

HOUSING ELEMENT

The following goals, objectives and policies constitute the Housing Element providing for decent, safe and sanitary housing at affordable costs and in sufficient quantities to meet the needs of the existing and future population projected for the County. The **Data and Analysis** for the Housing Element are not part of the adopted comprehensive plan but serve as the basis for formulation of these goals, objectives and policies.

This element of the County's comprehensive plan establishes a guide to address the future housing needs of the County. The Housing Element addresses the main goal for housing within the County through the year 2024, as well as measurable objectives which are established to meet the County's housing goals. In addition, each objective is followed by one or more corresponding policies to provide guidance and direction toward the accomplishment of each stated objective.

GOAL 3A: TO ENCOURAGE AND PROMOTE THE AVAILABILITY OF AFFORDABLE, SAFE AND SANITARY HOUSING TO MEET THE NEEDS OF THE EXISTING AND PROJECTED POPULATION OF THE COUNTY.

OBJECTIVE 3.1: Further the development of workforce housing within Gadsden County.

Policy 3.1.1: This Comprehensive Plan hereby adopts all definitions in §420.0004, Florida Statutes by reference.

Policy 3.1.2: The County shall follow the affordable housing incentives adopted by Resolution 2008-078 to provide for equal opportunity in the sale of land and rental of housing in accordance with established state and federal standards.

Policy 3.1.3: The County shall permit the construction of workforce housing within residential areas which are served by supporting infrastructure.

Policy 3.1.4: The County will work with relevant federal, state, regional and private agencies to provide, construct and/or rehabilitate housing, including farm worker housing.

Policy 3.1.5: The County shall continue to support implementation of any housing assistance program initiatives.

Policy 3.1.6: Any state or federal housing plan prepared on behalf of the County shall be consistent with the Goals, Objectives and Policies of this plan.

Policy 3.1.7: A mixture of housing types shall be allowed, including single-family detached, multifamily, and accessory dwelling units, within a variety of price ranges to provide a range of housing options for county residents.

Policy 3.1.8: The construction or existence of an accessory dwelling unit (ADU) shall allowable by right regardless of the allowable density in which the parcel is located. Only one ADU is allowable per parcel per primary use or structure. In order to have the ability to construct an ADU, the property owner must own at minimum two contiguous acres under one parcel ID number, and the property must be located within the Rural Residential future land use category or Urban Service Area.

Policy 3.1.9: Residential uses shall be allowable in any Agriculture, Rural Residential, or other land use category that allows for a mixture of land uses that include residential uses. Residential uses shall be allowable in a limited level in within the Silviculture Future Land Use category.

OBJECTIVE 3.2: Assist the private sector in meeting the needs of the existing and projected population by incentivizing and construction of workforce housing.

Policy 3.2.1: The County shall continuously review all pertinent ordinances as well as the permitting process for the purpose of streamlining requirements, and amending or adding other requirements to increase private sector participation in meeting housing needs, while continuing to ensure the health, safety and welfare of the residents.

Policy 3.2.2: The County shall provide for concurrent reviews, better coordination and consolidation of functions in the Land Development Regulations for corresponding land use changes in the issuance of development orders.

Policy 3.2.3: By 2015, the County shall develop a strategy to assist developers in meeting the affordable housing needs of the County.

Policy 3.2.4: The County shall consider the option of establishing incentives for development of workforce housing such as density bonuses for land donated to the County for the provision of workforce housing in accordance with §420.615, Florida Statutes.

Policy 3.2.5: The County shall promote the use of clustering, transfer of developments rights, and other innovative redevelopment and infill strategies to promote and incentivize the development of workforce housing.

Policy 3.2.6: In addition to Policy 3.2.5, the County shall consider other incentives to promote the development of quality workforce housing.

Policy 3.2.7: The County shall continue to provide increased opportunities for developers to construct housing for extremely low, very low, low and moderate income housing through consideration of the following:

- a) Increased densities in the Rural Residential Future Land Use category and other categories that allow residential uses that lie within the Urban Service Area where such development will be serviced by central water and sewer utilities.

GOAL 3B: PROMOTE THE ELIMINATION OF SUBSTANDARD HOUSING STOCK

OBJECTIVE 3.3: Promote the maintenance of a safe and sanitary housing stock, reduce substandard housing conditions, and establish provisions for the structural and aesthetic improvement of housing.

Policy 3.3.1: The County shall utilize the Nuisance Ordinance to address the storage of disabled motor vehicles and other unsightly articles in yards as well as work with owners and renters to upgrade units to housing code standards.

Policy 3.3.2: In addition to improved and increased code enforcement activities, the County shall seek and use CDBG grants, FHA grants, sweat equity, and where possible owner investment for the conservation, rehabilitation and/or demolition of identified substandard housing.

Policy 3.3.3: The County shall assist not-for-profit entities in achieving their goals of providing safe and decent housing to qualifying low and very low income families. Criteria for establishing assistance to such entities shall be detailed in the Land Development Code.

Policy 3.3.4: The County shall continue to prioritize and target assistance to blighted neighborhoods by seeking funding on an annual basis for capital improvements and/or operating budget improvements in such neighborhoods.

Policy 3.3.5: In order to target areas for housing needs funding, the County shall conduct a housing conditions survey to assess conditions and location of housing stock in the county.

Policy 3.3.6: The County shall create a uniform Relocation Assistance Program and Real Property Acquisition Program or policies for persons that will be displaced by County action.

Policy 3.3.7: The County shall assure that reasonable located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

Policy 3.3.8: The County shall pursue additional funding or grants for the continuation of the programs listed in Policy 3.3.6 and 3.3.7.

Policy 3.3.9: The County shall use the definition for a mobile home and a manufactured home as contained in §320.01(2), Florida Statutes.

Policy 3.3.10: The County shall use the definition of a prefabricated or modular home as contained in 12D-3.001, Florida Administrative Code.

Policy 3.3.11: Replacement housing units shall not be issued a certificate of occupancy until the existing housing structure is removed from the property, unless density allows for more than one dwelling unit.

Policy 3.3.12: Recreational vehicles shall not be allowed as permanent residential dwelling units in any land use category or use. A permanent residential dwelling is considered one used for more than three months within Gadsden County.

Policy 3.3.13: Modular homes which meet the definition contained in 12D-6.001, Florida Administrative Code, may be permitted in all categories that allow for residential uses if they have the insignia from the Florida Department of Community Affairs affixed to the structure.

Policy 3.3.14: Manufactured homes, also known as mobile homes, shall be restricted from existing platted neighborhoods.

OBJECTIVE 3.4: Support alternative methods for the conservation, rehabilitation or demolition of unsafe housing stock.

Policy 3.4.1: The hazardous building ordinance shall require the conservation, rehabilitation or demolition of housing and other structures that pose a threat to public safety.

Policy 3.4.2: The County shall apply for federal, state and/or private foundation housing assistance where it has been determined that the County has competitive standing in any ranking process for determining program award.

Policy 3.4.3: To better assist senior citizens living in substandard housing, the County shall consider establishing a program to offer financial grants to those aged sixty-five (65) and older who meet income eligibility requirements for the repair of substandard housing.

GOAL 3C: PROTECT EXISTING, STABLE NEIGHBORHOODS FROM BLIGHT.

OBJECTIVE 3.5: The County shall prevent blight in existing, stable neighborhoods.

Policy 3.5.1: The County shall increase the supply of standard housing through code enforcement and rehabilitation and encouragement of infill development.

Policy 3.5.2: The County shall support the rehabilitation of blighted housing through a program to enhance or repair individual structures through an application process on a limited financial, annual basis.

GOAL 3D: SUPPORT THE LOCATION OF GROUP HOMES IN APPROPRIATE LOCATIONS.

OBJECTIVE 3.6: Support the location of community residential homes in areas that allow for residential development.

Policy 3.6.1: Group homes of six or fewer residents which otherwise meet the definition of a community residential home shall be allowed in land use categories that allow for single-family or multifamily uses without development approval from county staff, provided that Policy 3.5.2 is met.

Policy 3.6.2: Group homes with six or fewer residents shall not be required to notify the local government when the home is in an area that allows for multi-family development; provided that the sponsoring agency provides the County with the most recently published data compiled from the licensing entity that identifies all community residential homes within the county in which the proposed site is to be located. Such data shall show that no other community residential home is within a radius of 1,000 feet of the proposed home with six or fewer residents in order to be permitted. Such data must be current no longer than six months prior of submittal to the county.

Policy 3.6.3: The County shall avoid concentrating group homes in order to maintain the existing integrity and character of the area subject to the agency request. A home that is located within a radius of 1,200 feet of another existing community residential home in a residential or agricultural zone shall be deemed an over concentration of such homes that substantially alters the nature and character of the area and shall not be permitted.

GOAL 3D: PROMOTE GADSDEN COUNTY'S HISTORICALLY SIGNIFICANT HOUSING.

OBJECTIVE 3.7: Identify and protect historically significant housing.

Policy 3.7.1: The County shall assist in the identification, rehabilitation, improvement and adaptive reuse of historically significant housing through technical assistance and economic assistance programs such as grant applications, transfer of development rights, and designation of historically significant sites.

Policy 3.7.2: The County, through the Planning and Community Development Department, will cooperate with the state and local historical organizations in their efforts to provide public information, education and technical assistance regarding historic preservation programs.

Policy 3.7.3: The County shall continually update its files with all historic resources in the unincorporated areas as provided by the Florida Department of State, Division of Historical Resources.

Policy 3.7.4: The County shall encourage the maintenance, restoration or rehabilitation of historic structures through adaptive reuse, and permissive use for professional offices, home occupations studio operations, or residential purposes, on the Florida Art Trail.

GOAL 3E: PROMOTE ENERGY EFFICIENCY WITHIN GADSDEN COUNTY.

Objective 3.8: Promote energy efficiency and the use of renewable energy in the construction or rehabilitation of housing.

Policy 3.8.1: The County will consider incentives in the Land Development Code for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or other national or state recognized high performance green building system.

Policy 3.8.2: Gadsden County shall promote the use of energy-efficient appliances and plumbing fixtures.

Policy 3.8.3: Staff shall supply educational materials on home energy reduction strategies and strategic placement of landscape materials to reduce energy consumption at the time of development order application or building permit application, as applicable.