

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
<p>Goal 4.1: The long-term end toward which Punta Gorda’s housing activities and programs are directed is an adequate supply of land and housing, including a variety of housing types and costs, to meet the needs of very low, low and moderate income households, both present and future; the conservation and rehabilitation of the current housing stock, including historic structures; the elimination of substandard housing conditions; the appropriate siting of group and foster care facilities in residential areas, and the coordination of housing programs with other agencies.</p>	<p>Goal 4.1: The long-term end toward which Punta Gorda’s housing activities and programs are directed is an adequate supply of land and housing, including a variety of housing types and costs, to meet the needs of very low, low, and moderate-income<u>moderate-income</u> households, both present and future; the conservation and rehabilitation of the current housing stock, including historic structures; the elimination of substandard housing conditions; the appropriate siting of group and foster care facilities in residential areas, and the coordination of housing programs with other agencies.</p>	<p>Goal 4.1: The long-term end toward which Punta Gorda’s housing activities and programs are directed is an adequate supply of land and housing, including a variety of housing types and costs, to meet the needs of very low, low, and moderate-income households, both present and future; the conservation and rehabilitation of the current housing stock, including historic structures; the elimination of substandard housing conditions; the appropriate siting of group and foster care facilities in residential areas, and the coordination of housing programs with other agencies.</p>	<p>Spelling</p>
<p>Objective 4.1.1: Throughout the planning period through 2030, Punta Gorda will provide for a variety of housing types and residential densities to accommodate the needs of current and future populations, as well as meeting the special housing needs of its citizens.</p>	<p>No changes</p>	<p>Unchanged</p>	
<p>Policy 4.1.1.1: Punta Gorda’s Future Land Use Plan and Future Land Use Plan Map will provide a variety of residential land use categories to accommodate varying housing densities and housing types. <i>(Measurement: The number of housing units by type constructed annually.)</i></p>	<p>Policy 4.1.1.1: Punta Gorda’s Future Land Use Plan and Future Land Use Plan Map will provide a variety of residential land use categories to accommodate varying housing densities and housing types, <u>including missing middle housing typologies such as townhomes, duplexes, fourplexes, cottage courts, and small apartment buildings.</u> <i>(Measurement: The number of housing units by type <u>is</u> constructed annually.)</i></p>	<p>Policy 4.1.1.1: Punta Gorda’s Future Land Use Plan and Future Land Use Plan Map will provide a variety of residential land use categories to accommodate varying housing densities and housing types, including missing middle housing typologies such as townhomes, duplexes, fourplexes, cottage courts, and small apartment buildings. <i>(Measurement: The number of housing units by type is constructed annually.)</i></p>	<p>Add language specifying housing types</p>
<p>Policy 4.1.1.2: Consistent with the Comprehensive Plan, Punta Gorda’s Land Development Regulations (including zoning regulations) will make possible a variety of lot sizes, densities, and housing types, including single-family, multi-family, mobile home, patio homes, and zero lot line homes. <i>(Measurement: Existence of zoning district regulations that allow for a variety of lot sizes and housing types.)</i></p>	<p>Policy 4.1.1.2: Consistent with the Comprehensive Plan, Punta Gorda’s Land Development Regulations (including zoning regulations) will make possible a variety of lot sizes, densities, and housing types, including single-family, <u>townhomes, duplexes, fourplexes, cottage courts, small apartment buildings,</u> mobile home, patio homes, and zero lot line homes. <i>(Measurement: Existence of zoning district regulations that allow for a variety of lot sizes and housing types.)</i></p>	<p>Policy 4.1.1.2: Consistent with the Comprehensive Plan, Punta Gorda’s Land Development Regulations (including zoning regulations) will make possible a variety of lot sizes, densities, and housing types, including single-family, townhomes, duplexes, fourplexes, cottage courts, small apartment buildings, mobile home, patio homes, and zero lot line homes. <i>(Measurement: Existence of zoning district regulations that allow for a variety of lot sizes and housing types.)</i></p>	<p>Add language specifying housing types</p>
<p>Policy 4.1.1.3: The City of Punta Gorda with the assistance of the Urban Design Department (planning, zoning, and building) shall provide education-awareness programs so that the public can gain a better understanding of the need for affordable housing. These programs will also address resident’s aversion to the proximity of affordable housing and the general negative public perception regarding affordable housing. <i>(Measurement: The annual number of City residents that have been informed about affordable housing and available programs.)</i></p>	<p>Policy 4.1.1.3: The City of Punta Gorda with the assistance of the Urban Design Department (planning, zoning, and building) shall provide education-awareness programs so that the public can gain a better understanding of the need for affordable housing. These programs will also address resident’s^s aversion to the proximity of affordable housing and the general negative public perception regarding affordable housing. <i>(Measurement: The annual number of City residents that have been informed about affordable housing and available programs.)</i></p>	<p>Policy 4.1.1.3: The City of Punta Gorda with the assistance of the Urban Design Department (planning, zoning, and building) shall provide education-awareness programs so that the public can gain a better understanding of the need for affordable housing. These programs will also address residents’ aversion to the proximity of affordable housing and the general negative public perception regarding affordable housing. <i>(Measurement: The annual number of City residents that have been informed about affordable housing and available programs.)</i></p>	<p>Grammar</p>
<p>Policy 4.1.1.4: Consider adoption of standards in the Land Development Regulations (LDRs) for inclusionary housing, with the intent of increasing the supply of affordable housing. Such regulations should either require that all residential development contain an affordable housing component, or pay a fee-in-lieu-of to a fund. The requirements could be either mandatory or incentive based. <i>(Measurement: Number of affordable housing units included in new development and/or property purchased for donation to the Land Trust to be used for construction of affordable housing from monies received as payment of fee-in-lieu of.)</i></p>	<p>Policy 4.1.1.4: Consider adoption of standards in the Land Development Regulations (LDRs) for inclusionary housing, with the intent of increasing the supply of affordable housing. Such regulations should either require that all residential development contain an affordable housing component, or pay a fee-in-lieu-of to a fund. The requirements could be either mandatory or incentive-based<u>incentive-based</u>. <i>(Measurement: Number of affordable housing units included in new development and/or property purchased for donation to the Land Trust to be used for <u>the</u> construction of affordable housing from monies received as payment of fee-in-lieu of.)</i></p>	<p>Policy 4.1.1.4: Consider adoption of standards in the Land Development Regulations (LDRs) for inclusionary housing, with the intent of increasing the supply of affordable housing. Such regulations should either require that all residential development contain an affordable housing component or pay a fee-in-lieu-of to a fund. The requirements could be either mandatory or incentive-based. <i>(Measurement: Number of affordable housing units included in new development and/or property purchased for donation to the Land Trust to be used for the construction of affordable housing from monies received as payment of fee-in-lieu of.)</i></p>	<p>Spelling and grammar</p>

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<p>Policy 4.1.1.5: Punta Gorda will continue to participate in programs to maximize opportunities for partnerships with the private sector and non-profit organizations the provision of low and moderate income affordable housing. <i>(Measurement: Number of low and moderate income affordable housing units constructed.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.1.6: The City will reassess City Guidelines approximately every five (5) years to ensure they are consistent with changing community needs. <i>(Measurement: This is completed through the Evaluation and Appraisal Report (EAR).)</i></p>	No changes	Unchanged	
<p>Policy 4.1.1.7: When evaluating potential annexation areas, Punta Gorda will include an analysis of housing types, housing costs, land costs, and other factors to determine the potential for increasing the supply of mobile homes or other housing affordable to moderate income persons. Potential for increasing affordable housing will be rated positively among criteria for evaluating annexation areas. <i>(Measurement: Amount of vacant land annexed each year for mobile home or moderate income housing development.)</i></p>	<p>Policy 4.1.1.7: When evaluating potential annexation areas, Punta Gorda will include an analysis of housing types, housing costs, land costs, and other factors to determine the potential for increasing the supply of mobile homes or other housing affordable to moderate income moderate-income persons. Potential for increasing affordable housing will be rated positively among criteria for evaluating annexation areas. <i>(Measurement: Amount of vacant land annexed each year for mobile home or moderate-income housing development.)</i></p>	<p>Policy 4.1.1.7: When evaluating potential annexation areas, Punta Gorda will include an analysis of housing types, housing costs, land costs, and other factors to determine the potential for increasing the supply of mobile homes or other housing affordable to moderate-income persons. Potential for increasing affordable housing will be rated positively among criteria for evaluating annexation areas. <i>(Measurement: Amount of vacant land annexed each year for mobile home or moderate-income housing development.)</i></p>	Spelling
<p>Policy 4.1.1.8: Punta Gorda will work with local contractors and the community to study and promote the design of home features that will help elderly and handicapped persons to live independently as disability conditions progress (e.g., removable floor level cabinets to facilitate wheel chair access, extra studs in bathroom walls for grab-bar installation, wider doorways and halls, and lever type door openings, etc.). <i>(Measurement: Public information developed and distributed concerning such features.)</i></p>	<p>Policy 4.1.1.8: Punta Gorda will work with local contractors and the community to study and promote the design of home features that will help elderly and handicapped disabled disabled persons to live independently as disability conditions progress (e.g., removable floor level cabinets to facilitate wheel chair wheelchair access, extra studs in bathroom walls for grab-bar installation, wider doorways and halls, and lever type door openings, etc.). <i>(Measurement: Public information developed and distributed concerning such features.)</i></p>	<p>Policy 4.1.1.8: Punta Gorda will work with local contractors and the community to study and promote the design of home features that will help elderly and disabled persons to live independently as disability conditions progress (e.g., removable floor level cabinets to facilitate wheelchair access, extra studs in bathroom walls for grab-bar installation, wider doorways and halls, and lever type door openings, etc.). <i>(Measurement: Public information developed and distributed concerning such features.)</i></p>	Update phrasing of terms
<p>Policy 4.1.1.9: The City will encourage neighborhood improvements by providing assistance through the Community Redevelopment Agency's Incentive Program. <i>(Measurement: Number of projects funded.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.1.10: Punta Gorda will include accessory apartments for relatives as an allowed use in owner-occupied dwellings. <i>(Measurement: An amendment to the Land Development Regulations allowing accessory apartments for relatives of owner-occupied dwellings.)</i></p>	<p>Policy 4.1.1.10: Punta Gorda will <u>revise zoning and land development regulations to permit more affordable micro-units and accessory dwelling units (ADUs) in all residential zones, study the possibility of revising single-family zones to allow two homes per lot and</u> include accessory apartments for relatives as an allowed use in owner-occupied dwellings. <i>(Measurement: An amendment to the Land Development Regulations allowing accessory apartments for relatives of owner-occupied dwellings.)</i></p>	<p>Policy 4.1.1.10: Punta Gorda will revise zoning and land development regulations to permit more affordable micro-units and accessory dwelling units (ADUs) in all residential zones, study the possibility of revising single-family zones to allow two homes per lot and include accessory apartments for relatives as an allowed use in owner-occupied dwellings. <i>(Measurement: An amendment to the Land Development Regulations allowing accessory apartments for relatives of owner-occupied dwellings.)</i></p>	Add additional zoning and land development revisions related to ADUs and minimum allowable homes per lot to help encourage more affordable housing
<p>Policy 4.1.1.11: Punta Gorda will continue to provide for increased housing densities in Planned Developments (PD's) as a developer incentive to accommodate the housing needs of very low, low, and moderate income persons. Density bonuses could be up to 50% depending upon site conditions and compatibility with surrounding uses. <i>(Measurement: Annually, the number of housing units developed in Planned Development (PD's) for low-income housing that is affordable to persons in these income groups.)</i></p>	<p>Policy 4.1.1.11: Punta Gorda will continue to provide for increased housing densities in Planned Developments (PD's) as a developer incentive to accommodate the housing needs of very low, low, and moderate income moderate-income persons. Density bonuses could be up to 50% depending upon site conditions and compatibility with surrounding uses. <i>(Measurement: Annually, the number of housing units developed in Planned Development (PD's) for low-income housing that is affordable to persons in these income groups.)</i></p>	<p>Policy 4.1.1.11: Punta Gorda will continue to provide for increased housing densities in Planned Developments (PD's) as a developer incentive to accommodate the housing needs of very low, low, and moderate-income persons. Density bonuses could be up to 50% depending upon site conditions and compatibility with surrounding uses. <i>(Measurement: Annually, the number of housing units developed in Planned Development (PD's) for low-income housing that is affordable to persons in these income groups.)</i></p>	Spelling

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<p>Policy 4.1.1.12: Review the City’s Land Development Regulations (LDRs) on an annual basis to ascertain if there are any regulations which unnecessarily drive up the cost of housing. <i>(Measurement: Amendments to the City’s Land Development Regulations, as needed.)</i></p>	<p>Policy 4.1.1.12: Review the City’s Land Development Regulations (LDRs) on an annual basis to ascertain if there are any regulations which-that unnecessarily drive up the cost of housing. <i>(Measurement: Amendments to the City’s Land Development Regulations, as needed.)</i></p>	<p>Policy 4.1.1.12: Review the City’s Land Development Regulations (LDRs) on an annual basis to ascertain if there are any regulations that unnecessarily drive up the cost of housing. <i>(Measurement: Amendments to the City’s Land Development Regulations, as needed.)</i></p>	Grammar
<p>Policy 4.1.1.13: Punta Gorda will seek to develop partnerships with Builder’s Associations to improve the efficiency and expand the capacity of the housing delivery process. <i>(Measurement: Percentage of affordable housing demand met.)</i></p>	No changes	Unchanged	
	<p><u>Policy 4.1.1.14: The City will consider revising its land development regulations to reduce minimum lot widths and eliminate replatting fees in Traditional Neighborhood FLUM areas to encourage smaller housing types, including townhomes and duplexes. (Measurement: Existence of a feasibility study for reducing minimum lot widths and eliminating replatting fees and amendments to the City’s Land Development Regulations, as needed.)</u></p>	<p>Policy 4.1.1.14: The City will consider revising its land development regulations to reduce minimum lot widths and eliminate replatting fees in Traditional Neighborhood FLUM areas to encourage smaller housing types, including townhomes and duplexes. <i>(Measurement: Existence of a feasibility study for reducing minimum lot widths and eliminating replatting fees and amendments to the City’s Land Development Regulations, as needed.)</i></p>	Encourages the study of reduced minimum lot widths and replatting fees in areas where residential infill and affordable housing is desired
<p>Objective 4.1.2: Throughout the planning period through 2020, Punta Gorda will reduce substandard dwelling units.</p>	No changes	Unchanged	
<p>Policy 4.1.2.1: Punta Gorda will cause unsafe, condemned residential or commercial structures to be secured, repaired, demolished, or otherwise removed as a threat to the public health, safety, and welfare. <i>(Measurement: Number of unsafe structures addressed each year.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.2.2: Punta Gorda will require commercial and multi-family properties in the Downtown Redevelopment Area to be painted, maintained, and otherwise kept in good repair with respect to the building exterior, appurtenances, parking lots, and grounds. <i>(Measurement: Number of commercial or multi-family units brought up to code each year in the revitalization area.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.2.3: Punta Gorda will adopt and enforce the Standard Unsafe Building Abatement Code of the Southern Building Code Congress. <i>(Measurement: The adoption of the Standard Unsafe Building Abatement Code in the Land Development Regulation and the annual number of dwelling units required to comply with the code.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.2.4: Punta Gorda will use discretionary Community Development Block Grant (CDBG) funds to support neighborhood improvements. <i>(Measurement: The annual amount of CDBG money used for neighborhood improvements.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.2.5: Punta Gorda will coordinate with Charlotte County in establishing extra jurisdictional boundaries to improve neighborhood appearance in areas surrounding the City through both the City’s Land Development Regulations (LDRs) and code enforcement. <i>(Measurement: Upon signing an interlocal agreement, the annual number of commercial project submissions and code enforcement stops made within the extra jurisdictional boundaries.)</i></p>	<p>Policy 4.1.2.5: Punta Gorda will coordinate with Charlotte County in establishing extra—jurisdictional<u>extra-jurisdictional</u> boundaries to improve neighborhood appearance in areas surrounding the City through both the City’s Land Development Regulations (LDRs) and code enforcement. <i>(Measurement: Upon signing an interlocal agreement, the annual number of commercial project submissions and code enforcement stops <u>is</u> made within the extra—jurisdictional<u>extra-jurisdictional</u> boundaries.)</i></p>	<p>Policy 4.1.2.5: Punta Gorda will coordinate with Charlotte County in establishing extra-jurisdictional boundaries to improve neighborhood appearance in areas surrounding the City through both the City’s Land Development Regulations (LDRs) and code enforcement. <i>(Measurement: Upon signing an interlocal agreement, the annual number of commercial project submissions and code enforcement stops is made within the extra-jurisdictional boundaries.)</i></p>	Spelling and grammar

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<p>Policy 4.1.2.6: The City will continue to strictly enforce the standard housing code, particularly in those neighborhoods where code violations appear to be more prevalent. <i>(Measurement: Number of code violations issued.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.2.7: Punta Gorda will continue to implement Capital Improvement projects identified in the 1990 Redevelopment Plan pursuant to Objective 3 in the Future Land Use Element and its related policies. <i>(Measurement: The annual number (and amount) of revitalization projects funded.)</i></p>	No changes	Unchanged	
<p>Objective 4.1.3: The City of Punta Gorda will establish policies and procedures to protect historic residential areas and homes.</p>	No changes	Unchanged	
<p>Policy 4.1.3.1: Punta Gorda will continue to promote historic preservation by maintaining a Historic Preservation Advisory Board, by offering technical assistance to persons interested in the adaptive reuse of historic structures, by facilitating events planned by community groups in celebration of local history, and by reviewing and updating its inventory of historic resources. <i>(Measurement: Number of meetings of Historic Preservation Advisory Board, number of technical assistance meetings held by staff, and number of history-related events recommended for approval by the Development Review Committee.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.3.2: Punta Gorda will continue to support the City's History Park, a site where historic structures are relocated to avoid demolition. <i>(Measurement: Number of historic structures relocated to the City's History Park.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.3.3: Punta Gorda will continue to assist the Department of State Division of Historical Resources' with their portion of the Florida Master Site File. <i>(Measurement: Periodic review/ update of the City's portion of the Florida Master Site File.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.3.4: Punta Gorda shall assist property owners of historically significant housing by supporting applications seeking standing on the Florida Department of State Master Site File. The City shall promote adaptive re-use and rehabilitation of historically significant structures through assistance with grant functions and coordination with State technical services available for such activities. <i>(Measurement: Number of structures added to the Florida Master Site File and/or number of assisted grants secured.)</i></p>	<p>Policy 4.1.3.4: Punta Gorda shall assist property owners of historically significant housing by supporting applications seeking standing on the Florida Department of State Master Site File. The City shall promote adaptive re-use reuse and rehabilitation of historically significant structures through assistance with grant functions and coordination with State technical services available for such activities. <i>(Measurement: Number of structures added to the Florida Master Site File and/or number of assisted grants secured.)</i></p>	<p>Policy 4.1.3.4: Punta Gorda shall assist property owners of historically significant housing by supporting applications seeking standing on the Florida Department of State Master Site File. The City shall promote adaptive reuse and rehabilitation of historically significant structures through assistance with grant functions and coordination with State technical services available for such activities. <i>(Measurement: Number of structures added to the Florida Master Site File and/or number of assisted grants secured.)</i></p>	Spelling
<p>Policy 4.1.3.5: The City has established procedures for the protection of locally designated historically significant housing, structures or sites, and has developed criteria under which a locally designated structure or site may be altered or demolished. Action by the City's Historic Preservation Advisory Board (HPAB) and/or the City Council is required to authorize significant alteration or demolition of locally designated structures of historical significance, subject to established procedures regulating the alteration or demolition of any site or structure. <i>(Measurement: Number of units rehabilitated in the planning period.)</i></p>	<p>Policy 4.1.3.5: The City has established procedures for the protection of locally designated historically significant housing, structures, or sites, and has developed criteria under which a locally designated structure or site may be altered or demolished. Action by the City's Historic Preservation Advisory Board (HPAB) and/or the City Council is required to authorize significant alteration or demolition of locally designated structures of historical significance, subject to established procedures regulating the alteration or demolition of any site or structure. <i>(Measurement: Number of units rehabilitated in the planning period.)</i></p>	<p>Policy 4.1.3.5: The City has established procedures for the protection of locally designated historically significant housing, structures, or sites, and has developed criteria under which a locally designated structure or site may be altered or demolished. Action by the City's Historic Preservation Advisory Board (HPAB) and/or the City Council is required to authorize significant alteration or demolition of locally designated structures of historical significance, subject to established procedures regulating the alteration or demolition of any site or structure. <i>(Measurement: Number of units rehabilitated in the planning period.)</i></p>	Grammar

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Objective 4.1.4: Punta Gorda will provide equitable housing for citizens who must be relocated through government action supported by federal or federal aid funds consistent with Chapter 421.55, Florida Statutes.	No changes	Unchanged	
Policy 4.1.4.1: Punta Gorda will assure that reasonably located, safe, and sanitary housing, at affordable costs, is available prior to displacement of citizens through public action prior to displacement, should such redevelopment occur. <i>(Measurement: The annual number of homes demolished as a result of redevelopment and the number of successful replacement homes found.)</i>	No changes	Unchanged	
Policy 4.1.4.2: In areas where there is strong community identification, redevelopment will occur in a manner to minimize disruption and relocation. <i>(Measurement: An annual report identifying redevelopment projects and citizen concerns.)</i>	No changes	Unchanged	
Policy 4.1.4.3: Where residential displacement occurs as the result of a federally assisted redevelopment project, displaced persons will be given an opportunity to relocate within or near the redevelopment area. <i>(Measurement: Annually, the number of returning residents to a completed residential redevelopment project.)</i>	No changes	Unchanged	
Objective 4.1.5: Throughout the planning period through 2030, Punta Gorda will ensure the provision of an adequate supply of affordable housing (for very low, low, and moderate income persons), including mobile and manufactured units, appropriately distributed throughout the community.	Objective 4.1.5: Throughout the planning period through 2030, Punta Gorda will ensure the provision of an adequate supply of affordable housing (for very low, low, and moderate income moderate-income persons), including mobile and manufactured units, appropriately distributed throughout the community.	Objective 4.1.5: Throughout the planning period through 2030, Punta Gorda will ensure the provision of an adequate supply of affordable housing (for very low, low, and moderate-income persons), including mobile and manufactured units, appropriately distributed throughout the community.	Spelling
Policy 4.1.5.1: To the maximum extent possible, Punta Gorda will rely upon the free market to supply the housing needs of City residents. City government will cooperate with public and private housing service agencies to supplement the efforts of the private sector. In addition, City government will apply for State and Federal revenues to satisfy needs which are not met by the private sector and by housing service agencies (very low, low, moderate income benefit). <i>(Measurement: The number of new residential structures constructed each year that meet housing needs for very low, low, and moderate income housing.)</i>	Policy 4.1.5.1: To the maximum extent possible, Punta Gorda will rely upon the free market to supply the housing needs of City residents. The City government will cooperate with public and private housing service agencies to supplement the efforts of the private sector. In addition, the City government will apply for State and Federal revenues to satisfy needs which-that are not met by the private sector and by housing service agencies (very low, low, moderate income moderate-income benefit). <i>(Measurement: The number of new residential structures constructed each year that meet housing needs for very low, low, and moderate income moderate-income housing.)</i>	Policy 4.1.5.1: To the maximum extent possible, Punta Gorda will rely upon the free market to supply the housing needs of City residents. The City government will cooperate with public and private housing service agencies to supplement the efforts of the private sector. In addition, the City government will apply for State and Federal revenues to satisfy needs that are not met by the private sector and by housing service agencies (very low, low, moderate-income benefit). <i>(Measurement: The number of new residential structures constructed each year that meet housing needs for very low, low, and moderate-income housing.)</i>	Spelling and grammar
Policy 4.1.5.2: Punta Gorda will support the affordable housing efforts of the Housing Corporation of Charlotte County, Incorporated, by such activities as planning and facilitation of an outreach program for eligible home buyers and lenders to improve participation in the First Time Home Buyers Program (low and moderate income benefit). <i>(Measurement: Design and implementation of outreach program.)</i>	Policy 4.1.5.2: Punta Gorda will support the affordable housing efforts of collaborators such as the Housing Corporation of Charlotte County, Incorporated, SF Florida Goodwill Housing, Habitat for Humanity, and Gulf Coast Partnership of Charlotte County by such activities as planning and facilitation of an outreach program for eligible home buyers homebuyers and lenders to improve participation in the First Time Home Buyers Program (low and moderate income moderate-income benefit). <i>(Measurement: Design and implementation of outreach program.)</i>	Policy 4.1.5.2: Punta Gorda will support the affordable housing efforts of collaborators such as the Housing Corporation of Charlotte County, Incorporated, SF Florida Goodwill Housing, Habitat for Humanity, and Gulf Coast Partnership of Charlotte County by such activities as planning and facilitation of an outreach program for eligible homebuyers and lenders to improve participation in the First Time Home Buyers Program (low and moderate-income benefit). <i>(Measurement: Design and implementation of outreach program.)</i>	Add language specifying three additional affordable housing partner organizations

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<p>Policy 4.1.5.3: Punta Gorda Urban Design will provide education-awareness programs so that the public can gain a better understanding of the need for affordable housing. These programs will also address residents’ aversion to the proximity of affordable housing and the general negative public perception regarding affordable housing. <i>(Measurement: Annual number of City residents that have been informed through these programs about affordable housing.)</i></p>	<p>Policy 4.1.5.3: Punta Gorda Urban Design will provide education-awareness programs so that the public can gain a better understanding of the need for affordable housing. These programs will also address residents’ aversion to the proximity of affordable housing and the general negative public perception regarding affordable housing. <i>(Measurement: Annual number of City residents that have been informed through these programs about affordable housing.)</i></p>	<p>Policy 4.1.5.3: Punta Gorda Urban Design will provide education-awareness programs so that the public can gain a better understanding of the need for affordable housing. These programs will also address residents’ aversion to the proximity of affordable housing and the general negative public perception regarding affordable housing. <i>(Measurement: Annual number of City residents that have been informed through these programs about affordable housing.)</i></p>	
<p>Policy 4.1.5.4: Punta Gorda will promote the construction of affordable housing by allowing the use of innovative techniques, such as density bonuses, zero lot line construction, etc., through the Planned Development (PD) process (very low, low, and moderate income benefit). <i>(Measurement: Amendment of the Land Development Regulations for affordable housing as needed.)</i></p>	<p>Policy 4.1.5.4: Punta Gorda will promote the construction of affordable housing by allowing the use of innovative techniques, such as density bonuses, zero lot line construction, etc., through the Planned Development (PD) process (very low, low, and moderate-income <u>moderate-income</u> benefit). <i>(Measurement: Amendment of the Land Development Regulations for affordable housing as needed.)</i></p>	<p>Policy 4.1.5.4: Punta Gorda will promote the construction of affordable housing by allowing the use of innovative techniques, such as density bonuses, zero lot line construction, etc., through the Planned Development (PD) process (very low, low, and moderate-income benefit). <i>(Measurement: Amendment of the Land Development Regulations for affordable housing as needed.)</i></p>	Spelling
<p>Policy 4.1.5.5: Punta Gorda, in cooperation with the Housing Corporation of Charlotte County, will establish a dialogue with lenders and identify ways to reduce the impact of borrowing costs on housing affordability. The result of this dialogue will be a program for implementation that could include elements such as home buyer counseling, loan guarantees, down payment assistance, reduced fees, lower interest rates, etc. (low and moderate income benefit). <i>(Measurement: Establishment of dialogue and planning and implementation of a program in cooperation with the Housing Corporation of Charlotte County and lenders.)</i></p>	<p>Policy 4.1.5.5: Punta Gorda, in cooperation with the Housing Corporation of Charlotte County, will establish a dialogue with lenders and identify ways to reduce the impact of borrowing costs on housing affordability. The result of this dialogue will be a program for implementation that could include elements such as home buyer <u>homebuyer</u> counseling, loan guarantees, down payment assistance, reduced fees, lower interest rates, etc. (low and moderate income <u>moderate-income</u> benefit). <i>(Measurement: Establishment of dialogue and planning and implementation of a program in cooperation with the Housing Corporation of Charlotte County and lenders.)</i></p>	<p>Policy 4.1.5.5: Punta Gorda, in cooperation with the Housing Corporation of Charlotte County, will establish a dialogue with lenders and identify ways to reduce the impact of borrowing costs on housing affordability. The result of this dialogue will be a program for implementation that could include elements such as homebuyer counseling, loan guarantees, down payment assistance, reduced fees, lower interest rates, etc. (low and moderate-income benefit). <i>(Measurement: Establishment of dialogue and planning and implementation of a program in cooperation with the Housing Corporation of Charlotte County and lenders.)</i></p>	Spelling
<p>Policy 4.1.5.6: As a numerical goal, Punta Gorda seeks the development of 50 or more new homeowner units, affordable to low- and moderate-income persons, in Punta Gorda and its environs over the planning period through 2030. Punta Gorda will implement this policy by providing assistance (e.g., technical assistance in grant applications and environmental permitting, lawful reduction in City permit fees, improvements of infrastructure in City rights-of-way, provision of site fill material, etc.) for producers of affordable housing such as Habitat for Humanity, Bernice Russell Community Development Corporation (BRCDC), Trabue Woods Community Development Corporation (TWCDC), and Charlotte County Housing Corporation (CCHC) (low and moderate income benefit). <i>(Measurement: Implementation actions taken and units built.)</i></p>	<p>Policy 4.1.5.6: As a numerical goal, Punta Gorda seeks the development of 50 or more new homeowner units, affordable to low- and moderate-income persons, in Punta Gorda and its environs over the planning period through 2030. Punta Gorda will implement this policy by providing assistance (e.g., technical assistance in grant applications and environmental permitting, lawful reduction in City permit fees, improvements of infrastructure in City rights-of-way, provision of site fill material, etc.) for producers of affordable housing such as Habitat for Humanity, <u>SF Florida Goodwill Housing, Gulf Coast Partnership of Charlotte County</u>, Bernice Russell Community Development Corporation (BRCDC), Trabue Woods Community Development Corporation (TWCDC), and Charlotte County Housing Corporation (CCHC) (low and moderate income <u>moderate-income</u> benefit). <i>(Measurement: Implementation actions taken and units built.)</i></p>	<p>Policy 4.1.5.6: As a numerical goal, Punta Gorda seeks the development of 50 or more new homeowner units, affordable to low- and moderate-income persons, in Punta Gorda and its environs over the planning period through 2030. Punta Gorda will implement this policy by providing assistance (e.g., technical assistance in grant applications and environmental permitting, lawful reduction in City permit fees, improvements of infrastructure in City rights-of-way, provision of site fill material, etc.) for producers of affordable housing such as Habitat for Humanity, SF Florida Goodwill Housing, Gulf Coast Partnership of Charlotte County, Bernice Russell Community Development Corporation (BRCDC), Trabue Woods Community Development Corporation (TWCDC), and Charlotte County Housing Corporation (CCHC) (low and moderate-income benefit). <i>(Measurement: Implementation actions taken and units built.)</i></p>	Add language specifying two additional affordable housing partner organizations; spelling

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
<p>Policy 4.1.5.7: As a means of meeting the anticipated need for affordable rental units after 2005, Punta Gorda sets as a numerical goal 60 new or rehabilitated rental units in Punta Gorda and its environs over the planning period to 2030. Punta Gorda will implement this policy by assistance analogous to that described for homeowner units in Policy 4.1.4.5 or by securing funding through the State Housing Initiatives Program (SHIP), in coordination with Charlotte County or other state or federal programs (very low, low, moderate income benefit). <i>(Measurement: Implementation actions taken and units rehabilitated or constructed.)</i></p>	<p>Policy 4.1.5.7: As a means of meeting the anticipated need for affordable rental units after 2005, Punta Gorda sets as a numerical goal 60 new or rehabilitated rental units in Punta Gorda and its environs over the planning period to 2030. Punta Gorda will implement this policy by assistance analogous to that described for homeowner units in Policy 4.1.4.5 or by securing funding through the State Housing Initiatives Program (SHIP), in coordination with Charlotte County or other state or federal programs (very low, low, moderate income<u>moderate-income</u> benefit), <u>or other means through the partnership of Community Land Trusts, Community Housing Development Organizations, Housing Finance Agencies, and Public Housing Authorities.</u> <i>(Measurement: Implementation actions taken and units rehabilitated or constructed.)</i></p>	<p>Policy 4.1.5.7: As a means of meeting the anticipated need for affordable rental units after 2005, Punta Gorda sets as a numerical goal 60 new or rehabilitated rental units in Punta Gorda and its environs over the planning period to 2030. Punta Gorda will implement this policy by assistance analogous to that described for homeowner units in Policy 4.1.4.5 or by securing funding through the State Housing Initiatives Program (SHIP), in coordination with Charlotte County or other state or federal programs (very low, low, moderate-income benefit), or other means through the partnership of Community Land Trusts, Community Housing Development Organizations, Housing Finance Agencies, and Public Housing Authorities. <i>(Measurement: Implementation actions taken and units rehabilitated or constructed.)</i></p>	<p>Add language specifying additional means to meet the projected demand for affordable rental units; spelling</p>
<p>Policy 4.1.5.8: As a numerical goal, Punta Gorda seeks the rehabilitation and/or first time home buyer acquisition of 200 homeowner units, affordable to low and moderate income persons, in Punta Gorda and its environs over the planning period to 2030. Punta Gorda will implement this policy by participating in programs, e.g., the State Housing Initiatives Program (SHIP), that provides assistance for home purchase or rehabilitation (low and moderate income benefit). <i>(Measurement: Implementation actions taken and home purchases or rehabilitations assisted.)</i></p>	<p>Policy 4.1.5.8: As a numerical goal, Punta Gorda seeks the rehabilitation and/or first time home buyer acquisition of 200 homeowner units, affordable to low and moderate income<u>moderate-income</u> persons, in Punta Gorda and its environs over the planning period to 2030. Punta Gorda will implement this policy by participating in programs, e.g., the State Housing Initiatives Program (SHIP), that provides assistance for home purchase or rehabilitation (low and moderate income<u>moderate-income</u> benefit). <i>(Measurement: Implementation actions taken and home purchases or rehabilitations assisted.)</i></p>	<p>Policy 4.1.5.8: As a numerical goal, Punta Gorda seeks the rehabilitation and/or first time home buyer acquisition of 200 homeowner units, affordable to low and moderate-income persons, in Punta Gorda and its environs over the planning period to 2030. Punta Gorda will implement this policy by participating in programs, e.g., the State Housing Initiatives Program (SHIP), that provides assistance for home purchase or rehabilitation (low and moderate-income benefit). <i>(Measurement: Implementation actions taken and home purchases or rehabilitations assisted.)</i></p>	<p>Spelling</p>
<p>Policy 4.1.5.9: Punta Gorda advocates the continued availability of existing public housing. Conversion of public housing to another form of ownership and tenancy or demolition of public housing shall not be supported by the City unless an equivalent number of replacement public housing units are provided within the City. <i>(Measurement: Maintenance of existing public housing units.)</i></p>	<p>No changes</p>	<p>Unchanged</p>	
	<p>Policy 4.1.5.10: <u>Punta Gorda will work with Charlotte County to develop a digital “housing referral” list for residents and service providers that aggregates all available affordable and workforce housing options, as well as rental assistance and homeless services.</u> <i>(Measurement: Existence of a housing referral list and number of referrals made using this list annually.)</i></p>	<p>Policy 4.1.5.10: Punta Gorda will work with Charlotte County to develop a digital “housing referral” list for residents and service providers that aggregates all available affordable and workforce housing options, as well as rental assistance and homeless services. <i>(Measurement: Existence of a housing referral list and number of referrals made using this list annually.)</i></p>	<p>Support the creation of a digital housing referral list in partnership with the County, to help connect residents to affordable housing and services</p>
	<p>Policy 4.1.5.11 <u>Punta Gorda will explore the establishment and funding of a Local Housing Assistance Trust Fund as a mechanism to contribute and support additional housing for those with lower income.</u> <i>(Measurement: Existence of a planning and/or feasibility study for establishing and funding a local housing assistance trust fund.)</i></p>	<p>Policy 4.1.5.11: Punta Gorda will explore the establishment and funding of a Local Housing Assistance Trust Fund as a mechanism to contribute and support additional housing for those with lower income. <i>(Measurement: Existence of a planning and/or feasibility study for establishing and funding a local housing assistance trust fund.)</i></p>	<p>Encourage the study of a local Housing Assistance Trust Fund as a means to fund additional low-income housing</p>
	<p>Policy 4.1.5.12 <u>Punta Gorda will study the creation of a sales tax project, or an alternate source of funding, to adequately fund the development of affordable and workforce housing, to include investments such as land assembly and acquisition, site remediation, and infrastructure investments.</u> <i>(Measurement: Existence of a planning and/or feasibility study for establishing a sales tax project or alternate funding source to develop affordable and workforce housing.)</i></p>	<p>Policy 4.1.5.12: Punta Gorda will study the creation of a sales tax project, or an alternate source of funding, to adequately fund the development of affordable and workforce housing, to include investments such as land assembly and acquisition, site remediation, and infrastructure investments. <i>(Measurement: Existence of a planning and/or feasibility study for establishing a sales tax project or alternate funding source to develop affordable and workforce housing.)</i></p>	<p>Encourage the study of a local sales tax project as a means to fund additional affordable and workforce housing</p>

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
	Policy 4.1.5.13: Punta Gorda will establish a Housing Task Force to support the efforts of the Gulf Coast Partnership, initiate a citywide Land Bank, and facilitate vacant land disposition and transfer for affordable housing projects. <i>(Measurement: Creation of a Housing Task Force.)</i>	Policy 4.1.5.13: Punta Gorda will establish a Housing Task Force to support the efforts of the Gulf Coast Partnership, initiate a citywide Land Bank, and facilitate vacant land disposition and transfer for affordable housing projects. <i>(Measurement: Creation of a Housing Task Force.)</i>	Support the establishment of a Housing Task Force to assist the efforts of local housing organization and initiate a citywide land bank
	Policy 4.1.5.14: Punta Gorda will prioritize affordable and workforce housing projects as a local preference when seeking funding and housing credits from the Florida Housing Finance Corporation. <i>(Measurement: Percentage of funding rewarded to the City from the Florida Housing Finance Corporation which is dedicated to affordable and workforce housing annually.)</i>	Policy 4.1.5.14: Punta Gorda will prioritize affordable and workforce housing projects as a local preference when seeking funding and housing credits from the Florida Housing Finance Corporation. <i>(Measurement: Percentage of funding rewarded to the City from the Florida Housing Finance Corporation which is dedicated to affordable and workforce housing annually.)</i>	Prioritize affordable and workforce housing as a local preference when receiving state funding and housing credits
Objective 4.1.6: Punta Gorda will provide for sufficient sites in residential areas or areas of residential character for group homes and foster care facilities licensed by the State of Florida.	No changes	Unchanged	
Policy 4.1.6.1: Continue to enforce the zoning ordinance to ensure that group homes and foster care facilities are permitted in areas zoned for residential use. <i>(Measurement: Establishment of requested facility in a residential zoning district.)</i>	Policy 4.1.6.1: Continue to enforce the zoning ordinance to ensure that group homes and foster care facilities are permitted in areas zoned for residential use. <i>(Measurement: Establishment of <u>the</u> requested facility in a residential zoning district.)</i>	Policy 4.1.6.1: Continue to enforce the zoning ordinance to ensure that group homes and foster care facilities are permitted in areas zoned for residential use. <i>(Measurement: Establishment of the requested facility in a residential zoning district.)</i>	Grammar
Objective 4.1.7: The City shall attempt to increase the opportunity for all citizens to purchase or rent decent, safe and sanitary housing which they can afford, from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status or household composition.	Objective 4.1.7: The City shall attempt to increase the opportunity for all citizens to purchase or rent decent, safe, and sanitary housing which they can afford, from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status, or household composition.	Objective 4.1.7: The City shall attempt to increase the opportunity for all citizens to purchase or rent decent, safe, and sanitary housing which they can afford, from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status, or household composition.	Grammar
Policy 4.1.7.1: Punta Gorda will make fair housing information available, including complaint procedures under City Ordinance 600-80, and phone numbers for Charlotte County, state, and federal agencies which have fair housing laws and enforce them. <i>(Measurement: The annual number of complaints submitted to the City claiming discrimination in housing.)</i>	Policy 4.1.7.1: Punta Gorda will make fair housing information available, including complaint procedures under City Ordinance 600-80, and phone numbers for Charlotte County, state, and federal agencies which that have fair housing laws and enforce them. <i>(Measurement: The annual number of complaints submitted to the City claiming discrimination in housing.)</i>	Policy 4.1.7.1: Punta Gorda will make fair housing information available, including complaint procedures under City Ordinance 600-80, and phone numbers for Charlotte County, state, and federal agencies that have fair housing laws and enforce them. <i>(Measurement: The annual number of complaints submitted to the City claiming discrimination in housing.)</i>	Grammar
Policy 4.1.7.2: Punta Gorda will continue to assure that access is provided to handicapped persons in multi-family developments consistent with the 1992 Americans with Disabilities Act, as implemented through the Florida Accessibility Code for Building Construction, January 1994 Edition with 1996 Addendum, Florida Department of Community Affairs. As part of the review of the existing Land Development Regulations, Punta Gorda will examine the impacts of existing regulations upon the mobility and access needs of handicapped persons. <i>(Measurement: Annually, the number of development plans reviewed for multi-family developments in the City requiring compliance with the 1992 Americans with Disabilities Act.)</i>	Policy 4.1.7.2: Punta Gorda will continue to assure that access is provided to handicapped-disabled persons in multi-family developments consistent with the 1992 Americans with Disabilities Act, as implemented through the Florida Accessibility Code for Building Construction, January 1994 Edition with 1996 Addendum, Florida Department of Community Affairs. As part of the review of the existing Land Development Regulations, Punta Gorda will examine the impacts of existing regulations upon the mobility and access needs of handicapped-disabled persons. <i>(Measurement: Annually, the number of development plans reviewed for multi-family developments in the City requiring compliance with the 1992 Americans with Disabilities Act.)</i>	Policy 4.1.7.2: Punta Gorda will continue to assure that access is provided to disabled persons in multi-family developments consistent with the 1992 Americans with Disabilities Act, as implemented through the Florida Accessibility Code for Building Construction, January 1994 Edition with 1996 Addendum, Florida Department of Community Affairs. As part of the review of the existing Land Development Regulations, Punta Gorda will examine the impacts of existing regulations upon the mobility and access needs of disabled persons. <i>(Measurement: Annually, the number of development plans reviewed for multi-family developments in the City requiring compliance with the 1992 Americans with Disabilities Act.)</i>	Update phrasing of terms

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
<p>Policy 4.1.7.3: Punta Gorda will make information available to the public concerning housing and weatherization programs and/or grants provided by the State and Federal Government, as well as private agencies. <i>(Measurement: The annual number of City residents that have been informed about and/or assisted about weatherization programs and/or grants provided by State and Federal Government, as well as private agencies.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.7.4: Punta Gorda will continue to participate in programs to maximize opportunities for partnerships with the private sector and non-profit organizations the provision of low and moderate income affordable housing. <i>(Measurement: Number of low and moderate income affordable housing units constructed.)</i></p>	No changes	Unchanged	
	<p>Policy 4.1.7.5: Punta Gorda will develop more assisted living as part of a larger Continuing Care Retirement Communities Program in partnership with local non-profits and encourage the creation of various types of senior housing or help subsidize the cost of home improvements. <i>(Measurement: Existence of a Continuing Care Retirement Communities Program and number of assisted living building permits filed annually.)</i></p>	<p>Policy 4.1.7.5: Punta Gorda will develop more assisted living as part of a larger Continuing Care Retirement Communities Program in partnership with local non-profits and encourage the creation of various types of senior housing or help subsidize the cost of home improvements. <i>(Measurement: Existence of a Continuing Care Retirement Communities Program and number of assisted living building permits filed annually.)</i></p>	Support the creation of more assisted living projects through a Continuing Care Retirement Communities Program
<p>Objective 4.1.8: Throughout the planning period through 2030, Punta Gorda shall protect residential communities from the intrusion of more intensive land uses.</p>	No changes	Unchanged	
<p>Policy 4.1.8.1: Punta Gorda will prevent intrusion of more intensive land uses upon residential areas by policies in the Comprehensive Plan directing residential growth toward infill areas (e.g., water and sewer policies), reducing incompatible uses (e.g., elimination of non-conforming uses), mitigating related conditions of more intensive development (e.g., standards for industrial development), and separating land uses through the FLUM and FLUM classifications. <i>(Measurement: Policies in the Comprehensive Plan and their related measurement.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.8.2: Punta Gorda will continue to use the Future Land Use Map #5 amendment process and the rezoning and special exception approval processes to assure that new proposed land uses are compatible with existing residential uses and will not significantly contribute to the degradation of residential neighborhoods. <i>(Measurement: Review and revise Land Development Regulations, as needed, to prohibit any new use in a residential zone that would be considered as an incompatible use.)</i></p>	No changes	Unchanged	
<p>Policy 4.1.8.3: Punta Gorda will continue to review their existing Land Development Regulations to determine whether existing regulations protect residential neighborhoods from encroachment by other more intensive land uses and continue to enforce existing regulations that provide buffering from more intensive uses. <i>(Measurement: Land Development Regulations will be changed as needed to protect residential neighborhoods from the encroachment of other more intensive uses.)</i></p>	No changes	Unchanged	