

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal H 3 Provide for the availability of adequate, safe, sanitary and affordable decent housing to meet the needs of present and future residents.

OBJECTIVE

H 3.1 The City shall maintain or reduce the 2010 level substandard housing.

Policies

H 3.1.1 The City shall minimize sub-standard housing conditions by continuing the dissemination of public awareness materials for local, state and federal resources providing funding and assistance for preventative maintenance.

H 3.1.2 The City shall update its inventory of substandard housing in 2012 to identify any additional units suitable for rehabilitation or demolition. Units determined to be substandard will be directed to Clay County's State Housing Initiative Partnership (SHIP) for assistance. The purpose of the inventory shall be to identify those units suitable for rehabilitation and those appropriate for demolition. The inventory shall be based on the following evaluation criteria:

1. Standards (units to be conserved) : structure appears to provide safe and adequate shelter and has no defects or only slight defects which are normally corrected during the course of regular maintenance.
2. Substandard (units to be rehabilitated): structure requires more than routine or minor repairs or improvements. Typical deficiencies include foundation defects indicated by sagging or leaning, extensive rotting of eaves or porch flooring, numerous holes or cracks in walls, broken screens or windows, and similar defects which can be economically repaired relative to the overall value of the structure.
3. Substandard Warranting Clearance: structure appears unsafe for occupancy or dilapidated to the point that it would not be economically prudent to repair relative to its overall value and, therefore, may warrant clearance.

H 3.1.3 The City shall work to stabilize neighborhoods determined to be declining in the substandard housing inventory by directing residents of the area to low interest loan programs implemented by the Clay County Housing Finance Authority or to the County's SHIP program. Units determined to be Substandard Warranting Clearance will be referred to the Clay County Building Department for review and condemnation as appropriate.

Subject to financial feasibility, the City shall include public infrastructure improvements such as paving, streetlights, sidewalks and drainage that it determines are necessary to maintain neighborhoods in its Five Year Schedule of Capital Improvements.

OBJECTIVE

H 3.2 The City shall provide appropriate land use categories and land development regulations to allow for a variety of housing types and values to meet the needs of the existing and future residents including very- low and low income families.

Policies

H 3.2.1 The City shall review its land development regulations, including the zoning ordinance and subdivision regulations in order to identify and eliminate unnecessary requirements which may add to the cost of the housing delivery system.

H 3.2.2 The City shall grant variances that are determined to be necessary to encourage infill development on vacant lots within the City and that do not affect the health, safety and welfare of the community.

H 3.2.3 The City shall adopt and enforce its fair housing ordinance in accordance with the Florida Fair Housing Act, Chapter 760.020, Florida Statutes, in order to provide housing opportunities for all residents desiring housing regardless of age, race, handicap, disability, sex or family size.

H 3.2.4 The City shall continue to provide for the preservation and continuation or re-use of historic structures and properties.

H 3.2.5 The City shall continue to allow group homes with greater than 6 unrelated persons and foster care facilities licensed or funded by the Florida Department of Children and Family Services in the Residential General Zoning District and shall monitor the availability of land for such uses.

The City shall, in its land development regulations, allow for the integration of group living and foster care facilities into appropriate residential areas to foster non-discrimination and deinstitutionalization.

H 3.2.6 The City shall include in its land development regulations provisions for one or more of the following to streamline the permitting process and minimize costs and delays for housing. Incentives may be increased for affordable housing projects:

1. A 'fast track' or one stop permitting process through its development review process.
2. A reduction or waiver of processing fees for affordable housing projects.
3. Concurrent review of multiple permit applications.

H 3.2.7 The City shall maintain a historical society to provide public record keeping and regulatory incentives and standards to assist in the preservation and use of historic properties and facilities.

H 3.2.8 The City shall include the private sector in the review of or revisions the regulatory and permitting process that affects the provision of housing in the City as a requirement in the Land Development Regulations.

H 3.2.9 The City shall ensure that infrastructure and public facilities are provided for mobile homes and manufactured homes within the City. Manufactured housing shall be permitted in all zoning districts that permit residential units.

H 3.2.10 The City shall coordinate with Clay County to encourage and facilitate joint applications for federal, state and local subsidy programs for housing and neighborhood improvement.

H 3.2.11 The City shall coordinate with the Clay County Housing Finance Authority to identify and promote local, state and federal funding sources and implementation programs to aid in the provision of affordable housing and relocation housing for very-low, low and moderate income households and will make such information available to the public and residential developers.

Goal H 4 The City shall develop standards, plans and principles to address energy efficiency in the design and construction of new housing.

OBJECTIVE

H 4.1 By 2012 the City shall establish a committee to assess the implementation of energy efficient codes and standards that encourage the creation and maintenance of energy efficient housing within the City.

Policies

H. 4.1.1 The City shall consider incorporating local energy efficiency codes for new home construction and renovation of existing homes to increase the energy efficiency.

H 4.1.2 The City shall consider requiring new home construction projects to become LEED certified.

H 4.1.3 The City shall encourage innovative methods of energy conservation / efficiency, including the installation of green roofing.