

## HOUSING ELEMENT

### GOAL 3

The City of Green Cove Springs shall make provisions for ~~adequate and safe~~, affordable, quality housing that meets the ~~physical and social~~ needs of all segments of the current and future population of the City while preserving and enhancing the community's physical appearance and cultural diversity and protecting the interests of special needs groups.

#### Objective 3.1 ~~Adequate and Affordable Housing~~

The City shall ~~continue to assist the private sector in providing~~ foster the provision of dwelling units of various types, sizes, and costs to meet the housing needs of the current and future residents and residents with special housing needs.

#### Policies

3.1.1 The City shall review and revise ~~if necessary, any ordinances, codes, regulations, and the permitting process to eliminate unnecessary requirements and LDC requirements including density controls and street classification standards~~ that may inhibit the provision of low- and moderate-income housing; and ~~to consider regulations that permit compact, innovatively designed homes or neighborhoods. - streamline the development review process, while maintaining opportunity for public participation in the review process and insuring the health, welfare, and safety of the residents.~~

3.1.X The City shall promote the development of housing types for all income ranges, especially low- and moderate-income households.

3.1.X. The City shall assure through future land use and zoning designations that adequate sites are provided to meet the housing needs of extremely low, very low, low, and moderate-income households. [previously Objective 3.3, revised]

3.1.X The City shall provide the following incentives for the development and redevelopment of affordable housing that are reference in Florida Stat. These incentives include:

- (a) density bonuses
- (b) modification of street requirements for affordable housing
- (c) Affordable accessory residential units

(d) the preparation of a printed inventory of locally owned public lands suitable for affordable housing. ~~consider state recommended incentives to promote affordable housing, pursuant to Florida Statutes Section 420.9076, as amended.~~

(e) The support of development near transportation hubs and major employment centers and mixed-use developments.

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~~3.1.2 The City shall continue to work with and encourage private and non-profit developers in the housing production process.~~

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~~3.1.3 The City may stimulate the development of affordable housing by surplussing vacant or underutilized city-owned property when feasible for said development.~~

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~~3.1.3 The City shall continue to work with the Housing Finance Authority of Clay County and the Clay County SHIP Office for financing housing for the low- and moderate-income residents. The City shall continue to seek State and Federal assistance through the Community Development Block Grant (CDBG) and similar programs to support housing preservation, renovation or demolition of substandard dwellings, and energy efficient upgrades.~~

~~3.1.4 The City shall seek funds to assist residents renovating their homes to practice encourage energy efficiency resource conservation in the design and renovation of the housing in Green Cove Springs by promoting the use of energy star appliances, high efficiency air conditioning systems, programmable thermostats, and solar water heaters.~~

~~3.1.5 The City shall seek funds to assist residents of Green Cove Springs with energy upgrades.~~

**Objective 3.2 ~~Substandard Quality~~ Housing Conditions**

The City shall ~~conserve~~ work to improve the quality of the ~~existing~~ housing stock ~~and work to reduce the number of substandard housing units each year to achieve a housing stock free of substandard units by implementing strategies that address the conservation, rehabilitation, and demolition / deconstruction of housing units.~~

**Policies**

~~3.2.3 The City shall encourage and work with neighborhood groups to develop projects which will upgrade housing and neighborhood environment by providing code enforcement assistance, removing blighting influences, and providing capital and/or operating budget improvements in such neighborhoods.~~

~~The City shall support the development of and assist in the programs of neighborhood and / or community groups focused on housing improvement, beautification, neighborhood revitalization, and crime prevention.~~

3.2.1 The City shall ~~increase code enforcement activities through regular inspections of housing in the City and shall enforce full compliance.~~ address the quality of housing through the implementation and enforcement of minimum structural and aesthetic standards in the Land Development Regulations.

3.2.X The City shall employ an active approach to Code Enforcement wherein the enforcement officer regularly performs windshield inspections through the city and works with property owners to achieve code compliance.~~increase code enforcement activities through regular inspections of housing in the City and shall enforce full compliance.~~

**MOVED FROM 3.5 -- 3.5.1** The City shall continue to conduct a detailed survey ~~on an annual basis~~ every five years of housing conditions to determine the need for conservation, rehabilitation, or demolition / deconstruction and develop appropriate strategies, policies, and techniques for action. The inventory shall be based on the following criteria:

1. Substandard housing includes those units that are structurally sound but exhibit signs of deterioration. Specific criteria for signs of deterioration should be developed prior to the commencement of the inventory.
2. Housing suitable for rehabilitation includes those units that are not structurally sound where the cost of rehabilitation does not exceed the market value of the unit.
3. Housing suitable for demolition / deconstruction includes those units that are not structurally sound where the cost of rehabilitation exceeds the market value of the unit. When feasible, deconstruction is preferred over demolition.
4. Housing suitable for conservation includes those units that are structurally sound with only slight defects, if any. Such housing would be deemed "standard."

3.2.2 The City shall ~~investigate the use of and~~ apply for and encourage the use of Federal and ~~s~~State funding for the demolition or rehabilitation of substandard housing.

**MOVED TO OBJECTIVE 3.1 AS POLICY Objective 3.3 Adequate Sites for Affordable Housing**

~~The City shall assure that adequate sites are provided for affordable housing such as multi-family structures and manufactured and modular housing units.~~

**Policies**

~~3.3.1 The land development regulations shall allow for the development of a variety of housing types in areas of residential character with densities consistent with the Future Land Use Map.~~

**Objective 3.4 Adequate Sites for Special Residential Facilities**

The City shall assure the provision of housing to all citizens of the City including those with special needs.

**Policies**

3.4.1 The land development regulations shall include provisions that support the location of foster care facilities, group homes, child/adolescent care facilities, and retirement homes into areas of residential character, which shall consider infrastructure availability, convenience, and accessibility.

**Objective 3.5 Conservation, Rehabilitation, and Demolition of Housing**

~~The City shall develop strategies to address the conservation, rehabilitation, and demolition of housing units.~~

**Policies**

**MOVED TO OBJECTIVE 3.2-2.5.1** ~~The City shall continue to conduct a detailed survey on an annual basis of housing conditions to determine the need for conservation, rehabilitation, or demolition and develop appropriate strategies, policies, and techniques for action. The inventory shall be based on the following criteria:~~

- ~~1. Substandard housing includes those units that are structurally sound but exhibit signs of deterioration. Specific criteria for signs of deterioration should be developed prior to the commencement of the inventory.~~
- ~~2. Housing suitable for rehabilitation includes those units that are not structurally sound where the cost of rehabilitation does not exceed the market value of the unit.~~
- ~~3. Housing suitable for demolition includes those units that are not structurally sound where the cost of rehabilitation exceeds the market value of the unit.~~

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**Objective 3.6 Historically Significant Housing**

The City shall promote the preservation, ~~restoration, and rehabilitation~~ and/or adaptive reuse of historically significant ~~housing structures, as appropriate and encourage its use for residential purposes.~~

**Policies**

3.6.1 The City shall continue to identify, evaluate, protect, and preserve housing ~~which that~~ is historically significant. Historically significant housing would include those houses listed on the National Register of Historic Places, the Florida Master Site File, and those listed on the local register that may be established.

3.6.2 The City shall continue to pursue available ~~f~~Federal, ~~s~~State, and local funding sources ~~which that~~ support public and private efforts to preserve and protect historically significant housing.

3.6.3 ~~By December 31, 2012, the~~The City shall consider a local Historic Preservation Ordinance.

3.6.4 The City shall provide ~~technical~~ assistance when feasible to owners of historically significant housing and others who are interested in preservation activities relating to historically significant structures.

**Objective 3.7 Relocation Housing**

The City shall ensure equitable relocation of any person displaced from ~~his or her~~their housing unit, or business as a result of City action consistent with Section 421.55 Florida Statutes, as may be amended.

**Policies**

3.7.1 The City shall ensure, prior to the time of displacement, that persons displaced by City action have adequate replacement housing that meets minimum housing standards prior to the time of displacement and ~~that~~ is comparable to the existing housing as much as possible in size, cost, location access to public facilities and, services ~~and cost and meets minimum housing codes.~~

3.7.2 The City shall participate in federal and state programs that assist displaced persons.