

Nassau County 2030 Comprehensive Plan Housing Element (H) Goals, Objectives and Policies

Goal 3.0

~~The County shall~~ Assist the private sector to provide and maintain an adequate inventory of decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the need of the present and future residents of the County.

OBJECTIVE 3.01H.01

The County, ~~during the period, 2000-2010~~ shall assist the private sector in the provision of affordable housing units to satisfy the demand of the existing and projected population, and of housing for special needs households.

Policy 3.01.01 H.01.01

~~By 2003, The~~ Land Development Regulations Code (LDC) shall ~~provide a process~~ including incentives which encourage the use of Planned Unit Developments (PUDs) and mixed use developments, ~~and~~ which will offer a variety of housing types. The LDC shall include provisions for an affordable housing density bonus provision for PUDs and similar planned development projects, allowing eligible affordable housing projects to receive up to a 20% density bonus based on the following table. The maximum density bonus for each FLUM designation will be established by the policies of the Future Land Use Element. Eligible projects must provide housing units that meet the criteria for "affordable" as defined in Sec. 420.0004 (3), Florida Statutes, for a period of no less than five (5) years.

Policy 3.01.02

~~By 2003, the County shall review and amend where necessary all government ordinances, codes and permitting practices to ensure efficiency in the housing delivery process while continuing to ensure the health, welfare and safety of the citizenry and the integrity of natural resources.~~

Policy 3.01.03

~~The Land Development Regulations shall continue to include criteria for the location of housing projects for the elderly and institutional housing which shall consider accessibility, convenience and infrastructure availability.~~

Policy 3.01.04 H.01.02

~~Within one year of adoption of the EAR based plan amendment, t~~The County's Land Development Regulations Code shall ensure the continued permitting of manufactured modular and mobile homes in residential areas of the County in accordance with Sec. 553.38, Florida Statutes.

Note: **HIGHLIGHTED TEXT** indicates changes made from Transmittal Draft of 5/10/2010 based upon the Objections, Recommendations, and Comments (ORC) Report issued by the Florida Dept. of Community Affairs (DCA) 7/13/2010

Policy ~~3.01.05~~ H.01.03

The ~~County's adopted~~ Land Development ~~Regulations Code~~ shall ~~include permit~~ the use of innovative land development techniques ~~such as zero-lot-line permitting and planned unit development and use of smaller-sized lots as~~ and allow for density bonuses ~~for~~ to encourage construction of affordable housing units.

Policy H.01.04

The County shall explore partnerships with the private sector, with the business sector and also community-based non-profit housing providers, to develop affordable housing.

OBJECTIVE ~~3.02~~ H.02

The County shall establish and maintain programs, to identify substandard housing conditions and which will work towards the elimination of ~~60% of~~ substandard housing ~~by 2000~~. ~~Establish programs to identify substandard housing conditions.~~

Policy H.02.01

The County shall coordinate efforts, such as State Housing Initiatives Program (SHIP), Housing Finance Authority (HFA) approvals, and the HUD housing choice voucher program (Section 8) into a seamless strategy to eliminate substandard housing.

Policy H.02.02

The County shall encourage infill development by facilitating infrastructure to infill areas, removing blighting influences, stabilizing neighborhoods, and providing private developers with information regarding available funding.

~~Policy 3.02.01~~

~~Increase enforcement of the housing code in the County~~

Policy ~~3.02.02~~ H.02.03

The County shall actively seek available federal and/or state funding for the demolition or rehabilitation of substandard housing.

OBJECTIVE ~~3.03~~ H.03

The County ~~will help assure that~~ provide for adequate sites and distribution of housing for low and moderate income persons will be available.

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Policy ~~3.03.04~~ H.03.01

The County shall publicize, through news releases, informational brochures, ~~and~~ public meetings, and internet resources that it supports private development of affordable housing as defined herein and encourages developers to avail themselves of County's ~~zoning and procedural~~ support to site and construct affordable housing in the County.

Policy ~~3.03.02~~ H.03.02

Distribute publicly assisted housing throughout the County to provide for a wide variety of neighborhood settings for low and moderate income persons and to avoid undue concentration in any one neighborhood.

Policy H.03.03

The County shall coordinate with the Florida Housing Finance Corporation to identify federal, state and other sources of funding, such as Community Development Block Grant (CDBG) funds and Low Income Housing Tax Credit Program funds, earmarked for very low, low, and moderate income housing and actively pursue those funds for local use by applying for funds when appropriate. The county shall also assist and support private applicants applying for these funds.

Policy H.03.04

The County shall continue to share in an inter-county housing bond program in order to provide below market rate loans to very low, low, and moderate income households for home purchases. The county shall inform financial institutions of the availability of the bond program.

Policy H.03.05

The County may pursue the use of accessory dwelling units as an affordable, rental option for very-low-, low-, and moderate-income residents, based on a legislative finding by the County that there exists a shortage of affordable rental units within the County pursuant to Sec. 163.31771, Florida Statutes. An ordinance adopted under this provision would require any building permit application for an accessory dwelling unit to be accompanied by an affidavit from the applicant attesting that the unit will be rented at a rate affordable to very-low-, low-, or moderate-income residents for a minimum time period.

~~Policy 3.03.03~~

~~Encourage the use of state "affordable housing" assistance loans and grants.~~

~~Policy 3.03.04~~

~~To counter the high cost of land for construction of affordable housing, the County shall adopt Land Development Regulations that include but not be limited to the use of innovative land development techniques such as zero-lot-line and planned unit development, density bonuses, transfers of development rights, land cost write-downs, tax increment financing and public/private partnership ventures.~~

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~~Policy 3.03.05~~

~~The Land Development Regulations shall include criteria to promote infill development.~~

~~Policy 3.03.06~~

~~The County shall make use of intergovernmental coordination agreements to mitigate zoning conflicts.~~

Policy H.03.06

The County shall implement relevant strategies of the Local Housing Assistance Plan (LHAP) through provisions in the Land Development Code that provide expedited permitting, density bonuses and other incentives for qualifying affordable housing.

OBJECTIVE 3.04 H.04

The County shall assure that sites for ~~group homes~~ group and foster care facilities, community residential homes and assisted living facilities will be available at suitable locations to ensure that the needs of persons requiring such housing are met.

Policy ~~3.04.01~~ H.04.01

The County shall establish abide by non-discriminatory standards ~~by adhering to State and Federal law~~ in evaluating and providing for the location of group homes and foster care facilities in the county, pursuant to ~~Chapter 42.3601-42.3631, United State Code (also known as the Federal Fair Housing Act) and Chapter 760.20-760.37, Florida Statutes (also known as the State Fair Housing Act)~~ Secs. 419.001, 429.445, and 780.26, Florida Statutes.

~~Policy 3.04.02~~

~~The County will examine the zoning code and develop guidelines for placement of different classes of group homes that will be permitted in appropriate residential neighborhoods.~~

Policy H.04.02

The Land Development Code shall include criteria for the location of group and foster care facilities, community residential homes and assisted living facilities in the least restrictive environment while considering existing development, accessibility, convenience and infrastructure availability.

Policy ~~3.04.03~~ H.04.03

Community-based residential facilities shall continue to be provided adequate sites in locations within the residential or institutional areas of Nassau County.

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Policy ~~3.04.03A~~ H.04.04

Nassau County shall require group homes and care facilities applicants to obtain appropriate permits from the State Department of Children and Families.

Policy ~~3.04.03B~~ H.04.05

The County shall provide demographic and technical information to private and non-profit sponsors willing to develop group and foster care facilities for county residents.

Policy ~~3.04.03C~~ H.04.06

The County shall enact regulations requiring that all foster and group home developments include barrier-free design features.

Policy ~~3.04.03D~~ H.04.07

The County shall revise its land development regulations to allow group homes and foster care facilities in all residential districts. Group homes must obtain a valid license from the Department of Children and Families and meet all the dimensional and separation requirements of Ch. 419 F.S.

OBJECTIVE ~~3.05~~ H.05

The County shall ensure uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided consistent with Sec. 421.55 F.S.

Policy ~~3.05.01~~ H.05.01

Pursuant to Sec. 421.55, Florida Statutes, the County will help to assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

Policy ~~3.05.01A~~ H.05.02

Pursuant to Sec. 421.55, Florida Statutes, residents displaced by housing rehabilitation and redevelopment or other publicly-initiated activities shall be provided with ~~a list of~~ information on possible housing opportunities and financial assistance to expedite their relocation.

OBJECTIVE ~~3.06~~ H.06

~~Within one year of EAR based plan amendment adoption, t~~ The County shall identify state, federal and private funding and technical assistance programs to preserve its historically significant housing. ~~Implementation of these programs shall be ongoing through 2020.~~

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Policy ~~3.06.01~~ H.06.01

~~By 2003,~~ t The County shall conduct an ongoing survey in cooperation with the Florida Department of State, Division of Historical Preservation, to identify all residential structures with historical significance and ensure their registration on the State Master Site File.

Policy ~~3.06.02~~ H.06.02

The County shall form a committee to address protection of historic resources within the unincorporated County.

Policy H.06.03

The County shall coordinate with the municipalites within the County in preserving historic housing.

OBJECTIVE ~~3.07~~ H.07

The County shall adopt regulations in the Land Development Regulations Code that support and implement the housing goals and objectives of the Housing Element of the Comprehensive Plan.

~~Policy 3.07.01~~

~~The County will ensure that the useful life of existing dwelling units will be conserved and neighborhood quality will be improved.~~

OBJECTIVE ~~3.08~~

~~By 2005, the number of low income households paying more than 30% of their income for housing costs will be addressed as set forth below.~~

Policy ~~3.08.01~~ H.07.01

~~By 2003,~~ a All County codes, ordinances, regulations , policies and procedures regarding residential development review and construction shall be reviewed by the Planning Department County Staff to determine their impact on housing development costs. ~~Those components which unnecessarily increase~~ Staff shall make recommendations to streamline or eliminate regulations or procedures which impact the cost of housing without impairing the health, sanitation, fire safety, structural integrity and maintenance requirements ~~shall be eliminated.~~

~~Policy 3.08.02~~

~~The County shall encourage infill development by facilitating infrastructure to infill areas, removing blighting influences, stabilizing neighborhoods, and providing private developers with information regarding available funding.~~

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Policy 3.08.03

~~The County shall coordinate with the Florida Housing Finance Corporation to identify federal, state and other sources of funding, such as Community Development Block Grant (CDBG) funds and Low Income Housing Tax Credit Program funds, earmarked for very low, low, and moderate income housing and actively pursue those funds for local use by applying for funds when appropriate. The county shall also assist and support private applicants applying for these funds.~~

Policy 3.08.04

~~The County shall continue to share in an inter-county housing bond program in order to provide below market rate loans to very low, low, and moderate income households for home purchases. The county shall inform financial institutions of the availability of the bond program.~~

Policy 3.08.05 H.07.02

~~Within 12 months of adoption of the EAR based amendments, t~~ The County shall continuously assess its existing permit processing procedure for the purpose of improving efficiency, reducing delays and lowering costs and remaining in compliance with statutory requirements.

Policy 3.08.06

~~The County shall strive to take the necessary steps to eliminate delays in the review of affordable housing development projects. In order to define delay, the county hereby establishes the following maximum timeframes for approval of projects when an applicant provides needed information in a timely manner: Administrative approval – 5 days; Minor site plan – 5 weeks; Major site plan – 6 weeks; Special exception approval – 8 weeks.~~

~~Whenever these review times increase by 150% or more due to the work load of the review staff, the county will begin prioritizing the review of affordable housing development project applications. In prioritizing affordable housing development project applications, staff will schedule affordable housing project applications for review before other types of project applications to ensure that maximum review timeframes are not exceeded for affordable housing projects.~~

Policy H.07.03

To eliminate delays in the review of affordable housing developments as defined herein, the County will create a distinct site plan review classification which will include affordable housing developments and will provide for shortened review times. The County may also consider reduced application fees and deferral of impact fees for qualifying developments.

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Policy **3.08.07 H.07.04**

As part of the adoption process for any county regulation, which could affect housing development, county **planning** staff **shall** assess the anticipated impact of the proposed regulation on the cost of housing based on a professionally acceptable methodology. When proposed regulatory activities are anticipated to increase the estimated cost per unit for the development of housing, the assessment shall include **an** projections of the estimated increased cost per unit projection. The Planning & Zoning Board shall consider the regulation's effect on housing cost in making their recommendation to the Board of County Commissioners. The Board of County Commissioners will consider the financial impact in making its final decision on the adoption of any proposed regulations.

OBJECTIVE H.08

The County shall provide an adequate and diversified housing supply to ensure that the transition of its economy into a diversified regional employment center.

Policy H.08.01

The County shall use the Future Land Use Element of the Comprehensive plan as tool to achieve an appropriate jobs-to-housing balance.

Policy H.08.02

The County shall discourage patterns of urban sprawl by providing a sufficient supply of housing in close proximity to employment centers within the Urban Development Area as shown on the Development and Preservation Framework found in the background data and analysis for this Plan, promoting a compact mixture of residential and non-residential uses, and where public infrastructure and services exist or are planned.

OBJECTIVE H.09

The County shall encourage energy efficiency in the design and construction of new residential housing.

Policy H.09.01

The County shall encourage energy-efficient land use patterns within the Urban Development Area as shown on the Development and Preservation Framework found in the background data and analysis for this Plan , promoting a compact mixture of residential and non-residential uses, promote pedestrian and bicycle trips, and contain appropriate density and intensity to support future public transit service, in order to conserve energy and reduce greenhouse gas emissions.

Policy H.09.02

The County shall develop an incentive program to encourage residential construction that meets the energy efficiency criteria of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating systems, Florida Green Building Coalition

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(FGBC) certification, US Environmental Protection Agency (EPA) Energy Star program, or a similar third-party green building certification. The incentive program may include educational materials, expedited permitting, and/or public recognition.

Policy H.09.03

The County shall, through the Land Development Code, promote the use of renewable energy resources by allowing appropriate placement of structures for the generation of wind and solar energy to be permitted in residential areas.

Policy H.09.04

The County shall continue to enforce the minimum energy efficiency requirements of the Florida Building Code through administration of the County's Land Development Code.