
Housing Element

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I. Purpose

The purpose of the Housing Element is to identify housing trends and needs to guide the development of policies, plans and programs that can be developed to meet the housing needs of City residents.

II. Background

As shown in Table HOU-1, the number of dwelling units in the City increased from 7,824 units to 8,428 units, a change of 14.8 percent between 1990 and 2000. During this period, the number of housing units increased by 7.7 percent, while the number of households increased by 11.6 percent.

**Table HOU-1
Population and Housing Trends, 1990-2000
City of New Port Richey & Pasco County**

Dwelling Type	New Port Richey			Pasco County		
	1990	2000	Change	1990	2000	Change
Population	14,044	16,117	14.8%	281,131	344,765	22.6%
Housing Units	7,824	8,428	7.7%	148,965	171,717	17.0%
Households	6,480	7,231	11.6%	122,103	147,489	20.8%
% of Owner-Occupied Units to Housing Units	53.2%	55.5%	2.3%	66%	70%	4.0%
% of Owner-Occupied Units to Households	66.6%	64.8%	(1.8%)	73%	82%	9.0%
% of Renter-Occupied Units to Housing Units	27.6%	30.2%	2.6%	15.6%	14.9%	(0.7%)
% of Renter-Occupied Units to Households	33.8%	35.2%	1.4%	19%	17.6%	(4.0%)

Source: US Census Bureau, Census 2000.

III. Housing Inventory

The primary source of housing data used for this comparison is the US Census Bureau's 2000 Census. Other sources of housing and population data used in the Housing Element include the City of New Port Richey, Pasco County Community Development Department and the Shimberg Center for Affordable Housing Florida Housing Data Clearinghouse at the University of Florida. The Florida Housing Data Clearinghouse prepares housing and population statistics, including *Affordable Housing Needs Assessments* for all Florida cities and counties.

Units by Type

As shown in Table HOU-2, the predominant housing type for the City of New Port Richey in 2000 was single-family units, at 51.5 percent of total units. Multi-family homes comprised nearly 33 percent of the units in the City in 2000, while manufactured housing comprised about 15 percent. Compared to the County, the City has experienced a greater increase in multi-family units than the other dwelling types.

Between 1990 and 2000, the City’s housing inventory increased by 603 dwelling units. The ratio of dwelling types was relatively unchanged during this timeframe.

**Table HOU-2
Dwelling Units by Type, 2000
City of New Port Richey & Pasco County**

Dwelling Type	New Port Richey		Pasco County	
	2000	%	2000	%
Single Family	4,338	51.5	109,251	62.9
Multi-Family	2,775	32.9	18,561	10.7
Manufactured Housing	1,237	14.7	43,700	25.2
Other	77	0.9	2,205	1.3
Total	8,427	100	173,717	100

Source: US Census Bureau, Census 2000 Summary File 3.

Units by Tenure

Table HOU-3 depicts the ownership characteristics, or *tenure*, of housing units for the City and County in 2000. The total number of occupied units in the City was 7,231. At 55.5 percent, the percentage of owner-occupied housing units represented the greatest share of units in the City. Renter-occupied units comprised 30.3 percent of total units and vacant units comprised 14 percent. The percentage of renter-occupied units in the City was double that for the County as a whole. Of the 1,197 vacant housing units, 576 were used for seasonal or recreational use.

**Table HOU-3
Ownership Characteristics of Housing Units, 2000
City of New Port Richey & Pasco County**

Tenure	New Port Richey	%	Pasco County	%
Owner-Occupied	4,677	55.5	121,543	70.0
Renter-Occupied	2,554	30.3	26,023	15.0
Vacant	1,197	14.2	26,151	15.0
TOTAL	8,428	100.0	173,717	100.0

Source: US Census Bureau, Census 2000 Summary File 3.

Vacancy Status

Based on the 2000 Census, the City experienced a vacancy rate of 14.2 percent for all housing units, a figure slightly lower than that experienced by Pasco County (15%). Table HOU-4 on the following page shows the number of vacant housing units according to the circumstances creating vacant units. Almost seven percent of the total dwelling units in the City were for seasonal use, compared with almost nine percent of these units in the County. Less than two percent of the units in the City were vacant “for sale” units, roughly the same as for the County.

Units by Age

Census data shows that most of the City’s housing stock (69.8%) was built since 1970 when modern building codes were being implemented. Of these units, 32 percent were constructed during the housing boom during the 1970s. Slightly over 14 percent of housing in the City was

built before 1959. Older structures are more apt to be in poor condition (i.e., substandard) especially if maintenance has been deferred. Also, older dwellings (built 40 or more years ago) may be eligible or approaching eligibility for historic designation. The data in Table HOU-5 portrays the relative newness of dwelling units in the City and Pasco County.

**Table HOU-4
Vacancy Status of Dwelling Units, 2000
City of New Port Richey & Pasco County**

Vacancy Status	New Port Richey	Pasco County
For Rent	247	3,339
For Sale Only	151	2,924
Rented or Sold, Not Occupied	105	1,425
For Seasonal, Recreational, or Occasional Use	576	14,915
For Migrant Workers	0	17
Other Vacant	118	3,531
TOTAL	1,197	26,151

Source: US Census Bureau, Census 2000.

**Table HOU-5
Age of Year Round Housing, 2000
City of New Port Richey & Pasco County**

Year Built	Housing Units			
	New Port Richey		Pasco County	
	Units	%	Units	%
1939 or Earlier	215	2.6%	2,123	1.2%
1940 – 1959	983	11.7%	8,297	4.8%
1960 – 1969	1,339	15.9%	17,407	10%
1970 – 1979	3,219	38.2%	55,678	32.1%
1980 – 1989	2,178	25.8%	53,986	31.1%
1990 – 1994	322	3.8%	16,388	9.4%
1995 – 1998	129	1.5%	15,076	8.7%
1999 – Mar 2000	43	0.5%	4,762	2.7%
TOTAL	8,428	100%	173,717	100%

Source: US Census Bureau, Census 2000 Summary File 3.

Cost of Housing

The cost of housing in the City is reported in the following section by renter-occupied and owner-occupied households.

Rent

Based on the 2000 Census, median monthly rent for housing in the City of New Port Richey was lower than that reported for Pasco County. The median monthly rent in the City was \$462 per month, while Pasco County as a whole had median monthly rent of \$518 per month. The City has a higher percentage of rental units rented for \$300 to \$499 a month than the County. The County has higher percentages than the City in all remaining rent categories. Table HOU-6 compares the rent for specified housing units in the City and Pasco County.

Table HOU-6
Monthly Rent of Specified Renter-Occupied Dwelling Units, 2000
City of New Port Richey & Pasco County

Cash Rent	Housing Units			
	New Port Richey		Pasco County	
	Units	Percent	Units	Percent
Less than \$200	36	1.4%	809	3.1%
\$200 to \$299	77	3.0%	1,280	4.9%
\$300 to \$499	1,476	57.6%	9,055	34.9%
\$500 to \$749	713	27.6%	10,077	38.9%
\$750 to \$999	120	4.7%	1,823	7.0%
\$1000 to \$1,499	28	1.1%	784	3.0%
\$1,500 or more	22	0.9%	417	1.6%
No cash rent	91	3.6%	1,678	6.5%
Total specified units	2,563	100%	25,923	100%
Median Value	\$462		\$518	

Source: US Census Bureau, Census 2000 Summary File 3.

Monthly Cost of Owner-Occupied Dwelling Units

Tables HOU-7 on page HOU-7 illustrates the monthly owner-costs for specified housing units with and without a mortgage. In 2000, the median monthly cost of owner-occupied units in the City was \$663 with a mortgage and \$216 without a mortgage. For the same year, the monthly cost of owner-occupied housing with a mortgage in Pasco County was \$804, while the monthly cost of owner-occupied housing without the mortgage was \$241.

Table HOU-7
Monthly Cost of Specified Owner-Occupied Units, 2000
City of New Port Richey & Pasco County

Cost	New Port Richey		Pasco County	
	Units	%	Units	%
With a Mortgage				
Less than \$300	45	2.2	485	1.0
\$300 to \$499	388	19.2	6242	11.3
\$500 to \$699	723	35.8	14,183	25.8
\$700 to \$999	573	28.4	16,629	30.2
\$1000 to \$1499	207	10.3	12,718	23.1
\$1500 to \$1999	34	1.7	3,493	6.3
\$2000 or more	48	2.4	1,265	2.3
Total Specified	2,018	100	55,015	100
Median	\$663		\$804	
No Mortgage				
Less than \$100	16	1.3	754	2.4
\$100 to \$199	507	41.6	9,458	29.5
\$200 to \$299	445	36.5	12,378	38.6
\$300 to \$399	182	14.9	6,287	19.6
\$400 to \$599	59	4.8	2,491	7.7
\$600 or More	10	0.9	692	2.2
Total Specified	1,219	100	32,060	100
Median	\$216		\$241	

Source: US Census Bureau, Census 2000 Summary File 3.

Housing Value

In 2000, the majority of specified dwellings in the City fell within the \$50,000 to \$99,000 range. Like the City, Pasco County had the majority of dwelling units valued in the \$50,000 to \$99,000 range, but those units comprised a smaller share than for the City. The County had 20.6 percent of dwellings valued between \$100,000 and \$149,000, with a median value of \$79,600. This figure is \$18,300 higher than the City median house value. Table HOU-8 summarizes housing values for the City and County based on the 2000 Census.

Based on Pasco County Property Appraiser just value, the average value of a single-family unit in the City in 2004 was \$83,293, as compared to the countywide average value of \$111,863 and the statewide average value of \$170,865.

**Table HOU-8
Value of Specified Owner-Occupied Units, 2000
City of New Port Richey & Pasco County**

Value	Housing Units			
	New Port Richey		Pasco County	
	Units	%	Units	%
< \$50,000	831	25.7	14,440	16.6
\$50,000 - \$99,000	1,967	60.8	43,099	49.5%
\$100,000- \$149,000	224	6.9	17,966	20.6
\$150,000- \$199,000	115	3.5	6,965	8.0
\$200,000- \$299,000	54	1.6	3,650	4.2
\$300,000- \$499,999	28	0.9	823	0.97
\$500,000- \$999,999	0	0	73	0.07
> \$1,000,000	18	0.6	59	0.06
Total Specified Units	3,237	100	87,075	100
Median Value	\$61,300		\$79,600	

Source: US Census Bureau, Census 2000.

Housing Affordability

Household Income

Table HOU-9 on the following page shows the distribution of income for households in New Port Richey and Pasco County in 1999. Per the 2000 Census, the 1999 median household income for the City was \$25,881 and \$32,969 for Pasco County. As discussed later in this element, median household income is a significant factor in determining the relative affordability of housing.

Cost Burden

In general, housing “affordability” is defined in terms of a household’s ability to spend no more than 30 percent of its gross annual income on either rent or mortgage payments, including taxes, insurance and utilities. For funding purposes, households are typically categorized into income categories based on the Area Median Income (AMI), adjusted for family size. Each year, the federal government calculates the AMI for communities across the country to use as

guidelines for federal housing programs. Table HOU-10 indicates the income categories and associated income ranges for the City based on the City's AMI of \$25,881.

**Table HOU-9
Households by Household Income, 1999
City of New Port Richey & Pasco County**

Household Income Range	New Port Richey		Pasco County	
	Households	%	Households	%
Less than \$10,000	996	14.0	13,531	9.2
\$10,000 to \$14,999	942	13.2	12,881	8.7
\$15,000 to \$24,999	1,532	21.5	27,262	18.5
\$25,000 to \$34,999	1,265	17.8	24,223	16.4
\$35,000 to \$49,999	1,062	14.9	27,803	18.8
\$50,000 to \$74,999	823	11.6	24,498	16.6
\$75,000 to \$99,999	289	4.1	9,281	6.3
\$100,000 to \$149,999	100	1.4	5,664	3.8
\$150,000 to \$199,999	41	0.6	1,308	0.9
\$200,000 or more	67	0.9	1,262	0.9
Total	7,117	100	147,713	100

Source: US Census Bureau, Census 2000 Summary File 3.

**Table HOU-10
Household Income Categories and Income Ranges
City of New Port Richey**

Household Income Category	% of AMI	Income Ranges based on Income Categories & City AMI
Middle/Upper	>120	> \$31,057
Moderate	80-120	\$20,705 - \$31,057
Low	50-80	\$12,941 - \$20,704
Very Low	< 50	< \$12,941

SOURCE: US Department of Housing & Urban Development (HUD), 2005.

Comparison of the household income categories in Table HOU-9 with the household incomes listed in Table HOU-10 indicates that close to 17 percent of City households meet the income thresholds to qualify as very low income households. Almost two-thirds of the City's households are moderate income or lower.

Rent-to-Income Ratio. As shown in Table HOU-11, approximately 1,129 renter households in New Port Richey pay 30 percent or more of household income on housing. These households represent 44.2 percent of the total renter-occupied units. In the County, approximately 40 percent of renter households pay more than 30 percent of household income on housing.

In Florida, the Fair Market Rent (FMR) for a two-bedroom apartment is \$816. In order to afford this level of rent and utilities, without paying more than 30 percent of income on housing, a household must earn \$32,621 annually. Assuming a 40-hour work week at 52 weeks per year, this level of income translates into a *housing wage* of \$15.68 per hour.¹

¹ Out of Reach Report, Florida, 2006.

**Table HOU-11
Gross Rent as a Percentage of Household Income, 1999
City of New Port Richey & Pasco County**

% of Household Income for Rent	Households			
	New Port Richey		Pasco County	
	Units	%	Units	%
Less than 15 percent	318	12.4	4,364	16.8
15 to 19 percent	471	18.4	3,652	14.1
20 to 24 percent	246	9.6	3,258	12.6
25 to 29 percent	248	9.7	2,331	9.0
30 to 34 percent	243	9.5	1,999	7.7
35 percent or more	886	34.6	8,148	31.4
Not computed	151	5.9	2,171	8.4

Source: US Census Bureau, Census 2000 Summary File 3.10147

Mortgage Costs-to-Income Ratio. The mortgage cost-to-income ratios in Table HOU-12 show that approximately 598, or 12.8 percent, of the City’s owner-occupied households spend 30 percent or more of household income on housing. Approximately 14.7 percent of the same household types in the County spend 30 percent or more of household income on housing.

**Table HOU-12
Selected Monthly Owner Costs as a Percentage of Household Income, 1999
City of New Port Richey & Pasco County**

% of Household Income for Owner Costs	Households			
	New Port Richey		Pasco County	
	Units	%	Units	%
Less than 15 percent	1,435	44.3	34,328	39.4
15 to 19 percent	459	14.2	14,924	17.1
20 to 24 percent	376	11.6	11,395	13.1
25 to 29 percent	309	9.5	7,722	8.9
30 to 34 percent	166	5.1	4,687	5.4
35 percent or more	432	13.3	13,142	15.1
Not computed	60	1.9	877	1.0

Source: US Census Bureau, Census 2000 Summary File 3.

Table HOU-13 lists the number of owner- and renter-occupied households spending more than 30 percent of household income towards housing costs by household income group for the City and the County. The table shows that while the majority of households in New Port Richey pay less than 30 percent of household income on housing, 1,706 households (24%) pay 30 percent or more of household income on housing. Of those earning less than \$20,000 per year, 223 of the owner-occupied households (39%) spent 30 percent or more of household income for housing costs. For households in renter-occupied units earning less than \$20,000, over 50 percent pay more than 30 percent toward housing. In the table below, the incomes falling within the ranges above the bold line represent low and very low income households.

**Table HOU-13
Households Contributing ≥ 30% of Income toward Housing, 1999
City of New Port Richey**

Household Income Range	Owner-Occupied Households w/Mortgage Cost >30% of Household Income		Renter-Occupied Households w/Rent >30% of Household Income		Total
	New Port Richey	Pasco County	New Port Richey	Pasco County	
<\$10,000	141	3,281	432	3,499	573
\$10,000 - \$19,999	223	5,304	603	4,719	826
\$20,000 - \$34,999	157	5,498	94	1,720	251
\$35,000 - \$49,999	28	2,508	0	170	28
\$50,000 - \$74,999	28	1,064	0	39	28
>\$75,000	21	174	0	0	21
Total	577	17,655	1,129	10,147	1,706

Notes:

The income ranges above the bold line represent low and very low income households.

Source: US Census Bureau, Census 2000 Summary File 3.7231

Housing Conditions

The deteriorating condition of the aging residential housing stock is recognized as one of the most pressing needs in the City. During preparation of the New Port Richey Redevelopment Plan, data collected on property values, lot size and pattern of development, along with the condition of the commercial neighborhoods, supported a finding of blight in virtually every neighborhood in the City.

Interior Housing Conditions

The 2000 Census provided information regarding dwelling units lacking complete plumbing facilities, kitchen facilities and use of home heating fuel, as well as over-crowded dwelling units. A summary of these interior housing conditions for the City is shown in Table HOU-14.

**Table HOU-14
Interior Housing Conditions, 2000
City of New Port Richey & Pasco County**

Characteristic	New Port Richey		Pasco County	
	Units	%	Units	%
>1 Persons/Room	270	3.2	3,702	2.5
Lacking Complete Kitchen Facilities	14	0.2	449	0.3
Lacking Complete Plumbing Facilities	25	0.4	345	0.2
No Heating Fuel Used	48	0.7	1,152	0.8

Source: U.S. Census Bureau, 2000.

Plumbing characteristics reported by the Census covers a wide range of housing conditions. Plumbing includes water source, sanitary sewer disposal methods, number of bathroom facilities and plumbing facilities available in housing units. Plumbing is critical to public health and satisfactory housing conditions. According to the 2000 Census, all but 25 housing units in

the City contained complete plumbing facilities. Complete plumbing facilities include hot and cold piped water, a flush toilet and a bathtub or shower. All three of these facilities must be located within the housing unit to qualify as having complete plumbing facilities. However, they need not be located in the same room.

The 2000 Census identified 14 dwelling units lacking complete kitchen facilities. A complete kitchen within a housing unit, although not necessarily in one room, contains all of the following facilities: an installed sink with piped water; a range, cooktop and convection or microwave oven; and a refrigerator. If one or more of these facilities are missing, then a housing unit is considered to lack complete kitchen facilities.

House heating fuel is defined as the type of fuel used most often to heat the housing unit. Table HOU-15 indicates the number of housing units by the type of heating equipment, as determined by the 2000 Census. The vast majority of the housing units receive heat from electricity. However, a lack of heating fuel is not a good indication of housing conditions in West Central Florida because of the generally warm climate.

Table HOU-15
Occupied-Units by House Heating Fuel, 2000
City of New Port Richey & Pasco County

Characteristic	New Port Richey		Pasco County	
	Units	%	Units	%
Utility Gas	38	0.5	3,091	2.1
Bottled, Tank, or LP Gas	149	2.1	6,579	4.5
Electricity	6,859	96.2	135,492	91.8
Fuel Oil, Kerosene, Etc	12	0.2	643	0.4
Coal or Coke	0	0.0	0	0.0
Wood	23	0.3	453	0.3
Solar Energy	0	0.0	27	0.0
Other Fuel	0	0.0	129	0.1
No Fuel Used	48	0.7	1,152	0.8

Source: U.S. Census Bureau, 2000.

The Federal Code of Regulations defines overcrowding as more than one person per room. According to the 2000 Census, New Port Richey had 270 housing units, or 3.7 percent of all occupied housing units, with 1.01 or more persons per room. Table HOU-16 on the following page identifies the number of persons per room for occupied housing units.

Exterior Housing Conditions

Substandard housing can also be defined in terms of the exterior structural condition of housing. Such housing could be in deteriorating condition due to poor maintenance, inadequate original construction, or advanced age. Signs of advanced structural decay include sagging rooflines, porches and walls, broken or missing windows or doors and the absence of paint or other wall sealants. The City has not conducted a comprehensive housing survey to determine the extent of substandard housing from a structural perspective. Using anecdotal information from the City's code enforcement staff, an estimated 260 units (three percent of the total housing stock) currently have some form of code violation.

**Table HOU-16
Occupants per Room by Tenure
City of New Port Richey & Pasco County**

Characteristic	New Port Richey		Pasco County	
	Units	%	Units	%
<i>Owner-Occupied:</i>	4,566	64.0	121,548	82.4
0.50 or Less Occupants Per Room	3,679	0.52	95,072	0.64
0.51 to 1.00 Occupants Per Room	788	0.11	24,329	0.16
1.01 to 1.50 Occupants Per Room	82	0.01	1,522	0.01
1.51 to 2.00 Occupants Per Room	17	0.0	511	0.00
2.01 or More Occupants Per Room	0	0.0	114	0.00
<i>Renter-Occupied:</i>	2,563	36.0	26,018	17.6
0.50 or Less Occupants Per Room	1,613	0.23	15,203	0.10
0.51 to 1.00 Occupants Per Room	779	0.11	9,276	0.06
1.01 to 1.50 Occupants Per Room	87	0.01	902	0.01
1.51 to 2.00 Occupants Per Room	62	0.01	517	0.00
2.01 or More Occupants Per Room	22	0.0	120	0.00

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

Rental Housing

This section provides an inventory of renter-occupied housing developments currently using federal, state or local subsidies. Table HOU-17 lists the rental developments in New Port Richey that serve families and/or the elderly and the applicable rental assistance.

**Table HOU-17
Rental Developments
City of New Port Richey**

Name / Address	Total Units	Assisted Units	Housing Program	Population or Target Area
Congress Street Apartments 6913 Hills Drive	17	17	Rental Assistance/HUD; Section 811	Persons with Disabilities
Forest Avenue Triplex 6013 Tennessee Avenue	3	3	Rental Assistance/HUD; Section 811	Persons with Disabilities
Gulf Coast Egret Housing 6005 Vermont Avenue	7	7	Rental Assistance/HUD; Section 811	Persons with Disabilities
Mandala Satellite Apartments 6536 Kentucky Avenue	15	15	Rental Assistance/HUD; Section 202	Persons with Disabilities
Pasadena Drive Duplexes 5429 Pasadena Drive	4	4	Rental Assistance/HUD; Section 811	Persons with Disabilities

Source: City of New Port Richey and Florida Housing Data Clearinghouse, 2005.

Special Needs Housing

There are a number of residential opportunities for special needs population groups in the City including group homes, foster care homes and adult living facilities. Special needs housing is located throughout the City in areas of residential character.

**Table HOU-18
Special Needs Housing
City of New Port Richey**

Name	Location	Capacity
Group Homes		
Forest Avenue Triplex	6013 Tennessee Ave	3
Gulf Coast Egret Housing	6005 Vermont Ave	7
Mandala Satellite Apartments	6536 Kentucky Ave	15
Pasadena Drive Duplexes	5429 Pasadena Dr	4
Assisted Living Facilities		
Bel-Air House	5555 River Rd	11
Elm Tree Lodge	6205 Viola Ln	12
Forest Glen Lodges	7435 Plathe Rd	76
Golden Sunset	5019 Magpie Dr	8
Golden Sunset II ALF	6753 Carpel Dr	8
Gulf Haven	6343 Rowan Rd	14
Hillandale	6333 Langston Ave	24
Loving Heart ALF	5348 Dartmouth Rd	16
New Port Inn	6120 Congress St	123
Oakview Terrace	7220 Baillie Dr	135
Palmetto Place	5341 Palmetto Rd	16
Park Place of New Port Richey	5539 Charles St	140
Precious Family Home Care	8248 Tanglewood Dr	2
Sun Coast Retreat	8151 Treelet Ct	60
Westbury House	7114 Congress St	26

Source: Florida Department of Elder Affairs, 2006.

Mobile Homes

Table HOU-19 lists the mobile home parks, subdivisions and cooperatives located within the City.

**Table HOU-19
Mobile Home Communities
City of New Port Richey**

Name	Type	Location	Future Land Use	Units
Cotee River MHP	Cooperative	Grand Boulevard	MDR-20	78
Harborview Mobile Manor	Cooperative	Louisiana Ave	MDR-14	484
Imperial Mobile Estates	Park	Imperial Dr	MDR-14	87
Riverbend Mobile Park Village	Park	Green Key Rd	HC/LMD	85
Sunshine Lake Estates	Park	Accent Ln	MDR-14	248
Walden Pond MHP / RV Park	Park	Driftwood Dr	MDR-14	92
Deep Lagoon MHP ¹	Park	Green Key Rd	LMDR	14
Congress Park	Subdivision	Congress St	MDR-14	112
Edgewater Gardens	Subdivision	Edgewater Dr	MDR-!4	79

Notes:

1. Townhouses (72) proposed.

Source: City of New Port Richey, 2007.

Historic Housing

Table HOU-20 contains an inventory of designated historically-significant housing in the City. The City has one property listed in the National Register of Historic Places (NRHP). There are no nominations for the NRHP or any local registers pending.

**Table HOU-20
Historic Housing
City of New Port Richey**

ID	Year Built	Name	Location	Eligible	
				NRHP	Local Register
PA00339	1925	Hacienda Hotel	5621 Main St	Yes	Yes
PA00340	1925C	Meighan Theater	6327 Grand Blvd	Yes	Yes
PA00341	1921C	Pasco Building	6230-6236 Grand Blvd	Likely	Yes
PA00342	1922	First State Bank	6321 Grand Blvd	Likely	Yes
PA00343	1925C	Arcade Building	5805-5811 Main St	Likely	Yes
PA00344	1925C	Screened Porch House	5854 Main St	No	No
PA00345	1925C	Stucco House	5852 Main S	No	No
PA00346	1925C	Enclosed Porch House	5834 Nebraska Ave	No	No
PA00347	1925C	Oak Tree House	5340 Nebraska Ave	No	No
PA00348	1925C	Ivy Chimney House	5850 Nebraska Ave	No	No
PA00349	1925C	Flower Bed House	5940 Nebraska Ave	No	No
PA00350	1925C	Center Chimney House	5936 Nebraska Ave	No	No
PA00351	1925C	Metal Awning House	5926 Missouri Ave	No	No
PA00352	1920C	Typical House	5926 Missouri Ave	No	No
PA00353	1925C	Very Neat House	Main St	No	No
PA00354	1925C	Hidden Bungalow	Main St	No	No
PA01358	1919	Our Lady Queen of Peace Church	6431 Circle Blvd	No	Yes
PA01358	1925	James H. Becker House	Not indicated	No	No
-	-	Clemmie Baker House	Grand Blvd	-	-

Notes:

NRHP - National Register of Historic Places

Source: Florida Site File, Florida State Historic Preservation Office, 2006.

Housing Production

There were 259 permits issued for residential construction, including single-family, multi-family, town homes and mobile homes, from 2000 to 2005. Housing construction trends indicate that more new multiple family units were built than single family homes. This trend is likely in response to the limited supply of developable land and rising land costs. New residential development in the City primarily occurs as infill and redevelopment.

Approximately 133 dwelling units have been removed or demolished since 2000. Of these units, 51 were mobile homes that were removed to make way for a townhouse development. The remaining units were comprised of single family attached and detached units. Most of these units have been replaced or will be in the near future.

IV. Housing Needs Analysis

The purpose of the housing demand and need analysis in this section is to identify housing needs through year 2020 for the City of New Port Richey. Analysis and projections are based on growth and development anticipated to occur within the City. Housing needs created by annexation are not considered.

The housing needs analysis is based on a set of housing data and methodology developed by the Shimberg Center for Affordable Housing Florida Housing Data Clearinghouse (FHDC) on behalf of the Florida Department of Community Affairs for use in developing comprehensive plans. Sources of the data available from FHDC include the US Census, other federal population and housing surveys, the US Department of Housing and Urban Development, the US Department of Agriculture Rural Housing Service, Florida Housing Finance Corporation, local housing finance authorities, public housing Agencies, the Florida Association of Realtors, the Florida Department of Revenue, the Florida Agency of Workforce Innovation and the Bureau of Economic and Business Research at the University of Florida. The Affordable Housing Needs Assessment methodology is viewable in its entirety online at www.flhousingdata.shimberg.ufl.edu.

In the initial phase of the analysis, estimates and projections of households by tenure, size and income were developed. After incorporating a vacancy rate, the household estimates and projections were 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 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, and size of household.

The next step in the housing needs assessment is the projected need for housing. The need for housing units is the difference between the estimated and projected demand for units and the updated supply. The end result provides the number of units that will have to be provided to meet demand, as well as the distribution of those units by type tenure. The final product in the analysis is the distribution of need for housing units by household income and value or rent of units.

The FHDC provides estimates and projections of the number of households that are low income (incomes below 80 percent of area median) and severely cost-burdened (paying 50 percent or more for mortgage costs or rent) for each local government jurisdiction in the state. The indicator of affordable housing need can serve as an approximation of the total number of households that would benefit from some type of housing assistance. It should be noted that the analysis does not factor individuals and families that were not included in household enumerations during the Census (e.g., the homeless and migrant farmworkers).

Determinants of Housing Demand

Population

Population is the basis for 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 utilized in the Affordable Housing Needs Assessment indicate that the

City will add an additional 1,203 year-round residents between 2000 and 2020 (see Table HOU-21).

New Port Richey’s total population increased by approximately 1.6 percent per year between 1990 and 2000, but population growth has slowed to an estimated 0.5 percent per year since 2000. The slight rise in population since 2000 is the result of small-scale housing development and annexation throughout the City. The population projections below indicate that the City’s population is anticipated to grow even more slowly over the next decade or so. The projected rise in the population between 2000 and 2020 represents an annual increase of only 0.48 percent per year.

**Table HOU-21
Population Trends and Projections
City of New Port Richey**

US Census		Estimate	Projections		
1990	2000	2006	2010	2015	2020
14,044	16,117	16,645	16,803	17,229	17,668

Source: US Census 2000, Bureau of Economic and Business Statistics, University of Florida and Florida Housing Data Clearinghouse, 2002.

Household Formation

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 age distribution of the population serves as the basis for projecting the number of households and other aspects of housing demand. Table HOU-22 shows the projected age distribution of the New Port Richey population through 2020. During this timeframe, the largest distributions of householders falls within the 35-54 and the 75 + age range, respectively. The fastest growing segment of the population is the 65-74 age range.

**Table HOU-22
Householder Projections by Age
City of New Port Richey**

Age Range	2010	2015	2020
15-24	437	409	375
25-34	908	945	932
35-54	2,015	1,818	1,648
55-64	1,408	1,535	1,573
65-74	1,318	1,676	2,009
75+	1,706	1,762	1,957
Total	7,792	8,145	8,494

Source: Florida Housing Data Clearinghouse, 2002.

The pure number of housing units needed is determined by the total number of households projected, but the nature of that demand is also related to characteristics of those households. In addition to householder age considerations, size and income of households indicate the tenure and size of housing units that households desire and can afford.

In 2000, 94.9 percent (15,290 persons) of the City's population was reported as residing in a household. The remaining 5.1 percent (827 persons) resided in group quarters such as group homes or assisted living facilities. In 1990, 96.2 percent of the population was part of a household. Those living in group quarters in 1990 represented 3.7 percent (527 persons) of the population. The projections indicate that the number of households in New Port Richey will increase by 93, or 1.3 percent, per year between 2000 and 2020. Table HOU-23 displays the projected households in the City by tenure. The projected ratio of owner- to renter-occupied households in 2020 is roughly 2:1.

Table HOU-23
Household Projections by Tenure
City of New Port Richey

Tenure	2002	2010	2015	2020
Owner	4,716	5,141	5,468	5,809
Renter	2,553	2,651	2,677	2,685
Total	7,270	7,792	8,145	8,494

Source: Florida Housing Data Clearinghouse, 2002.

Table HOU-24
Household Projections by Size
City of New Port Richey

Persons	2002	2010	2015	2020
1-2	5,372	5,952	6,368	6,808
3-4	1,485	1,442	1,397	1,328
5	413	398	380	358
Total	7,270	7,792	8,145	8,494

Source: Florida Housing Data Clearinghouse, 2002.

The average household size increased from 2.09 persons to 2.11 persons per household between 1990 and 2000 (Census). This increase is counter to state and national trends of decreasing average household size over the past 20 years, perhaps indicating that more families and less households of retirement age are locating in the City. Table HOU-24 indicates the projected distribution of households by size through 2020.

Housing Demand and Need

To determine the demand for additional housing units in the City during 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 vacancy rate reported in the 2000 US Census for New Port Richey (refer to Table HOU-3).

Using household projections indicated in the tables below, projections for housing in the City were derived. Housing needs are presented by total number needed, need by type of housing (e.g., single family and multi-family), tenure (e.g., owner and renter) and cost or rent.

Projected Housing Demand and Need. The projection of demand is developed based on:

- Occupied housing
- Percentage allowance for vacant units
- Percentage allowance for units expected to be lost due to various causes such as demolition (assumed to be zero in the numbers provided)

The demand for households in the City is projected to rise from 7,693 in 2002 (baseline year) to 9,091 in 2020. The base year supply was compared to the base year demand to determine existing housing need. The forecasted housing demand was compared with existing supply to determine future housing needs. The supply available in 2002 is subtracted from future year demand for housing to determine a basic construction need for housing through 2020.

Housing Type

By 2020, the projected demand for housing by type indicates need for an additional 936 single-family units and 462 multi-family units (see Table HOU-25). In projecting need for housing type, single-family units and mobile homes are combined into a single-family homes category. The rationale for combining these categories is that local conditions determine the mix between single-family construction and mobile homes in meeting projected need for single-family units.

Housing Tenure

As shown in Table HOU-26, the projected need for owner-occupied units in the City in 2020 is 1,147 units. The need for renter-occupied units is 647 units in 2020. Note: these calculations are for occupied units; vacant units are not classified by tenure.

**Table HOU-25
Projected Housing Demand and Construction Need for Permanent Housing by Type
City of New Port Richey**

Housing Demand							
Base Year 2002		2010		2015		2020	
Single-Family	Multi-Family	Single-Family	Multi-Family	Single-Family	Multi-Family	Single-Family	Multi-Family
5,146	2,547	5,578	2,760	5,831	2,885	6,082	3,009
Construction Need							
Base Year 2002		2002-2010		2002-2015		2002-2020	
Single-Family	Multi-Family	Single-Family	Multi-Family	Single-Family	Multi-Family	Single-Family	Multi-Family
-	-	432	213	685	338	936	462

Source: Florida Housing Data Clearinghouse, 2002.

Table HOU-26
Projected Permanent Housing Need by Tenure
City of New Port Richey

Projected Households							
Base Year 2002		2010		2015		2020	
Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
5,146	2,547	5,402	2,936	5,647	3,069	5,890	3,201
Growth in Households							
Base Year 2002		2002-2010		2002-2015		2002-2020	
Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
-	-	686	382	931	515	1,174	647

Source: Florida Housing Data Clearinghouse, 2002.

Construction Need

The projections in this section show future construction needs based on the projected number of households and the number of existing housing units. These projections show the number of units that would need to be constructed between a base year, in this case 2002, and a given year in order to meet the expected expansion in the number of households (plus an assumed vacancy rate). Table HOU-27 shows construction need for all households at each income level. The need for housing appears to be greatest in 80-120 percent of AMI income range.

Affordable Housing

A summary indicator of local affordable housing need provides the number of households that are low income (less than 80 percent AMI) and low income households that are *severely cost-burdened* (paying 50 percent or more of household income on housing) in the City. The rationale for using a threshold of less than 80 percent of AMI stems from requirements for federal housing assistance programs.

Table HOU-27
Construction Need by Household Income as a Percentage of AMI
City of New Port Richey

Household Income as % of Area Median Income (AMI)	2002-2005	2002-2010	2002-2015	2002-2020
<20%	13	37	60	81
20-29.9%	20	50	83	124
30-39.9%	21	47	80	129
40-49.9%	11	41	82	124
50-59.9%	19	60	98	139
60-79.9%	27	97	156	214
80-119.9%	16	104	187	260
120+ %	18	86	129	153
Total	145	522	875	1,224

Source: Florida Housing Data Clearinghouse, 2002.

Table HOU-28 provides an estimation of the total number of households by tenure that would likely benefit from some type of housing assistance, be it housing subsidies or new construction of affordable units. The estimated base year (2002) affordable housing need is 312 owner-

occupied households and 464 renter-occupied households. In 2020, the projected affordable housing need is 920 households, 58.8 percent of which are renter-occupied.

**Table HOU-28
Affordable Housing Summary Need by Tenure
City of New Port Richey**

Tenure	2002-2010	2002-2015	2002-2020
Owner	340	357	373
Renter	496	511	529
Total	836	868	902

Source: Florida Housing Data Clearinghouse, 2002.

Detailed Affordable Housing Need. Targeting housing assistance requires more detail about income variation within the total number of low income, severely cost-burdened households, for two reasons:

- If needs are to be addressed through construction of new units, income variation within low income households means that not all new rent- or price-restricted units will be affordable to all households. For example, a household at 30 percent AMI would still pay more than half of its income for rent in an apartment with rent set for households with incomes of 60 percent AMI.
- A number of housing programs, such as the Low Income Housing Tax Credit and, in most cases, Section 8 Housing Vouchers, set income limits below 80 percent AMI.

Table HOU-29 provides more detail on the income categories that make up the summary need indicated in Table HOU-28. The affordable housing need is greatest at the lowest income level (30 percent or less AMI). This need is projected to steadily increase through 2020 for both households types. The affordable housing need at the extremely low income level (30 percent or less AMI) is substantially greater for renter-occupied households than owner-occupied households, which is an indicator that affordable rental housing are lacking in the City.

**Table HOU-29
Severely Cost-Burdened (50%+) Households with Income <80% AMI by
Tenure and Income Level
City of New Port Richey**

Household Income as % of AMI	2002-2005	2005-2010	2010-2015	2015-2020	Total
Tenure: Owner					
<20%	101	103	111	118	126
20-29.9%	65	67	73	75	79
30-39.9%	59	61	62	66	69
40-49.9%	44	43	46	46	47
50-59.9%	22	22	24	27	26
60-79.9%	21	22	24	25	26
Total <80%	312	318	340	357	373
Tenure: Renter					
<20%	179	181	191	194	194
20-29.9%	149	153	159	166	175

Table HOU-29
Severely Cost-Burdened (50%+) Households with Income <80% AMI by
Tenure and Income Level
City of New Port Richey

Household Income as % of AMI	2002-2005	2005-2010	2010-2015	2015-2020	Total
30-39.9%	80	81	83	85	90
40-49.9%	42	44	46	49	53
50-59.9%	6	6	7	6	6
60-79.9%	8	9	10	11	11
Total <80%	464	474	496	511	529

Source: Florida Housing Data Clearinghouse, 2002.

Table HOU-30
Growth in Severely Cost-Burdened (50%+) Households with
Income <80% AMI by Tenure and Income Level
City of New Port Richey

Household Income as % of AMI	2002-2005	2005-2010	2010-2015	2015-2020	Total
Tenure: Owner					
<20%	2	8	7	8	25
20-29.9%	2	6	2	4	14
30-39.9%	2	1	4	3	10
40-49.9%	-1	3	0	1	3
50-59.9%	0	2	3	-1	4
60-79.9%	1	2	1	1	5
Total <80%	6	22	17	16	61
Tenure: Renter					
<20%	2	10	3	0	15
20-29.9%	4	6	7	9	26
30-39.9%	1	2	2	5	10
40-49.9%	2	2	3	4	11
50-59.9%	0	1	-1	0	0
60-79.9%	1	1	1	0	3
Total <80%	10	22	15	18	65

Source: Florida Housing Data Clearinghouse, 2002.

Projected Increase in Cost-Burdened Households. Table HOU-30 on the preceding page shows the projected increase in severely cost-burdened, low income households through 2020. These projections indicate growth in low income households that would not be able to afford housing without assistance. The projections in Table HOU-30 do not address any existing need of cost-burdened households.

V. Plan to Address Housing Need

From the foregoing analysis, the City's 2020 housing need relative to housing supply is:

- Housing construction need: 1,224 units
- Affordable housing construction need: 529 units
- Affordable housing construction need for severely cost-burdened: 126 units

This section addresses methods for meeting the City's existing and future housing need, as well as resolving issues indicated in the housing inventory (Section III) and through public input. Such issues include substandard housing, property maintenance and preservation of historic housing.

Housing Supply

Land for Housing

Using the foregoing projections for the permanent population, the average number of persons per household in the City, the existing inventory of dwelling units (minus demolitions) in the City, and a vacancy factor, the Florida Housing Data Clearinghouse has projected the construction needs for dwelling units by dwelling type through the year 2020. The analysis shown in Table HOU-27 predicts that an additional 1,224 units will need to be constructed to support the City's 2020 population. Following City development trends, approximately 69 percent, or 844 of these units are likely to be developed as single-family units and the remaining 380 units as multi-family units.

The average gross density of existing single-family development in the City is 4.55 dwelling units per acre, while average gross density for existing multi-family development is 17.47 units per acre. By applying these historical development densities to the projected 2020 housing need, the amount of land required to accommodate housing need is 207 acres.

The Pasco County Property Appraiser's Office identifies approximately 377 acres, or 12.98 percent, of the acreage in the City as vacant. Approximately two-thirds of the City's vacant lands inventory is categorized as residential. These vacant residential lands total 250 acres, slightly more than the amount of land needed to accommodate the City's 2020 housing demand. Location, size, access, environmental features, development entitlements (e.g., zoning) and other characteristics of vacant lands will affect the actual development yield of these lands and, therefore, the ability to fully accommodate the future population. For this reason and, also, to allow for a degree of flexibility in the real estate market, the City will encourage redevelopment at higher densities in appropriate locations.

Private Sector Housing Delivery

The City relies entirely on the private sector with some supplementation by governmental programs to ensure the provision of adequate housing to meet the local housing need. By the year 2020 an estimated 1,224 housing units will be needed to house the projected population in the City. Although the private sector will be primarily responsible for constructing these new

units, the City is responsible for ensuring that public infrastructure needs associated with new units are met.

Affordable Housing

Although there is no public housing within the City, there are no known impediments to locating low income housing in the City. There are housing assistance programs available to City residents, including Section 8 (affordable housing with federal assistance) and low-interest loans. Sites for very low, low and moderate income housing sites should be available in all quadrants of the City. Measures to encourage these sites include:

- Encouraging acquisition of scattered sites for below market rate housing, particularly individual or small collections of sites within neighborhoods that do not have substandard housing issues; and
- Encouraging or requiring developers of residential developments to include some below market rate housing. The City accomplishes this by granting flexibility in allowed density to improve the feasibility of such units.

Conservation and Historically Significant Housing

The City actively supports the conservation of historically-significant structures. Many of the historically-significant structures in the City are located along Main Street in the downtown area. Demolition, conservation and rehabilitation activities are easily identified through the records of the building permit office, and the identification of historically-significant housing can be accomplished through the records of the County Property Appraiser and the West Pasco Historical Society. Additionally, the City has prepared design guidelines for the downtown area to assist merchants in maintaining the integrity of older buildings. Finally, the City actively participates in the Florida Main Street Program which provides technical assistance on preservation of the historic character in Main Street communities.

Substandard Housing

Residential deterioration and blight can have serious consequences. Structural deterioration often results in decreased property values and, consequently, reduces property tax revenues for community facilities maintenance or improvement. The loss of tax dollars may force a community to reduce its facility and/or service expenditures, which may further hasten neighborhood deterioration.

In the presence of deteriorated residential structures, there is the tendency for adjacent properties to deteriorate and for the general neighborhood environment to be negatively affected. In general, a process of residential deterioration, if permitted to advance, is costly to both the individual homeowner and the community as a whole. There are many contributing agents, but factors believed to most influence structural decay are the following:

- *Age of Housing Units.* Once a structure has reached around 50 years of age, repairs become more costly and the ability to modernize is diminished.
- *Inadequate Building Maintenance.* Older residential units are often owned by elderly persons. Many such individuals are living on a fixed income, which does not always provide

adequate allowance for repairs at the time when the structure may require maintenance due to age. In addition, many elderly persons are not physically able to make repairs that might normally be made by a younger householder.

- *Inadequate Code Enforcement.* Code enforcement is an area of weakness for many communities. This may be attributable to municipalities being reluctant to cite violations knowing that land owners resent being cited for inadequate property maintenance. Fortunately, there is a growing recognition by municipalities of the interdependence of neighboring structures, the value of codes, and the importance of consistent code enforcement.
- *Poor Environmental Quality.* Poor conditions of streets, vacant lots, unkempt yards, deteriorated accessory structures and nuisances (such as excessive traffic and noxious odors) affect the structural quality of residences. Problems are generally those of association and the tendency for blighting influences to spread.
- *Incompatible Land Uses.* Land use conflicts occur when some types of incompatible industrial or commercial uses encroach upon neighborhoods. The unplanned mix of residential and commercial/industrial uses may have an adverse effect on residential property values. Devaluation, in turn, may provide a disincentive to regular maintenance and repairs.

Elimination of substandard housing conditions and achievement of structural and aesthetic improvement requires the replacement or rehabilitation of substandard housing units and expanded production of housing affordable to very low, low and moderate income residents. Programs which help to accomplish these objectives include:

- Enforcement of housing codes and, where necessary, new legislative approaches to increasing the penalties for operating substandard housing
- Assistance to very low, low and moderate income households to maintain and improve their homes (e.g., the City's Fix up/Paint Up Program or a low interest loan pool)
- Incentives to owners of rental units to meet minimum standards (may require state legislation)
- Use of incentives to increase production of very low, low and moderate income housing (tax increment financing could be used)
- Use of any available federal or state subsidies for housing.

The key to implementing a housing improvement strategy is selecting the appropriate treatment for an area and applying it at the proper time. The three main approaches to halting or preventing structural quality decline include:

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 are 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. Less than one percent of the single-family and duplex residences inventoried in the City were 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.

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.

Integration with Public Services

Public services and infrastructure are adequate to meet the needs of existing and future residents throughout the City. The City provides the adequate levels of service to all City residents in all areas of the City without regard to resident income levels. The City maintains an appropriate millage rate to fund City services including police and fire protection, parks and recreation program and a municipal library.

In the siting of higher density residential future land use designations on the City's Future Land Use Map, proximity to employment areas and the Pasco County Public Transit system would reduce vehicle miles traveled in the City and benefit low income households due to potentially lower housing and transportation costs.

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VI. Goals, Objectives and Policies

Introduction

Pursuant to Section 163.3177(6), Florida Statutes, the following represents the Housing Goals, Objectives and Policies of the City of New Port Richey. These Goals, Objectives and Policies are intended to address the establishment of a long-term end towards which the housing programs and activities of the community are ultimately directed.

Implementation

GOAL HOU 1

To assist in the provision of decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the city, free from arbitrary discrimination because of race, sex, handicap, ethnic background, age marital status or household composition.

Housing Supply

Objective HOU 1.1

Ensure a sufficient supply and variety of sound, safe, and affordable housing units for existing and future City residents.

Policies

- HOU 1.1.1 The City shall provide information, technical assistance and may offer incentives to the private sector to maintain a housing production capacity sufficient to meet the housing demand.
- HOU 1.1.2 The City shall review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive requirements, and amend or establish other requirements in order to increase private sector participation in meeting the housing needs of the City, while continuing to ensure the health, welfare and safety of residents.
- HOU 1.1.3 The City shall allow low cost housing techniques such as, but not limited to, mobile, manufactured, and modular homes and cluster, zero lot line, and townhouse development.
- HOU 1.1.4 The City shall continue to provide density bonuses for the inclusion of affordable units within residential projects and intensity bonuses for the inclusion of affordable units within mixed-use developments.
- HOU 1.1.5 The City shall continue to allow a variety of residential densities and housing types through the Future Land Use Map and the Land Development Code.

Special Needs Housing

Objective HOU 1.2

Ensure housing opportunities for the City's special needs populations.

Policies

HOU 1.2.1 The City shall establish non-discriminatory standards and criteria addressing the location of group homes and foster care facilities where appropriate.

HOU 1.2.2 The City shall review, and amend if warranted, the zoning code so that different classes of group homes will be permitted in appropriate residential neighborhoods where the class of group homes is necessary to meet the needs of City residents.

HOU 1.2.3 The City shall coordinate with Pasco County in addressing the issues of homelessness and the provision of special needs housing.

Fair Housing Practices

Objective HOU 1.3

Increase the opportunity for all citizens of the City and surrounding areas to purchase or rent decent, safe and sanitary housing which they can afford, free from arbitrary discrimination because of race, sex handicap, ethnic background, age, marital status or household composition.

Policies

HOU 1.3.1 The City shall continue to enforce a City ordinance which prohibits discrimination in housing to include age, handicap and household composition in addition to race, color, sex, national origin and religion.

HOU 1.3.2 The City shall notify enforcement agencies whenever housing discrimination is encountered.

HOU 1.3.3 The City shall ensure that all housing and community development programs are administered in accordance with Title VI of the Civil Rights Act of 1964.

Historic Housing

Objective HOU1.4

Preserve and protect historical and architecturally-significant housing for residential uses.

Policies

HOU 1.4.1 The City shall assist property owners of historically and architecturally-significant housing in applying for and utilizing state and federal assistance programs.

HOU 1.4.2 The City shall assist the rehabilitation and adaptive reuse of historically and architecturally-significant housing through technical assistance and economic assistance programs such as property tax relief, transfer of development rights and below-market interest rate loans.

Neighborhood Stability

Objective HOU 1.5

Prevent the physical decline of stable neighborhoods such that no new areas qualify as substandard.

Policies

HOU 1.5.1 The City shall periodically survey and inspect housing conditions within targeted areas known to contain substandard housing conditions, and take code enforcement actions, including follow-up inspections and the issuance of orders to replace/repair as necessary.

HOU 1.5.2 The City Council will continue to function as the Community Redevelopment Agency, pursuant to Part III, Chapter 163, FS.

HOU 1.5.4 The City shall order the demolition of unoccupied housing units which are unfit for human habitation and are not financially feasible to rehabilitate.

HOU 1.5.5 The City shall target low and moderate income neighborhoods for concentrated capital improvements when necessary in order to achieve compliance with the adopted levels of service standards.

HOU 1.5.6 The City shall concentrate service improvements in existing neighborhoods in order to comply with adopted level of service standards.

Objective HOU 1.6

Conserve and extend the useful life of the existing housing stock.

Policies

HOU 1.6.1 The City shall, on an on-going basis, enforce the City housing and health codes and standards relating to the care and maintenance of residential facilities in order to maintain residential and neighborhood environments.

HOU 1.6.2 The City shall encourage individual homeowners to increase private reinvestment in housing by providing information, technical assistance programs, and financial assistance and incentives.

HOU 1.6.3 The City shall target neighborhoods with the highest concentration of substandard housing units for remedial housing programs. Remedial housing programs include,

but are not limited to, code enforcement, low interest loans or grants provided from state and federal programs.

- HOU1.6.4 The City shall continue to develop and implement neighborhood plans that identify neighborhood deficiencies and opportunities as a means of enhancing the physical attractiveness and livability of neighborhoods.

Relocation Housing

Objective HOU 1.7

Ensure uniform and equitable treatment for persons displaced by state and local government programs consistent with Section 421.55, FS.

Policy

- HOU 1.7.1 The City shall ensure that affordable relocation housing of comparable condition is available to persons displaced through public action prior to their displacement.

Affordable Housing

Objective HOU 1.8

Assist in providing adequate sites for housing in low and moderate income persons.

Policies

- HOU 1.8.1 The City shall pursue federal sources of funding earmarked for low and moderate income housing.
- HOU 1.8.2 The City shall coordinate with Pasco County relative to the CDBG program and other housing programs to facilitate homeownership for very low, low, and moderate income households and expand the delivery of housing assistance within the City, such as down payment assistance to first time home buyers.
- HOU 1.8.3 The City shall continue its participation in the Florida Main Street Program as it seeks additional funding sources for the improvement of its housing stock and infrastructure.