

Housing Goal:

Maintain and improve the condition of the township's housing stock and plan for housing of appropriate type, size, location, and cost with adequate supporting public facilities to meet current and future residential needs.

Objective H1: Identify, prevent, and eliminate substandard housing conditions.

Policy H1.1:

Establish a definition of substandard housing.

Policy H1.2:

Assess the condition of the township's existing housing stock.

Policy H1.3:

Consider adoption of a minimum housing code for safe and healthful occupancy, such as the basic housing quality standards of the federal Section 8 Existing Housing Program.

Policy H1.4:

Enforce the minimum housing code through inspections.

Policy H1.5:

Inspect manufactured homes, and any other housing units not constructed on the site where they are to be used prior to placement on the site, for compliance with the township's minimum housing code.

Policy H1.6:

Through a township or county program, 2 substandard housing units should be rehabilitated or demolished and replaced annually.

Policy H1.7:

Enforce the township's property maintenance and building code through inspections.

Policy H1.8:

Pursue public and private funding and technical assistance to improve and maintain housing stock.

Objective H2: Ensure that efforts to revitalize and stabilize residences and neighborhoods avoid permanent displacement of residents.

Policy H2.1:

Abide by the mandates of the federal Uniform Relocation Act, ensuring that anyone who will be temporarily or permanently displaced as a result of a federally-assisted program for housing conservation, rehabilitation, or demolition will be provided adequate relocation assistance. *Does "anyone" mean tenants as well as home-owners?*

Objective H3: Conserve standard-condition housing stock, and improve the structure and aesthetics of existing housing as needed.

Policy H3.1:

Set principles for guiding rehabilitation and demolition of housing units so that property owners will be encouraged to make repairs before serious problems develop within the housing stock; blight and decay of neighborhoods will be reduced; the value of housing and quality of life in the township will be maintained; and investment in residential areas will be maintained.

Policy H3.2:

Make information available through township and/or county offices to promote private reinvestment in housing.

Objective H4: Prevent the unnecessary loss of historically significant homes.

Policy H4.1:

Work with the State Historic Preservation office to identify and evaluate historically significant structures.

Policy H4.2:

Create a program to guide preservation, rehabilitation, or demolition of locally significant historic homes.

Objective H5: Provide for adequate and affordable housing or housing sites to meet the needs of township residents.

Policy H5.1:

Work with developers to ensure the availability of higher-price-point housing units.

Policy H5.2:

Permit and encourage affordable housing and housing for the elderly and those with special needs. This may be accomplished through providing a variety of residential densities and minimum lot sizes, including multi-family buildings where appropriate; providing varying minimum unit sizes including garage apartments and granny flats; providing for planned unit development, mixed use development and cluster development; and considering incentives to encourage affordable housing by the private sector.

Policy H5.3:

Develop principles and criteria for siting manufactured housing that ensure manufactured home residents adequate public facilities and services on a fair-share cost basis. Evaluate and amend the existing zoning code to allow manufactured homes in all residential future land use categories at appropriate densities. Ensure appropriate placement and compatibility of manufactured homes.

Policy H5.4

Establish a minimum distance between mobile home parks and a minimum lot size per unit.

Policy H5.5:

Identify locations for new development contiguous to existing development and work with developers to encourage efficient use of land.

Policy H5.6:

Establish criteria and principles to guide the location of housing for low-and-moderate-income households that includes assisted living, nursing home facilities, and group homes.

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