

2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

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HOUSING GOALS, OBJECTIVES, AND POLICIES

GOAL HSG 1: ENSURE OPPORTUNITIES FOR AN ADEQUATE SUPPLY OF ALL HOUSING TYPES IN APPROPRIATE LOCATIONS FOR ALL PASCO COUNTY RESIDENTS WITH AN EMPHASIS ON THE NEEDS OF THE FINANCIALLY DISADVANTAGED AND THE SPECIAL-NEEDS POPULATIONS.

OBJECTIVE HSG 1.1: SUPPLY

POLICY HSG 1.1.1: FUTURE LAND USE

Pasco County shall ensure that the Future Land Use Element addresses the following conditions that impact housing:

- The provision of housing with supporting infrastructure.
- Designation of sufficient densities to achieve a variety of housing types.
- Adequate site and deconcentrated distribution of mobile homes and rural and farmworker housing.
- Adequate but deconcentrated sites in residential areas or areas of residential character for group homes and foster-care facilities.
- Nondiscriminatory criteria guiding the location of group homes and foster-care facilities licensed or funded by the State.

POLICY HSG 1.1.2: COMPREHENSIVE PLAN AMENDMENTS

Comprehensive Plan Amendment requests for additional residential acreage and/or density increases must be supported by residential growth trends and the Goals, Objectives, and Policies of the Future Land Use Element.

POLICY HSG 1.1.3: ENCOURAGE RESIDENTIAL INFILL IN URBAN AREAS

Pasco County shall continue to encourage infill residential development on vacant land within established subdivisions where supporting infrastructures, such as water and sewer lines and transportation systems are already in place, subject to compliance with the Goals, Objectives, and Policies of this Comprehensive Plan.

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GOAL HSG 2: PROVIDE FOR THE CREATION AND PRESERVATION OF AFFORDABLE HOUSING FOR ALL PASCO COUNTY RESIDENTS, PARTICULARLY LOW-MODERATE-INCOME HOUSEHOLDS.

OBJECTIVE HSG 2.1: AFFORDABILITY

POLICY HSG 2.1.1: STATE AND FEDERAL HOUSING PROGRAMS

Continue to provide opportunities for the production of affordable housing through public and private initiatives which address affordable needs, including workforce housing.

POLICY HSG 2.1.2: DENSITY AND INTENSITY BONUSES

Pasco County shall continue to pursue State and Federal housing programs which subsidize the production and consumption of housing by low-moderate-income households.

POLICY HSG 2.1.3: DEVELOPMENT INCENTIVES

Pasco County shall examine development incentives such as impact fee subsidy areas for the targeted neighborhoods identified in the 2003 Consolidated Plan in order to stimulate the creation of affordable housing.

- a. Banjo Drive
- b. Casson Heights/Orange Grove Park
- c. Elfers
- d. Gulf View Estates
- e. Indian Oaks Hills
- f. Lacochee
- g. Moon Lake (Three Sections)
- h. Omaha Street
- i. Pine Hill
- j. Virginia City

POLICY HSG 2.1.4: REHAB OLDER STRUCTURES

Continue to identify and develop programs to rehabilitate older structures for affordable housing and replace affordable-housing stock when eliminated.

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POLICY HSG 2.1.5: ACCESSORY UNITS

Pasco County shall explore new alternatives to create affordable housing opportunities, such as accessory units in residential zoning districts and within mixed-use projects.

OBJECTIVE HSG 2.2: DEVELOPMENT AND PERMITTING

Increase the opportunity for production of affordable housing by removing regulatory barriers where feasible.

POLICY HSG 2.2.1: AMEND LAND DEVELOPMENT REGULATIONS

Pasco County shall regularly review the Land Development Code and building regulations to identify potential actions or programs that might be established to reduce the cost of compliance for affordable-housing providers.

POLICY HSG 2.2.2: STREAMLINE PERMITTING PROCESS

Pasco County shall continue to streamline the housing development and permitting process in order to minimize costs and delays in the provision of affordable housing by:

- Disseminating clear and concise information on affordable housing programs.
- Providing flexible and efficient development regulations and administrative procedures.
- Ensuring adequate staff for technical and administrative support.
- Expediting the review and permitting process for affordable-housing proposals.

OBJECTIVE HSG 2.3: OCCUPANCY

Create opportunities for new and innovative techniques in home ownership and housing occupancy.

POLICY HSG 2.3.1: HOUSING COOPERATIVES

Pasco County shall provide technical assistance to lenders, developers, and nonprofit-housing sponsors for the formation of housing cooperatives to assist low-moderate-income households.

POLICY HSG 2.3.2: COMMUNITY LAND TRUSTS

Pasco County shall provide technical assistance to lenders, developers, and nonprofit housing sponsors for the formation of community land trusts among low-moderate-income homeowner neighborhoods.

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OBJECTIVE HSG 2.4: HOUSING ASSISTANCE

Provide housing opportunities for low- and low-moderate-income households throughout the County.

POLICY HSG 2.4.1: PASCO COUNTY HOUSING AUTHORITY

Pasco County shall support the Pasco County Housing Authority in its efforts to acquire existing housing and sites for the development of public housing.

POLICY HSG 2.4.2: SITING CRITERIA

Pasco County shall provide for the location of publicly assisted housing; group homes; foster-care facilities licensed or funded by the State; and housing for very-low-, low-, and moderate-income households, the elderly, and handicapped in residential areas which meet the following criteria:

- a. Adequate public facilities are present.
- b. Adequate public services are present.
- c. The site is proximate to employment opportunities.
- d. The site is proximate to schools and recreation.
- e. The site is proximate to emergency medical facilities.
- f. The site is proximate to public transportation routes.

POLICY HSG 2.4.3: DECONCENTRATION OF ASSISTED HOUSING

Pasco County shall spatially deconcentrate assisted housing consistent with the criteria contained in Policy 2.4.2 of this section.

POLICY HSG 2.4.4: HOUSING ASSISTANCE PROGRAMS

Pasco County shall pursue State and Federal housing-assistance payments for those households too poor to compete effectively for market-rate housing.

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GOAL HSG 3: REDUCE THE NUMBER OF SUBSTANDARD HOUSING UNITS AND ENSURE HIGH STANDARDS OF HOUSING QUALITY THROUGHOUT PASCO COUNTY.

OBJECTIVE HSG 3.1: HOUSING STANDARDS

Improve and maintain the health, safety, and appearances of all neighborhoods by enforcing codes, disseminating necessary information, providing adequate capital improvements, and implementing applicable programs.

POLICY HSG 3.1.1: MINIMUM HOUSING CODE

Pasco County shall evaluate and update the County's minimum housing code every five (5) years to ensure that housing-construction standards minimize damage caused by high wind, flooding, or sinkholes.

POLICY HSG 3.1.2: RELOCATION HOUSING

Pasco County shall provide temporary or permanent relocation housing for households displaced by natural disasters and acts of local government depending upon the nature of the displacement in accordance with Federal and State law.

POLICY HSG 3.1.3: CODE ENFORCEMENT AND ASSISTANCE PROGRAMS

Pasco County shall administer code enforcement and coordinate Countywide housing-assistance programs.

POLICY HSG 3.1.4: SURVEY AND INSPECT HOUSING CONDITIONS

Pasco County shall coordinate County Code Enforcement efforts with Community Development's periodic survey and inspection of housing conditions within targeted areas as deemed necessary.

POLICY HSG 3.1.5: STATE AND FEDERAL GRANT PROGRAMS

Pasco County shall pursue and administer State and Federal grant programs for housing, neighborhood improvements, and assistance.

POLICY HSG 3.1.6: DEMOLITION OF UNOCCUPIED UNITS

Pasco County shall demolish slum dwellings, where appropriate, pursuant to the prerequisite findings and the procedures provided in the Land Development Code.

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GOAL HSG 4: ELIMINATE SLUMS AND BLIGHT IN PASCO COUNTY.

OBJECTIVE HSG 4.1: NEIGHBORHOOD PRESERVATION

Provide assistance that targets and prevents the physical decline of stable neighborhoods.

POLICY HSG 4.1.1: REMEDIAL HOUSING PROGRAMS

Pasco County shall target neighborhoods with the highest number and concentration of substandard housing for remedial housing programs. Remedial programs mean code enforcement, low-interest loans, or grants.

POLICY HSG 4.1.2: COMMUNITY DEVELOPMENT

Pasco County shall continue a community development program for the restoration and preservation of neighborhoods.

POLICY HSG 4.1.3: STATE AND FEDERAL SUBSIDIES

Pasco County shall seek and implement applicable State and Federal subsidies to provide housing assistance (Department of Housing and Urban Development, Florida Department of Community Affairs, Pasco Housing Authority, etc.).

OBJECTIVE HSG 4.2: NEIGHBORHOOD FACILITY AND SERVICE STANDARDS

Maintain uniform public-facility and service standards for all neighborhoods.

POLICY HSG 4.2.1: CAPITAL IMPROVEMENTS

Pasco County shall target low-moderate-income neighborhoods for concentrated capital improvements in order to achieve compliance with Level of Service standards.

POLICY HSG 4.2.2: SERVICE IMPROVEMENTS

Pasco County shall concentrate service improvements in existing neighborhoods in order to comply with standards.

POLICY HSG 4.2.3: ENERGY PARTNERSHIP

Pasco County shall promote an active partnership between the County and the Florida Solar Energy Center.

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GOAL HSG 5: PROVIDE FOR THE SPECIAL HOUSING NEEDS OF THE ELDERLY, HANDICAPPED, AND LOW-MODERATE-INCOME POPULATION.

OBJECTIVE HSG 5.1: SPECIAL HOUSING NEEDS

Improve the housing opportunities of the elderly; farm worker; handicapped; very-low-, low-, and low-moderate-income population, such that the waiting lists of the Housing Authority are reduced by five (5) percent per year.

POLICY HSG 5.1.1: HOUSING PRODUCTION FOR ELDERLY AND HANDICAPPED

Pasco County shall continue to refer housing for special-needs populations, including the elderly and the disabled, to the appropriate resources.

POLICY HSG 5.1.2: RURAL HOUSING SERVICE

Pasco County shall continue to cooperate with the Rural Housing Service to formulate alternative solutions to the housing problems of migrant farmworkers and other rural poor.

POLICY HSG 5.1.3: GROUP HOMES

Pasco County shall continue to facilitate the establishment of needed group homes for the socially disadvantaged such as, but not limited to, foster care and indigent care.

- a. Provide assistance for nonprofit sponsors of group homes.
- b. Support the efforts of the Florida Department of Health, Florida Department of Children and Families, and the Florida Department of Elder Affairs to find and develop residential sites for foster care.
- c. Permit the development of group homes and foster-care facilities licensed by the State and housing for very-low-, low-, and moderate-income households; the elderly; and handicapped in all residential areas consistent with other objectives and policies of this Comprehensive Plan.

POLICY HSG 5.1.5: COMMUNITY RESIDENTIAL ALTERNATIVES

Pasco County shall facilitate new and innovative techniques for the development and management of community residential alternatives to institutional housing.

POLICY HSG 5.1.6: COASTAL HIGH HAZARD AREA

Pasco County shall encourage the establishment of facilities for very-low, low-, and moderate-income households; the elderly; and handicapped outside the Coastal High Hazard Area.

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GOAL HSG 6: PRESERVE PASCO COUNTY'S HISTORIC AND CULTURAL RESOURCES

OBJECTIVE HSG 6.1: HISTORIC RESOURCES

To continue to identify, preserve, and protect historically significant housing for residential uses.

POLICY HSG 6.1.1: CONSERVATION AND REHABILITATION OF HISTORIC STRUCTURES

Pasco County shall implement strategies to ensure that conservation and rehabilitation of historically significant structures in designated historically significant neighborhoods occur in a manner that recognizes their significance.

POLICY HSG 6.1.2: INVENTORY OF HISTORIC STRUCTURES

Pasco County shall maintain an inventory of historic structures within the unincorporated County.

POLICY HSG 6.1.3: SOUTHERN BUILDING OFFICIALS CONGRESS OF AMERICA STANDARD BUILDING CODE

Pasco County shall implement historic-preservation modifications to the Southern Building Officials Congress of America Standard Building Code recommended by the National Trust for Historic Preservation.

**2025 COMPREHENSIVE PLAN
PASCO COUNTY, FLORIDA**

AMENDMENTS TO THE HOUSING ELEMENT

Board of County Commissioners Adoption Date	Effective Date	Supplement ID	Ordinance Number	Revised Components	Type
8/18/1992	8/28/1992	92-1 (DCA 92-2)	92-14	Housing Element	Amendment
8/12/1997	12/19/2000	97-1A (DCA 97-1ER)	97-11	Housing Element	Amendment
9/28/1999	12/19/2000	Compliance Agreement	99-22	Housing Element	Compliance Amendment
6/27/2006	9/8/2006	Evaluation and Appraisal Report Based Amendments	06-18	Housing Element	Amendment