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To achieve the goal of the Housing Element, policies must be formulated to guide its implementation. Specific action steps were then designed to realize the policies. The goal for the Housing Element is:

To promote an adequate and varied supply of decent, safe, sanitary, and affordable housing opportunities to meet the existing and future needs of all residents regardless of age, race, sex, special needs, and economic status. *Initiatives to implement and address housing issues shall be collaborative and data-driven.*

Objective 1: To facilitate the private construction of the housing supply, including adequate sites for very-low, low, and moderate-income housing, which will meet the future needs and addresses housing deficiencies.

Policy: *It is the policy of the City to engage a diverse group of stakeholders to implement the actions of the Housing Element and take broad-ranging and intentional actions to address Housing issues in a proactive manner in order to maintain Johnson City’s competitive advantage as an affordable place to live.*

Policy 5.1.1: **It is the policy of Johnson City to insure that there are adequate sites available that are zoned to allow a wide range of housing types to accommodate very-low, low, and moderate-income housing needs.**

This policy is to be implemented by the following action:

1. Adhere to the policies of the Land Use Element regarding property designated for residential use.

Policy 5.1.2: **It is the policy of Johnson City to amend the city’s Zoning Ordinance to provide greater housing choices and offer greater incentives for developers to provide affordable housing (such as: MX-1, Mixed Use Neighborhood).**

This policy is to be implemented by the following actions:

1. Amend the Zoning Ordinance to allow a greater range of housing types and residential uses within the same zoning district (*i.e. ADUs, duplexes, triplexes, quad-plexes, live/work, etc. which share characteristics with traditional single-family housing styles; Urban Residential Zoning or Overlay*).
2. Combine similar residential zoning districts and reduce confusion and eliminate redundancy, while encouraging variety in density and housing types (*distinguish suburban and urban residential zoning districts*).

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Policy 5.1.3: It is the policy of Johnson City to take maximum advantage of federal and state incentive and funding **and finance** programs in order to create maximum housing opportunities for very low, low, and moderate-income households, and other households of special needs.

This policy is to be implemented by the following action:

1. Provide greater incentives to developers who provide very low, low, and moderate-income housing.
2. Provide opportunities for engaging housing agencies, code enforcement, building department, developers, etc. to develop ideas and identify viable solutions.
3. Facilitate cooperation between developers to voluntarily partner with housing agencies in the development of affordable housing.
4. Explore opportunities for improved financing options for housing agencies.

Policy 5.1.4: It is the policy of Johnson City to identify that there are adequate sites in residential areas for group homes/**independent living facilities** for the mentally or physically handicapped residents provided they are licensed/certified by the appropriate overseeing state agency.

This policy is to be implemented by the following action:

1. Assure that the city works with the organizations that provide housing to special needs individuals and families (Dawn of Hope and Frontier Health) and that the Zoning Ordinance allows for the location of these facilities.
2. Properties that are set for tax auction should be offered to housing agencies as a first option.

Eastern 8 / ARCH / Salvation Army / Manna House | Policy 5.1.5: It is the policy of Johnson City to support development of transitional and/or assisted housing facilities and associated services for those in need to avoid displacement and homelessness.

This policy is to be implemented by the following actions:

1. Assure that the city works with the organizations that provide emergency shelter, transitional housing, and permanent housing to those individuals and families and that the Zoning Ordinance allows for the location of these facilities.
2. Provide that governmental funding is **expanded and** maintained to organizations that address the needs of the homeless.

FTDD / Eastern 8 | Policy 5.1.6: It is the policy of Johnson City to recognize the housing needs for an aging population.

This policy is to be implemented by the following actions:

1. Assure that the Zoning Ordinance allows for the location of independent living, assisted living, and nursing home facilities within the city. **Amendments are needed to reduce confusion around 'residential homes**

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aged’, ‘nursing homes’, assisted living facilities and independent living facilities to provide clarity for staff and developers.

2. Assist in obtaining financial assistance and incentives for the construction of independent living and assisted living facilities for the very low, low, and moderate-income individuals and families.
3. Create a positive environment for the ~~promotion~~ expansion of housing for the aging population ~~for~~ at all income levels.
4. Create awareness of benefits of Accessory Dwelling Units for “Aging in Place” and explore other innovative opportunities to address this need.

Policy 5.1.7: It is the policy of Johnson City to consider amendments to the Zoning Ordinance to encourage affordable housing and mixed-use developments (similar to the MX-1 - Mixed Use Neighborhood district).

This policy is to be implemented by the following action:

1. Allow more efficiency and increase the number of affordable lots, through amending the restrictions on lot size, lot width, and building setbacks as follows:
 - Reduce lot area, lot width, and setback requirements in the RP districts.
 - Reduce front yard setback and rear yard setbacks in other residential districts.

Policy 5.1.8: It is the policy of Johnson City to evaluate the city’s fee structures to encourage affordable housing.

This policy is to be implemented by the following actions:

1. Reduce the cost of water and sewer tap fees on a pro-rated basis for dwellings constructed for low-income families.
2. In addition to permit fee reduction, find additional ways to reduce the building fees and construction cost for developments for low-income families.
3. Waive the demolition permit fee for infill construction. Look for opportunities to assist with the cost of demolition to support housing agencies.
4. Consider a reduction in parking requirements as demand for parking is greatly reduced, transit opportunities improve and the cost of additional parking spaces drives up development expenses.

Objective 2: To ensure and promote the maintenance and improvement of existing residential neighborhoods as desirable places to live.

Policy 5.2.1: It is the policy of Johnson City to develop neighborhood plans that include input from the residents to form a strategy to stabilize and improve each neighborhood. Maintaining our existing neighborhoods and making them attractive places to live are critically important to livable neighborhoods.

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1. Develop and implement neighborhood plans in cooperation with neighborhood organizations that are adopted by the City Commission.

Policy 5.2.2: It is the policy of Johnson City to promote the rehabilitation of deteriorating or substandard residential properties.

This policy is to be implemented by the following actions:

1. Increase the variety of incentives for housing rehabilitation through collaboration with and support of the Housing and Community Development advisory board.
2. Assure that all housing found to be substandard, but economically feasible to repair, be rehabilitated to increase the availability of standard housing and to ensure that all housing in the city is safe and adequate shelter for its occupants. Continue to leverage CDBG funds to assist private citizens and engage with the Board of Dwelling Standards and Review in regards to process for assuring compliance vs. demolition. Pursue the establishment of a Vacant Building Ordinance which would incentivize the use of vacant units in the city.
3. Work with partner agencies to ensure that when a dwelling unit is demolished that a new dwelling is reconstructed on the lot (turn-key).
4. Explore the creation of a local ordinance which would assure that when a dwelling unit is demolished that a new dwelling is reconstructed on the lot (turn-key).

(CODES) Objective 3: To initiate a citywide program that is designed to promote awareness of the problems of housing deterioration, to identify the problem areas, and closely monitor these areas in order to eliminate further deterioration.

Policy 5.3.1: It is the policy of Johnson City to identify areas of dilapidated housing and target code enforcement and home rehabilitation/reconstruction programs in those areas.

This policy is to be implemented by the following action:

1. Encourage neighborhood organizations to work with the Building Code Enforcement Division to enforce city codes and the Zoning Ordinance.
2. Increase code enforcement staffing
3. Streamline administrative process for violations/bringing into compliance
4. Increase penalties for recurring violators
5. Re-establish the *Blight & Beautification Task Force*

Policy 5.3.2: It is the policy of Johnson City to promote the maintenance, protection, and the revitalization of city neighborhoods and residential

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areas, to encourage the highest quality housing and living environment possible.

This policy is to be implemented by the following actions:

1. Recognize, accept, and encourage neighborhood organizations.
2. Develop Neighborhood Plans including, but not limited to, such features as infrastructure improvements, health and safety issues, and housing conditions.
3. Improve connectivity and walkability in residential and mixed-use areas to enhance quality of life, public safety and public health.

Policy 5.3.3: It is the policy of Johnson City to ensure safe, sanitary housing through proactive housing code enforcement.

This policy is to be implemented by the following action:

1. Aggressively Judiciously enforce the city's codes and Zoning Ordinance (i.e. building, yard maintenance, noise, and traffic control).

Objective 4: To preserve, protect, and enhance the existing housing stock, including historic structures and sites.

HZC | Policy 5.4.1: It is the policy of Johnson City to work on preserving Johnson City's historic structures and sites is a way of protecting the past.

This policy is to be implemented by the following actions:

1. Protect residential areas from uses and buildings which are out of character and scale with the surrounding neighborhood.
2. Coordinate with neighborhood organizations to ensure that historic resources in the neighborhood areas are maintained, restored, or renovated.
3. Encourage the expansion of existing neighborhood conservation districts and review and update the design guidelines for neighborhood districts.
4. Determine which historic resources should be protected by local historic or conservation zoning and assist the property owners in achieving local designation.

HZC | Policy 5.4.2: It is the policy of Johnson City to protect the character of existing neighborhoods through zoning regulations and historic design guidelines enforcement.

This policy is to be implemented by the following action:

1. Adhere to the policies of the Historic Preservation Element.

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Objective 5: To promote opportunities for first time homebuyers.

FTDD / JCHA / Eastern 8 | Policy 5.5.1: It is the policy of Johnson City to promote the use of existing federal and state housing programs aggressively in assisting very low, low, and moderate-income renters with their first time home purchase.

This policy is to be implemented by the following action:

1. Encourage the use of federal and state housing programs by non-profit and for-profit housing developers.

JCHA / ASP / Habitat / FTDD | Policy 5.5.2: It is the policy of Johnson City to promote continued and expanded homeownership in neighborhoods in support of neighborhood revitalization efforts.

This policy is to be implemented by the following actions:

1. Provide financial incentives from public, semi-public, and private institutions for existing home acquisitions/rehabilitation to encourage homeownership opportunities in existing neighborhoods.
2. Provide financial incentives from public, semi-public, and private institutions regarding land acquisitions and development and infrastructure improvements, where required.

FTDD / JCHA / Eastern 8 / ASP / Habitat for Humanity | Policy 5.5.3: It is the policy of Johnson City to promote semi-annual informational seminars to educate first-time homebuyers on home buying programs, lending options, real estate options, and insurance.

This policy is to be implemented by the following action:

1. Coordinate **Housing Partners** in providing assistance to conduct educational seminars for potential first-time homebuyers.

Building | Policy 5.5.4: It is the policy of Johnson City to coordinate and streamline the permitting **and inspection process to assist in minimizing costs and delays for affordable housing.**

This policy is to be implemented by the following action:

1. Amend the building review fees for housing units targeted to the very low, low, and moderate-income.

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Objective 6: To promote the stock of rental housing to ensure a sufficient quantity and quality to meet the needs of the entire rental market.

Policy 5.6.1: It is the policy of Johnson City to promote the Federal Section 8 Program to assist very low and low-income renters locate affordable housing.

This policy is to be implemented by the following action:

1. Coordinate action with the Johnson City Housing Authority's annual plan.

Policy 5.6.2: It is the policy of Johnson City to assure that there is adequate land available to meet the needs of the rental market.

This policy is to be implemented by the following action:

1. Adhere to the policies of the Land Use Element.
2. Provide first option to housing agencies for vacant properties sold at tax auction.

Policy 5.6.3: It is the policy of Johnson City to assure that there is adequate land available in the vicinity of East Tennessee State University for student housing.

This policy is to be implemented by the following action:

1. Coordinate with East Tennessee State University regarding plans to provide adequate student housing for undergraduate, graduate, and medical/pharmacy students.