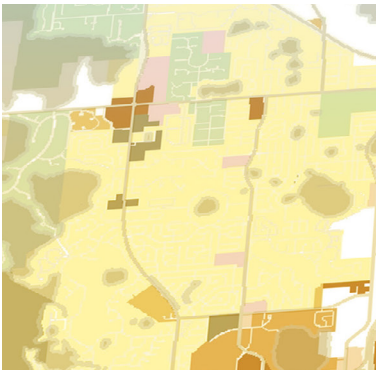
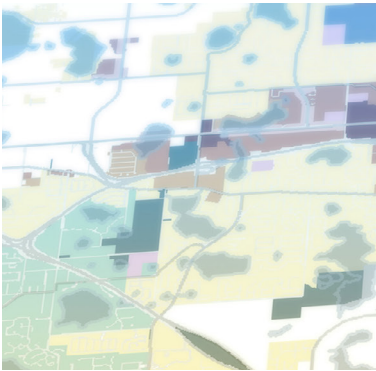


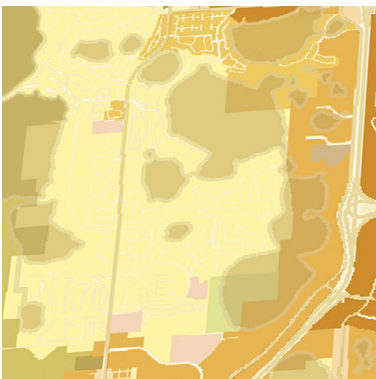


ORANGE COUNTY FLORIDA



COMPREHENSIVE PLAN 2020-2050 **GOALS, OBJECTIVES, & POLICIES**

CHAPTER 2 HOUSING AND COMMUNITY SERVICES



DRAFT - 07/20/2022

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ORANGE COUNTY PLANNING, ENVIRONMENTAL
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ORANGE COUNTY PLANNING DIVISION

VISION 2050 DOCUMENT STRUCTURE

The Vision 2050 document is comprised of three parts: **PART I** introduces the Plan, including the County’s new Guiding Principles and Planning Framework. **PART II** contains the Plan’s ten chapter/subject areas, including elements required by Florida Statute §163.3177 and concurrency requirements in Florida Statute §163.3180 (denoted by *), as well as three optional chapters; and each chapter’s associated goals, objectives, and policies. The Plan has also identified six geographic planning areas in the County by defining characteristics, features, and community types. **PART III** contains Goals, Objectives, and Policies specific to these Market Areas.

PART I - INTRODUCTION TO VISION 2050

- About the Plan
- Vision 2050 and Guiding Principles
- Overview of the Planning Framework
- Market Areas
- Urban Service Area
- Sectors
- Place Types

PART II - ADOPTED POLICIES AND MAPS

- Chapter 1. Land Use, Mobility, and Neighborhoods*
- Chapter 2. Housing and Community Services*
- Chapter 3. Tourism, Arts, and Culture
- Chapter 4. Economy, Technology, and Innovation
- Chapter 5. Natural Resources, Conservation, and Resiliency*
- Chapter 6. Recreation and Open Space*
- Chapter 7. Transportation*
- Chapter 8. Public Schools
- Chapter 9. Community Facilities and Services*
- Chapter 10. Implementation and Property Rights*
- Map Series

PART III. MARKET AREAS

- Market Area Profiles
- Market Area-Specific Adopted Policies
(e.g. I-Drive, Horizon West, Innovation Way)



PART II - ADOPTED POLICIES AND MAPS

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1. LAND USE, MOBILITY, AND NEIGHBORHOODS

Chapter Overview

Goal 1: Growth Framework For Community Placemaking

Goal 2: Urban Place Types

Goal 3: Intended Sector Future Land Uses

Goal 4: Rural Sector Future Land Uses And Place Types

Goal 5: Countywide Future Land Uses

Goal 6: Land Use And Mobility

Goal 7: Neighborhood Character And Design

Goal 8: Sustainable And Resilient Development

2. HOUSING AND COMMUNITY SERVICES

Chapter Overview

Goal 1: Housing Choice and Affordability

Goal 2: Private Sector, Housing Production,
and Community Partnerships

Goal 3: Housing Programs, Grants, and Funding

Goal 4: Substandard Housing, Rehabilitation,
and Preservation

Goal 5: Access To Affordable and Attainable Housing,
Engagement and Collaboration

Goal 6: Public Health, Homelessness, and Social Services

Goal 7: Crime Prevention and Public Safety

Goal 8: Preservation of Residential Communities

3. TOURISM, ARTS, AND CULTURE

Chapter Overview

Goal 1: Arts and Cultural Resources

Goal 2: Tourism, Arts, and Culture Venues

Goal 3: Arts and Cultural Education

Goal 4: Equity and Diversity

Goal 5: Art in Public Places

Goal 6: Caring for Our Creatives

4. ECONOMY, TECHNOLOGY, AND INNOVATION

Chapter Overview

Goal 1: Economic Diversification

Goal 2: Neighborhood-Scale Economic Development

Goal 3: Workforce and Quality of Life

Goal 4: Incentives, Grants, and Partnerships

5. NATURAL RESOURCES, CONSERVATION, AND RESILIENCY

Chapter Overview

Goal 1: Comprehensive Management of
Natural Resource and Systems

Goal 2: Air Quality

Goal 3: Water Resources

Goal 4: Ecosystems Preservation, Protection,
and Management

Goal 5: Wekiva Area

Goal 6: Soils and Minerals

Goal 7: Potential Pollutant Materials and Wastes

Goal 8: Areas of Special Concern

Goal 9: Hazard Mitigation, Resilience and
Sustainability, Recreation and Open Space

6. RECREATION AND OPEN SPACE

Chapter Overview

Goal 1: Parks and Recreation Areas

Goal 2: Bikeways and Trails

Goal 3: Passive Recreation and Public Open Space

7. TRANSPORTATION

Chapter Overview

Goal 1: Multimodal Transportation System

Goal 2: Major Transportation Thoroughfares
and Transportation Routes

Goal 3: Public Transit and Commuter Rail

Goal 4: Bicycle and Pedestrian Ways

Goal 5: Recreational Travel (Trails)

Goal 6: Inter-Regional Aviation, Interstate and Passenger Rail,
Freight, and Access to Intermodal Terminals and Ports

8. PUBLIC SCHOOLS

Chapter Overview

Goal 1: School Service and Programs

Goal 2: School Facility Siting

Goal 3: School Capacity

Goal 4: School Coordination

9. COMMUNITY FACILITIES AND SERVICES

Chapter Overview

Goal 1: Energy

Goal 2: Stormwater

Goal 3: Water Supply (Potable Water, Wastewater,
Reclaimed Water and Aquifer Recharge)

Goal 4: Solid Waste

Goal 5: Fire Rescue

Goal 6: Libraries

10. IMPLEMENTATION AND PROPERTY RIGHTS

Chapter Overview

Goal 1: Property Rights

Goal 2: Vesting and Nonconforming Uses

Goal 3: Citizen Engagement and Capacity Building

Goal 4: Regional Cooperation and
Governmental Coordination

Goal 5: Administration and Required Studies

Goal 6: Concurrency Management

Goal 7: Capital Improvements

Goal 8: Plan Performance and Monitoring

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HOUSING AND COMMUNITY SERVICES

The development occurring throughout the Central Florida region has fueled population and job growth that, over the next several decades, will propel the area's continued economic growth. As the population of Central Florida continues to grow, it is critical for Orange County to consider policies that support the creation of a large and diverse housing stock to meet the needs of the current and future County residents and maintain affordability. Current efforts to create more affordable housing options cannot keep up with the growing demand as numbers of families and households that are unable to match their housing needs with their incomes continue to increase. Orange County must focus on solutions to produce new housing units while preserving its existing affordable units, diversify the County's housing stock, integrate social capital and economic development, continue its community development efforts and initiatives, engage in public-private partnerships and pilot projects, and educate potential homeowners and renters to increase their financial stability and self-sufficiency. The Housing Chapter focuses on the housing needs of all residents, including those at or near the poverty level, the elderly, and persons with special needs, while also addressing financial strategies and other incentives to provide safe, affordable, and quality homes for the County residents, whether they chose to rent or own.





HOUSING AND COMMUNITY SERVICES

GOAL 1: HOUSING CHOICE AND AFFORDABILITY

Orange County will continue to ensure that an ample supply of safe and decent housing will be available, within a broad range of types and price levels, to meet current and anticipated housing needs of all residents of Orange County. (GOAL H1)

OBJ 1.1 The County will continue to implement the recommendations of the November 2019 Housing for All 10-Year Action Plan to create and preserve 35% of projected housing units to ensure the availability of affordable and attainable rental and for sale housing. By 2030, housing market and conditions will be analyzed to plan for the following 20 years (2050). (OBJ H1.2)

POL 1.1.1: As related to the creation and preservation of affordable and attainable housing units, the County defines affordable housing as rental or for sale housing available to households with incomes between 30 percent to 120 percent of the Area Median Income (AMI). Attainable housing is defined by the County as rental or for sale housing that serves households with incomes between 120 percent to 140 percent of the AMI.

POL 1.1.2: The County will utilize the most current and best available housing research and data to identify specific housing needs of Orange County residents through the year 2050.

POL 1.1.3: The County will encourage the location of new affordable and attainable housing units on priority sites identified by the Access and Opportunity Model and/or on lands within the Targeted Sector.

POL 1.1.4: The County will continue to coordinate its strategic planning documents—to include the Comprehensive Plan, the County's Consolidated Plan for federal programs, the Local Housing Assistance Plan (LHAP) for the State Housing Initiatives Partnership (SHIP) Program, and the local Affordable Housing Trust Fund Plan—to enhance strategies aimed at production and preservation of affordable and attainable housing and to facilitate provision of social services. (POL H1.3.2)

POL 1.1.5: The County will utilize the certification process for affordable housing developments prior to providing certain regulatory and/or financial incentives associated with production and/or preservation of affordable housing. The affordable housing certification requirement as a prerequisite for receipt of incentives will be identified in the incentives description. The certification will be done by the Housing and Community Development Division, with the process established in the Orange County Code.

POL 1.1.6: The County will continue to affirmatively further its commitment to fair housing by ensuring that each individual, without regard to race, color, religion, national origin, disability, marital status, familial status, sex, or sexual orientation, is provided with a housing choice and an opportunity to obtain housing.

OBJ 1.2: The County will continue to assess its inventory of land suitable for housing development, as well as the new housing construction and preservation activity, to ensure the availability of housing units for the current and future Orange County residents.

POL 1.2.1: The County will monitor new construction, conversions, replacement and demolition of affordable housing units to the extent required by various funding sources. The required monitoring will be conducted by the Housing and Community Development Division. (POL H1.4.5).

POL 1.2.2: The County will monitor its inventory of acreage and type of land suitable for future residential development on an annual basis to ensure that land for housing remains available, consistent with each Sector strategy in the Vision 2050 to ensure they will accommodate the projected population growth. The annual monitoring will be conducted by the Planning Division. (POL H1.2.4)

POL 1.2.3: The County will maintain an inventory of County-owned sites suitable for residential development. The Surplus Lot Transfer program will be used to facilitate transfer of identified lots to nonprofit developers for construction of affordable and attainable housing units. The County will consider expanding the Surplus Lot Transfer program to encourage additional partnerships within the development community.

GOAL 2: PRIVATE SECTOR, HOUSING PRODUCTION, AND COMMUNITY PARTNERSHIPS

With continued support from Orange County, the private sector will produce affordable and attainable housing units. (OLD OBJ H1.1)

OBJ 2.1: The County will implement the form-based Orange Code to facilitate the development of a diversified housing stock, including the creation and preservation of affordable and attainable housing units, and production of missing middle housing types.

POL 2.1.1: The County will conduct regular review of building and land development codes and regulations that reduce the cost of housing construction and increase sustainability while maintaining safety standards. Additionally, the County will continue to review new building materials, innovative housing designs, and energy-efficient construction and operation. (POL H1.1.3)

POL 2.1.2: The County will continue participation in the building code preparation process and continue to work with the appropriate state agencies to improve the state minimum building code. (POL H1.1.4)

POL 2.1.3: The County will review and amend ordinances, codes, regulations, and permitting to streamline regulatory processes and incentivize private sector housing production in attempt to lower the overall cost of housing. (POL H1.1.5)

POL 2.1.4: The County will continue to expedite development review of certified affordable housing projects and housing projects for special needs groups. Expedited development review procedures are included in the Land Development Code. (POL H1.4.4)

POL 2.1.5: The County will encourage innovative housing product types and designs through the Development Advisory Board (DAB), Development Review Committee (DRC), Affordable Housing Advisory Board (AHAB), and Professional Resource Group (PRG) to provide existing and future residents with a wide range of housing opportunities. (POL H1.1.6)

POL 2.1.6: The County will provide educational programs and seminars to inform developers and builders of affordable and attainable housing about incentives, programs, and regulatory changes.

GOAL 3: HOUSING PROGRAMS, GRANTS, AND FUNDING

Orange County will incentivize the production and preservation of affordable and attainable housing through the administration of housing programs, processing of applications, and distribution of grants and other funding.

OBJ 3.1: The County will boost the production and preservation of affordable and attainable housing units by continuing to provide incentives, seek funding and grants, and implement the recommendations of the Housing for All 10-Year Action Plan. (POL OBJ H1.4)

POL 3.1.1: The County will use the existing Affordable Housing Trust Fund and proceeds from other dedicated federal, state, and local funding sources for the provision and preservation of affordable and attainable housing units. (POL H1.3.10)

POL 3.1.2: Based on the recommendations of the Housing for All 10-Year Action Plan, the County will establish a Revolving Loan Fund to provide low-interest loans to nonprofit developers to increase their capacity for production of affordable housing units.

POL 3.1.3: The County will continue to offer the Down Payment Assistance Program to qualified first-time homebuyers to improve home ownership opportunities for low-to moderate-income Orange County residents. (POL H1.2.3)

POL 3.1.4: In accordance with recommendations of the Housing for All 10-Year Action Plan, the County will undertake a Nexus Study to examine the feasibility of a linkage fee, which could serve as a locally-controlled dedicated funding source for affordable housing.

POL 3.1.5: The County will consider deferral of water and wastewater capital charges until the issuance of a Certificate of Occupancy for certified affordable housing developments. (POL H1.2.12)

POL 3.1.6: The County will establish a density bonus program designed to incentivize production of affordable and attainable housing units in areas of Access and Opportunity and Targeted Sector, as identified by the Planning Division. (POL H1.2.13)

POL 3.1.7: The County will continue proactive public land investment initiatives, including impact fee subsidies, surplus land transfers for affordable housing development, regulatory incentives, and public-private partnerships, along with exploring incentives for private developments, to increase production of affordable and attainable housing. (POL H1.3.4)

POL 3.1.8: The County will provide the following incentives to certified affordable housing developments located in Transit-Oriented Developments (TODs) or premium transit corridors:

- Extension of the encumbrance and reservation periods;
- Deferred payment of Reservation Fees until the issuance of a Certificate of Occupancy;
- Reservation of capacity for affordable housing units/restriction on utilization of full capacity;
- Waiver of concurrency fees for certified affordable housing projects/units. (POL H1.2.7)

POL 3.1.9: The County will continue implementation of the Impact Fee Subsidy Program for certified affordable housing projects. The County will consider providing additional impact fee subsidies for certified affordable housing projects located within the areas of Access and Opportunity and/or the Targeted Sector, as identified by the Planning Division. (POL H1.2.9)

POL 3.1.10: The County will consider pursuing a negotiated agreement with the Orange County School Board to create a program whereby housing developments certified as affordable by the Housing and Community Development Division could benefit from capacity that was reserved by the School Board at the time that Comprehensive Capacity Enhancement Agreements are negotiated. (POL H1.2.11)

POL 3.1.11: The County will evaluate incentives for developments comprised of 100% affordable housing units and, if appropriate, programs and initiatives that could be used to reduce any of their identified adverse impacts on the areas and neighborhoods where such developments are to be located. The intent of this policy is to incentivize mixed income and mixed use developments and to avoid creating concentrated clusters of affordable housing units in the County. (POL H1.4.2)

GOAL 4: SUBSTANDARD HOUSING, REHABILITATION, AND PRESERVATION

The housing stock in the County is maintained, improved, and preserved, thereby enhancing the character of existing neighborhoods.

OBJ 4.1: Orange County will utilize available federal, state, and local funds to reduce the proportion of substandard housing and improve the structural and aesthetic conditions of existing housing units. (OBJ H1.5)

POL 4.1.1: In accordance with the recommendations of the Housing for All 10-Year Action Plan, the County will develop a comprehensive, long-term preservation strategy to address the risk of losing a substantial stock of affordable housing units—many of which have expiring affordability contracts—within the next ten years. The preservation strategy will be developed by the Housing and Community Development Division in collaboration with the Shimberg Center for Housing Studies at the University of Florida.

POL 4.1.2: The County will dedicate a portion of State Housing Initiatives Partnership (SHIP), HOME Investment Partnerships Program (HOME), and Community Development Block Grant (CDBG) funds, as well as the local Housing Trust Fund, for rehabilitation of substandard housing for very low and low-income households through the programs administered by the County and/or partner agencies. (POL H1.5.9)

POL 4.1.3: The County will assist owners in the rehabilitation of existing substandard housing, or demolition of substandard housing that cannot be economically preserved through the County’s Homeowner Single-Family Rehabilitation Program or any other programs. (POL H1.5.3)

POL 4.1.4: The County will promote increased awareness among property owners and residents of the importance of property maintenance for long-term housing quality. (POL H1.5.4)

GOAL 5: ACCESS TO AFFORDABLE AND ATTAINABLE HOUSING, ENGAGEMENT AND COLLABORATION

Citizens are engaged and informed regarding housing programs, funding, and training opportunities to enhance public access and availability of affordable and attainable housing.

OBJ 5.1: The County will increase the supply and production of affordable and attainable housing through improved coordination and collaboration with the public and private sectors.

POL 5.1.1: The County will meet regularly with committees representing the private sector housing production developers to discuss options for improving the housing delivery system. (POL H1.1.1)

POL 5.1.2: The County will provide technical assistance to private sector builders, nonprofit developers, and public redevelopment agencies to plan for future improvements to and expansions of the public infrastructure systems in areas determined to be desirable for the development or revitalization of housing. (POL H1.1.2)

POL 5.1.3: The County will encourage projects of regional significance to incorporate affordable and attainable housing within the boundaries of the project. Developers will be required to meet with County staff to discuss opportunities for including affordable and attainable housing in their projects. For purposes of this Policy, regional significance means one or more of the following:

- Issues and/or effects that are of concern to substantial parts of the regional community;
- The existence of significant cross boundary issues and cumulative effects, where resources or effects cross administrative

boundaries, and where coordination or integration of policies, actions or decision-making is required;

- Matters or effects that are of greater than local significance to Orange County. (POL H1.2.6)

POL 5.1.4: The Orange County Housing and Community Development Division will provide counseling and technical services to assist eligible very low, low, and moderate-income persons in the processes and procedures connected with the purchase of safe, decent and affordable housing. Such training is meant to prepare low-income families for homeownership, and it should include the following components: homebuyer education, homebuyer counseling, and default counseling. (POL H1.5.5)

POL 5.1.5: The County will encourage and coordinate the delivery of housing programs to low-income employees in partnership with major employers and in close proximity to employment centers, as identified by the Access and Opportunity Model. (POL H1.3.9)

POL 5.1.6: The County will collaborate with existing Community Land Trusts in the region and consider the feasibility of establishing additional Community Land Trusts to encourage creation and preservation of affordable housing. (POL H1.2.5)

GOAL 6: PUBLIC HEALTH, HOMELESSNESS, AND SOCIAL SERVICES

Orange County will work to ensure that its low to moderate-income residents experience an improved quality of life through sustained access to safe and decent housing, adequate healthcare, healthy food, and social service programs.

OBJ 6.1: Orange County will support community development and revitalization efforts and sustainability initiatives that improve the quality of life for low to moderate-income County residents.

POL 6.1.1: The County will continue to utilize various federal, state and local resources to support infrastructure improvements and community revitalization efforts in low to moderate-income neighborhoods to increase community resiliency.

POL 6.1.2: The County will provide adequate access to quality public facilities services for low to moderate-income residents.

POL 6.1.3: The County will expand access to public services for low-income persons to encourage stability and self-sufficiency.

OBJ 6.2: The County will continue to promote and facilitate housing production to serve those populations consisting of persons with special needs, as defined in Section 420.0004, Florida Statutes. (OBJ H1.7)

POL 6.2.1: The County will consider additional housing subsidies to assist in providing safe, decent, and affordable housing for its populations with special needs. (POL H1.7.4)

POL 6.2.2: The County will continue to support all housing assistance programs to provide housing opportunities for the County's populations with special needs. (POL H1.7.2)

POL 6.2.3: The County will continue to support the efforts of all agencies that provide community residential homes for the County's populations with special needs. (POL H1.7.3)

POL 6.2.4: The Land Development Code shall establish location criteria and development standards for group homes and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services which is consistent with the requirements of Section 419.001, Florida Statutes. (POL H1.7.7)

POL 6.2.5: The County will continue to require compliance with Chapter 553, Florida Statutes, which requires special exterior and interior design in the construction of dwelling units to make them accessible for persons with physical or developmental impairments and senior citizens. (POL H1.7.8)

POL 6.2.6: The County will seek dedicated funding sources for affordable housing and rent subsidies for low-income eligible senior citizens and persons with special needs. (POL H1.7.9)

POL 6.2.7: The County will continue to seek funds from all available sources for housing construction, modifications, or special design improvements for its residents with physical or developmental impairments. (POL H1.7.10)

POL 6.2.8: The County will continue to support programs that provide safe, decent, and affordable housing to very low- and low-income individuals, to include homeless persons. Such programs may include the Single Room Occupancy (SRO) Program, or similar programs and initiatives. (POL H1.7.11)

POL 6.2.9: Continue to support programs, such as the Supporting Housing Program (SHP), that will enable homeless persons to live as independently as possible. (POL H1.7.12)

POL 6.2.10: The County will continue to cooperate with and provide technical assistance to all housing assistance programs designed to provide housing opportunities for very low and low-income households in rural areas. (POL H1.7.13)

OBJ 6.3: The County will continue to support program and activities aimed at eliminating homelessness, particularly among homeless families with children. (OBJ 3.1)

POL 6.3.1: The County will seek to expand initiatives that lead to permanent housing and stabilization of homeless individuals and families. (OBJ 3.2)

POL 6.3.2: Continue to collaborate with the local Continuum of Care (FL-507), also known as the Central Florida Commission on Homelessness, and other stakeholders to effectively share data and resources to improve delivery of homeless services. (OBJ 3.3)

POL 6.3.3: The County will continue to promote the Housing First approach in implementation of its homeless programs and initiatives. It is known as the best practice approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness, then addressing the issues that contributed to their homeless status.

GOAL 7: CRIME PREVENTION AND PUBLIC SAFETY

Orange County will work to create and maintain safe and secure neighborhoods. (GOAL N2)

OBJ 7.1: Orange County will collaborate with residents, community organizations, and law enforcement to create and implement neighborhood level crime prevention and public safety programs.

POL 7.1.1: The County will promote and encourage participation in neighborhood crime prevention and public safety programs among residents and neighborhood organizations. (POL N2.1.2)

POL 7.1.2: The County will coordinate with the Sheriff's Office and participating communities to administer the Safe Neighborhoods Program to effectively address crime and promote neighborhood safety and beautification. (POL N2.1.1)

POL 7.1.3: The County will annually direct off-duty patrols to areas based on elevated crime statistics. (POL N.2.1.4)

POL 7.1.4: The County will ensure that designated County and Sheriff's Office staff meet at least quarterly to explore opportunities for collaboration on new crime prevention and public safety initiatives and the enhancement of existing programs or procedures. (POL N.2.1.5)

POL 7.1.5: The County will implement the multi-disciplinary Crime Prevention Through Environmental Design (CPTED) approach to reducing crime opportunities and building a sense of community among residents and property owners. The County's identified CPTED strategies will be incorporated into the County's Land Development Regulations. (OBJ N2.2)

OBJ 7.2: The County will explore opportunities to improve and beautify existing and established neighborhoods by utilizing the code compliance process.

POL 7.2.1: The County will utilize the code compliance process on issues that have been identified as chronic problems for particular neighborhoods. (POL N3.1.3)

POL 7.2.2: The County will continue to monitor housing conditions of existing units to detect and eliminate housing code violations. (POL H1.5.7)

POL 7.2.3: The County will use the code compliance process to prevent the illegal use of abandoned houses. (POL N2.2.4)

GOAL 8: PRESERVATION OF RESIDENTIAL COMMUNITIES

As neighborhoods improve and property values increase, the County will help existing residents remain in their communities and prevent gentrification.

OBJ 8.1: Orange County will identify means by which existing residents of the County's neighborhoods may benefit from revitalization efforts.

POL 8.1.1: The County will explore mechanisms to reduce and/or prevent resident relocation due to increased housing costs associated with neighborhood revitalization. Such mechanisms may include: limited equity co-ops and community land trusts, provision of right of first refusal for existing tenants in apartment conversions, low-income and first-time home buyer programs, and inclusionary zoning regulations for the incumbent residents of gentrifying neighborhoods.

OBJ 8.2: The County will ensure full compensation is made in accordance with the Relocation and Displacement Plan adopted in March 1993 in accordance with the Uniform Relocation Act when households are displaced as a result of County action. (OBJ H1.6)

POL 8.2.1: Prior to the County's demolition of housing occupied by very low, low, and moderate-income households, the County will adhere to the Relocation and Displacement Plan, in accordance with the Uniform Relocation Act. (POL H1.6.1)

