocation Act.

*Retain Policy C.1.6.1 as it only requires that we comply with Federal law. There have not been any projects initiated by the County requiring relocation.*

**Objective C.1.7** [9J-5.010(3)(b)7]: Upon Plan adoption, the County shall ensure that housing implementation programs are in-place and available to support private sector development activities.

**Measure:** Number of implementation programs supporting private development activities.

**Status:** Programs in place to support private sector development activities. SHIP policies support this Objective.

**Recommendation:** Amend Objective C.1.7 by deleting AUpon plan adoption and adding Acontinue to after Athe County shall. Add policies for very low, low and moderate housing.

**Policy C.1.7.1** [9J-5.010(3)(c)2]: The County shall codify its Land Development Regulations for easy reference to principles and criteria which establish the rules for locating low and moderate income housing, mobile home/manufactured home units, group and foster care facilities serving citizens with special needs.

*Amend Policy C.1.7.1 after draft land development code is adopted to delete Acodify and insert Aretain. The draft land development code, to be adopted prior to EAR amendments, includes sections which implement this policy.*

**Policy C.1.7.2** [9J-5.010(3)(c)4]: By 1992, the County shall clearly identify in its 5-year capital improvement plan those items of infrastructure and public facilities that are prioritized to support neighborhood rehabilitation and the development of low and medium income housing.

*Amend Policy C.1.7.2 to delete 1992 and replace with Annually". This policy will be used by the CIP committee in putting together the 5-year Schedule of Capital Improvements*

*Additional Policy C.1.7.3 toward addressing the creation and/or preservation of affordable housing:  
Policy C.1.7.3: (9J-5.010(3)(b)1) The County shall aggressively seek available CDBG and other state and federal grant funding to target existing dilapidated neighborhoods toward enhancing County programs to ensure the continued and future viability of those residential neighborhoods through improvements such as updating infrastructure and housing rehabilitation.*

