

# Gadsden County Board of County Commission

## Agenda Request

**Date of Meeting:** May 20, 2014

**Date Submitted:** May 5, 2014

**To:** Honorable Chairman and Members of the Board

**From:** Robert Presnell, County Administrator  
Allara Mills Gutcher, Planning and Community Development Director

**Subject:** **PUBLIC HEARING-** Transmittal Hearing for the Amendment of the Housing Element of the Comprehensive Plan to the Department of Economic Opportunity for Review.

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### **Statement of Issue:**

Public hearing for the process of the amendment of the Housing Element of the Gadsden County Comprehensive Plan, to transmit the proposed amendment to the Department of Economic Opportunity for review.

### **Background:**

Pursuant to Rule Chapter 73C-49, Florida Administrative Code, at least every seven years a local government must determine the need to amend the comprehensive plan to reflect changes in state requirements. This analysis is referred to as the Evaluation and Appraisal Report (EAR). For Gadsden County, the adoption deadline for the EAR was May 1, 2012.

Once the EAR is prepared, and amendments are deemed necessary to reflect statutory changes, the local government shall prepare and transmit the proposed EAR-based amendments to the Department of Economic Opportunity within one year of the adoption of the EAR. This deadline was May 1, 2013 for Gadsden County. Any local government failing to submit an EAR-based amendment package within this time frame, is prohibited from amending its comprehensive plan until it complies with the state requirements.

Over the course of the past two years, the Planning Division and Planning Commission have been working toward the completion and transmittal of the EAR-based amendments to the Comprehensive Plan.

The prepared version of the EAR-based amendments to the Comprehensive Plan were lacking the required data and analysis as required by Florida Statute (163.3177(1)(f)). Staff has been diligently working to prepare the required data and analysis as part of the submittal process to the Department of Economic Opportunity. The Housing Element was evaluated against Florida Statute 163.3177(6)(f), and found to be deficient in the requirements of the statute. The data and

analysis have since been completed, and the amendment rewritten to follow the requirements of the Florida Statute.

The Department of Economic Opportunity has indicated that they will lift Gadsden County from the prohibition of amending its comprehensive plan if efforts are made toward the adoption of the EAR-based amendments. The processing of this element will satisfy that requirement. Staff is continuing to work toward the preparation of the data and analysis of the other elements, and will evaluate the need to amend the text of the other amendments based on statutory requirements. The remainder of the plan elements will be presented in future BOCC meetings.

### **Analysis:**

The draft Housing Element is now considered compliant with Florida Statute 163.3177(6)(f) by staff. An analysis of that compliance is included in this submittal for your review. This hearing is for the BOCC to submit to the Department of Economic Opportunity (DEO) the element for their review. After such time, the DEO will submit to the County the Objections, Recommendations and Comments Report (ORC Report). If the DEO finds that the element is in compliance with Florida Statutes, the County may at that time adopt the draft element by ordinance into the Comprehensive Plan. The adoption hearing will be scheduled after the ORC Report is issued, and any objections from the DEO are addressed.

### **Planning Commission Recommendation/Findings:**

On March 13, 2014, the Planning Commission voted unanimously to recommend that the Board of County Commissioners transmit the Housing Element to the Department of Economic Opportunity for review.

### **Options:**

1. Transmit the Housing Element to the DEO for review and comment.
2. Don't transmit the Housing Element to the DEO for review.
3. Transmit the Housing Element to the DEO for review and comment with recommended changes.

### **Staff Recommendation:**

Option #1

### **Attachments:**

1. Proposed Housing Element of the Comprehensive Plan – Clean version
2. Proposed Housing Element of the Comprehensive Plan – Strikethrough version
3. Data and Analysis of the Housing Element
4. Analysis of requirement of the Florida Statutes for the Housing Element
5. Proof of Public Hearing Newspaper Advertisement

## 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.

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### **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.



## HOUSING ELEMENT

### INTRODUCTION

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 the se required goals, objectives and policies pursuant to Rule 9J-5.010, Florida Administrative Code.

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 20102024, as well as measurable objectivess which are established to meet the County's housing goalss. 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, OBJECTIVE AND POLICIES

**GOAL 3A:** TO ENCOURAGE AND PROMOTE THE AVAILABILITY OF AFFORDABLE, ~~DECENT~~, 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 3.12:** ~~The County shall a~~Assist the private sector in meeting the needs of the existing and projected population ~~for the provision of 1350 new dwelling units by the year 2010 of which 15 percent of the dwelling units will be for affordable housing and farm worker housing by incentivizing and construction of workforce housing.~~

~~**Policy 3.1.1:** The County shall permit the construction of affordable housing within Urban Service Areas, Commercial Areas, and Rural Residential Areas which are served by supporting infrastructure as established in other elements of this comprehensive plan.~~

**Policy 3.4.2.1:** 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 3.1.32.2:** The County shall monitor all existing land development regulations to effectively assist in meeting established housing objectives.~~ The County shall provide for concurrent reviews, better coordination and consolidation of functions in the ~~permitting process of the Department of Planning and Zoning~~Land Development Regulations for corresponding land use changes in the issuance of development orders; ~~Health Department for septic permits; and Department of Building Inspection for construction permits and certificates of occupancy.~~

~~**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 in the land use categories referred to in Policy 3.1.1. If clustering methods are applied, the agricultural areas may be used for siting low and very low income projects.~~

~~**Policy 3.1.5:** The County will define “Moderate Income Person” or “Moderate Income Household” to mean one or more natural persons, or a family, that has a total annual gross household income that does not exceed 120 percent of the median annual income adjusted for family size for households within the county, or the non-metropolitan median for the State, whichever amount is greatest.~~

**~~Policy 3.1.6:~~** ~~The County will define “Low-Income Person” or “Low-Income Household” to mean one or more natural persons, or a family, that has a total annual gross household income that does not exceed 80 percent of the median annual income adjusted for family size for households within the county, or the non-metropolitan median for the State, whichever amount is greatest.~~

**~~Policy 3.1.7:~~** ~~The County will define “Very Low-Income Person” or “Very Low-Income Household” to mean one or more natural persons, or a family, that has a total annual gross income that does not exceed 50 percent of the median annual income adjusted for family size for households within the county, or the non-metropolitan median for the State, whichever amount is greatest.~~

**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 3.23:** ~~The County shall p~~**Promote the maintenance of a safe and sanitary housing stock, and an annual reduction**~~reduce of substandard housing conditions, as well as the establishment~~**and establish of provisions for the structural and aesthetic improvement of housing, through updating the existing minimum housing standards. These standards are as provided by the Southern Standard Building Congress or the Florida Building Code, when enacted.**

**Policy 3.23.1:** ~~The County shall include minimum housing standards which shall address the quality of housing and stabilization of neighborhoods through its neighborhood conservation and rehabilitation strategies administered through the~~

~~Gadsden County Community Development Department and the Gadsden County Department of Code Enforcement. The Community Development Department shall regularly identify standard condition housing (owner-occupied and rental) in need of routine maintenance and deteriorated (owner-occupied and rental) housing in need of minor repairs, along with strict enforcement of the County's Nuisance Ordinance.~~ 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 3.23.2:** In addition to improved and increased code enforcement activities, the County shall ~~use the Office of Grants and Special Projects as its lead entity to~~ 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 ~~such as Habitat for Humanity~~ 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 3.2.3.4:** 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 3.2.4:** The County shall promote the use of clustering, transfer of development rights, and other innovative redevelopment and infill strategies to strengthen the existing housing stock in its efforts to reduce the number of substandard housing units.~~

**Policy 3.23.5:** In order to target areas for housing needs funding, the County shall ~~repeat the conduct a~~ housing conditions survey ~~in a manner similar to the baseline study performed in 1988 to~~ assess ~~changes in~~ conditions and location of housing stock in the county. ~~This study should be performed as near to the Census anniversary in year 2000 and successive decennial years as is practicable.~~

**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.

~~**OBJECTIVE 3.3:** The County will provide for affordable housing by guiding multifamily units in Urban Service Areas and Rural Residential Areas with supporting public facilities. The Future Land Use Map will allow for mobile homes parks in Commercial and Urban Service Areas.~~

**Policy 3.3.1:** ~~The County shall establish a Housing Finance Committee that includes a citizen-based Affordable Housing Partnership Committee to make specific recommendations to the County for the development of housing for low and moderate income persons and to coordinate volunteers for housing repairs and maintenance of low income housing, particularly for the needs of the elderly.~~

**Policy 3.3.2:** ~~The County shall monitor and revise the existing fair housing ordinance, as needed, to provide for equal opportunity in the sale of land and rental of housing in accordance with established state and federal standards.~~

**Policy 3.3.39:** ~~The County shall use the definition for a mobile home and a manufactured home as contained in §320.01(2), Florida Statutes. define a Mobile Home per Florida Statutory definition: ‘FS 320.01(2)(a), “Mobile Home” means a structure (fabricated prior to June 15, 1976) transportable in one or more sections, which is eight body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, and electrical systems contained herein...’~~

**Policy 3.3.410:** ~~The County shall use the definition of a prefabricated or modular home as contained in 12D-3.001, Florida Administrative Code. — The County shall define a Manufactured Home per the Florida Statute definition: ‘FS 320.01(2)(a), “Manufactured Home” means a mobile home fabricated on or after June 15, 1976, in an off-site manufacturing facility for installing or assembly at the building site, with each section bearing a seal [HUD] certifying that it is built in compliance with the Federal Manufactured Homes Construction and Safety Standards Act. Per FS 320.8285(5) the Department of Motor Vehicles shall be responsible for construction standards and the County shall be responsible for land use, zoning requirements, setbacks, site development, property line requirements, and subdivision controls.~~

**Policy 3.3.5:** ~~The County shall define a Manufactured Building per the Florida Statute definition: FS 553.36(11) “Manufactured Building” means a closed structure, building assembly or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating, or other service system manufactured in manufacturing facilities for installation or erection, with or without other specified components, as a finished building or as part of a finished building, which shall include, but not be limited to, residential, commercial, institutional, storage and industrial structures.~~

**Policy 3.3.6:** ~~The County shall regulate the proper placement and set-up of mobile and manufactured homes, and manufactured buildings under the auspices of the Department of Building Inspections. In addition, the County shall prohibit placing of mobile homes, or modular home without first acquiring a permit, and prohibit the occupancy of any mobile home, or modular home unless certain square footage, width, and codes are met and prohibit the installation of electrical services until proper permits have been issued. Replacement housing units will not be issued a certificate of occupancy until the existing housing structure is removed from the property. Recreational vehicles shall not be permitted as residential units in any land use category or use.~~



**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 3.3.7:** The County shall continue to provide increased opportunities for low and moderate income housing through increased densities in the Urban Service Areas and Rural Residential Areas, cluster and zero-lot line developments, reduction of impact fees, encouraging the designation of affordable housing units in new developments, allowing multi-family housing developments in most residential zoning categories.

**Policy 3.3.813:** Mobile home parks shall be located in Urban Service Areas and Commercial areas. Manufactured Home Subdivisions for housing meeting the current H.U.D. guidelines for Modular Home Construction Modular homes which meet the definition contained in 12D-6.001, Florida Administrative Code, may be permitted in all categories that allow for residential land-uses if they have the insignia from the Florida Department of Community Affairs affixed to the structure.

**Policy 3.3.14:** Mobile or mManufactured homes, also known as mobile homes, shall be restricted from existing platted neighborhoods that were originally sold with deed restrictions or covenants restricting the permanent placement of mobile or modular homes regardless of the term or expiration of the original covenant and restriction.

**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 3.46:** ~~The County shall facilitate and allow group homes or foster care facilities, as licensed or funded by the Florida Department of Children and Family Services, within residential areas or areas of residential character. Support the location of community residential homes in areas that allow for residential development.~~

**Policy 3.46.1:** 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 ~~zoning~~ without development approval ~~by the local government from county staff~~, provided that Policy 3.5.2 is met. ~~such homes shall not be located within a radius of 1,000 feet of another existing such home with six or fewer residents. Such homes with six or fewer residents shall not be required to comply with notification provisions of Section 419.001 F.S.; provided, however, that the sponsoring agency or the Department of Children and Family Services notifies the local government at the time of home occupancy that the home is licensed by the Department of Children and Family Services. This policy shall foster non-discrimination of these special needs groups.~~

**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 3.46.23:** The County shall avoid concentrating group homes in order to maintain the existing ~~rural or residential~~ 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. ~~A home that is located within a radius of 500 feet of an area of single family residences substantially alters the nature and character of the area.~~

**OBJECTIVE 3.5:** ~~The County shall continue to request grant funding for programs for the conservation, rehabilitation or demolition of condemned housing that have been declared an immediate threat to public safety by the Department of Building Inspection, along with housing that may be in need of repairs which have not been (and do not need to be) condemned. An average of 10 households per~~

~~year from 2000-2010 will be rehabilitated and/or relocated in the County to standard housing units.~~

~~**Policy 3.5.1:** The hazardous building ordinance shall require the conservation, rehabilitation or demolition of housing and other structures which pose a threat to public safety.~~

~~**Policy 3.5.2:** 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.~~

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

~~**OBJECTIVE 3.67:** The County shall adopt a Historic Preservation Ordinance to ensure that historically significant housing will be identified and protected for future uses by 2003. Identify and protect historically significant housing.~~

**Policy 3.67.1:** 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 3.67.2:** The County, through the ~~Department of Planning and Zoning~~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 ~~to~~regarding historic preservation programs.

**Policy 3.67.3:** 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 3.67.4:** 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 ~~or residential purposes~~.

~~**OBJECTIVE 3.7:** The County shall provide for a Uniform Relocation Assistance Program and Real Property Acquisition Policies for persons that may have been displaced by the County's action.~~

~~**Policy 3.7.1:** The County shall assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.~~

~~**OBJECTIVE 3.8:** The County shall continue to support implementation of the housing assistance programs initiatives for the County.~~



~~**Policy 3.8.1:** The County will continue to monitor each federal, state, and local subsidy program/activity identified for consideration in the implementation of the adopted housing element to ensure the timely initiation and participation in such designated housing implementation programs and activities.~~

**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.

## HOUSING ELEMENT DATA INVENTORY AND ANALYSIS

The purpose of this element is to provide guidance to the County to develop appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate income, low income, and very low income households, group homes, foster care facilities, and households with special needs.

### **Development Limitations and Location of Land Uses**

As Gadsden County does not provide public utilities such as potable water and sanitary sewer services, the location of residential uses is not necessarily dependent upon the location of public utilities. The local municipalities provide public water and sewer to housing within the respective city limit, and Talquin Electric provides limited potable water services. Therefore, the County can only guide residential development through the classification of land uses and density limitations.

### **Historical Inventory of Housing Units**

Gadsden County's historical housing inventory is shown in Table 4.1. The decade with the greatest number of residential home permits issued since 1940 was 1990 – 1999 with 20.5% of the total. The decade following that, 2000 – 2009, records the second greatest number of residential home permits issued with 17% of the total. Approximately 38.4% of the housing structures permitted within Gadsden County were permitted since 1990.

**Table 4.1 Gadsden Historical Housing Construction by Decade**

<b>Year Structure Built</b>	<b>Number of Units</b>	<b>Percent of Total</b>
2010 or later	176	0.9
2000 to 2009	3,320	17.0
1990 to 1999	3,999	20.5
1980 to 1989	3,192	16.4
1970 to 1979	2,366	12.1
1960 to 1969	1,830	9.4
1950 to 1959	1,932	9.9
1940 to 1949	1,330	6.8
1939 or earlier	1,244	6.4
<b>TOTAL</b>	<b>19,513</b>	

Source: U.S. Census, American Community Survey, 2012 data.

## Homes Built before 1939

According to Table 4.1, 6.4% of all year-round housing units within Gadsden County were built prior to 1939. Also, 6.8% of the total housing stock includes structures built from 1940 to 1950. Although these homes are now considered historic, there is no county-level study of the conditions of these homes. No assumptions are made here as to the condition, or even the existence, of these homes today.

## Local Residential Building Permit Data, by Year 2005 - 2012

From 2005 forward, more localized detailed data is available. Prior to that date county data was not automated and is not readily available. This information is tallied for the unincorporated portion of Gadsden County, Chattahoochee, and Havana, and therefore is only an indication of recent activity in these combined areas. Table 4.2 below depicts the more recent data concerning the issuance of residential construction permits issued by the Gadsden County Building Department.

**Table 4.2 Number of Construction Permits Issued in the County by Year, 2005-2012**

Type of Structure	2005	2006	2007	2008	2009	2010	2011	2012	Total
Manufactured/Modular	124	117	82	64	65	47	37	34	564
Site Built Construction	154	195	65	46	30	28	23	15	556
<b>Total</b>	<b>272</b>	<b>312</b>	<b>147</b>	<b>110</b>	<b>95</b>	<b>75</b>	<b>60</b>	<b>49</b>	<b>1,120</b>

Source: Gadsden County Department of Building Inspection, 2014

Note: Gadsden County Department of Building Inspection only issues permits for unincorporated Gadsden County, Chattahoochee, and Havana.

Note: Gadsden County will begin issuing building permits for Greensboro in 2014.

## Age of Existing Housing by jurisdiction

Table 4.3 shows that approximately one-third of the County's housing stock was built prior to 1960. This table also shows that 1990-1999 to be the busiest decade for new housing units. This corresponds with Table 4.1 above.

See following page for Table 4.3

INSERT TABLE 4.3

## **Overview of Housing Characteristics**

In 2012, the U.S. Census by production of the American Community Survey estimated there were 19,513 housing units in unincorporated Gadsden County. Of these, 13.7%, or 2,666, were vacant, which includes both owner-occupied and rental housing units. Of the total housing units, 86.3% were occupied. The unincorporated portion of the county had the highest occupied housing rate after the City of Quincy and the City of Midway.

**Table 4.4 Estimated Occupied/Vacant Housing Characteristics**

Place	Estimated Housing Units						
	Occupied	% of Total	Vacant	% of Total	Total	Vacant Seasonal	Seasonal Vacancy Rate of Total Units %
<b>Unincorporated County</b>	16,847	86.3%	2,666	13.7%	19,513	648	3.3%
Chattahoochee	910	81%	215	19.1%	1,125	85	7.6%
Greensboro	290	84.5%	53	15.5%	343	0	0%
Gretna	482	78.2%	134	21.8%	616	10	1.6%
Havana	889	81.6%	200	18.4%	1,089	24	2.2%
Midway	1,134	86.7%	174	13.3%	1,308	55	4.2%
Quincy	2,952	87.8%	410	12.2%	3,362	60	1.8%
Gadsden Total	23,504	86%	3,852	14.1%	27,356	882	3.2%

Source: U.S. Census, 2010-2012 American Community Survey, 3-Year Estimates.

The average single family home Just Value, based on Gadsden County Property Appraiser rates, was \$83,827 in 2012. The median home price in the same year was \$106,300 (Source: U.S. Census, 2010-2012 American Community Survey 3-Year Estimates). The Property Appraiser Just Value is defined by the Florida Administrative Code (12D-1.002) as “the price at which a property, if offered for sale in the open market, with a reasonable time for the seller to find a purchaser, would transfer for the cash or its equivalent, under prevailing market conditions between parties who have knowledge of the uses to which the property may be put, both seeking to maximize their gains and neither being in a position to take advantage of the exigencies of the other.” The median home price is that which is the center point of all sales for that year.

According to the U.S. Census, 2010-2012 American Community Survey, 3-Year Estimates, 12,785 or 65.5% of the total housing stock was categorized as “1-unit detached”. Another 5,181 units were categorized as “mobile home”, or 26.6% of the total (Table 4.4). Therefore, approximately 92.1% of the total housing stock in unincorporated Gadsden County is either a single family detached home, or “mobile home” which includes manufactured homes.

## Multi-Family Housing

Housing in Gadsden County is predominantly single family with only a fraction of multi-family structures. Of the multi-family housing structures, most of these are either duplexes or quadraplex structures. Multi-family housing, or housing with 1-unit attached or greater, represented about eight (8) percent of the housing stock in Gadsden County in 2012.

**Table 4.5 Units in Structure**

Units in Structure	Estimate	Percentage of Total
1-unit, detached	12,785	65.5
1-unit, attached	168	0.9
2 units	255	1.3
3 or 4 units	505	2.6
5 to 9 units	412	2.1
10 to 19 units	68	0.3
20 or more units	111	0.6
Mobile Home	5,181	26.6
Boat, RV, van, etc.	28	0.1
Total	19,513	100%

Source: U.S. Census, 2010-2012 American Community Survey, 3-Year Estimates.

Note: Counts are for number of units, not number of structures.

## Manufactured Homes and Mobile Home Parks

Manufactured homes sales peaked in Gadsden County in 2006 and has steadily declined since that time. This pattern reflects the overall housing market in relation to the fluctuation of sales overall. Table 4.6 shows the mobile home sales in Gadsden County and each jurisdiction since 1990.

**Table 4.6 Number of Manufactured Home Sales 1990 – 2012**

Year of Sale	Number of Units							
	Chatt.	Greens.	Gretna	Havana	Midway	Quincy	Gadsden	Total
2012					1		11	12
2011		1					21	22
2010	1						19	20
2009					4		24	28
2008					2		32	34
2007			3				50	53
2006	1		1	1	4		74	84
2005			1		1		73	78
2004	1				2		62	68
2003					1		64	67

Year of Sale	Number of Units							
	Chatt.	Greens.	Gretna	Havana	Midway	Quincy	Gadsden	Total
2002			2		2		47	53
2001		1			1		36	43
2000				2	1		47	53
1999		1					46	47
1998							33	34
1997							30	31
1996		3					28	33
1995							38	38
1994							35	35
1993							22	22
1992							14	14
1991							10	10
1990							5	5

Source: Compiled by Shimberg Center; based on Gadsden County Property Appraiser tax rolls.

Note: Excludes units in mobile home parks.

The number of sales for years 1990-1998 are partial sales for the year.

Sales for 2012 are based on 1<sup>st</sup> quarter and partial 2<sup>nd</sup> quarter data.

As a comparison to the U.S. Census estimate of 5,181 “mobile” homes in Gadsden County, as of January 2014, the Gadsden County Property Appraiser has 3,327 parcels taxed as “mobile home” on the tax files. It is unknown however, how many homes may exist on each parcel.

According to the Florida Housing Data Clearinghouse, there are 10 licensed manufactured housing parks in Gadsden with 226 lots (2012). The Florida Housing Data Clearinghouse obtains the data on manufactured housing parks from the Florida Department of Business and Professional Regulation. The parks as listed on the Department of Business and Professional Regulation website are listed in Table 4.7

**Table 4.7 Licensed Manufactured/Mobile Home Parks in Gadsden County**

Project Name	Address	Status/Expires
Curve Crest Mobile Home Park	P.O. Box 931, Havana	Active/October 2014
East-West Mobile Home Park	1 Smith Circle, Gretna	Active/October 2014
Eastside Mobile Home Park	42 Betty Jean Court, Chattahoochee	Active/October 2014
Ellis Mobile Home Park	RT 5 Box 24, Quincy	Active/October 2014
Gadsden Estates	430 Atlanta Street, Quincy	Active/October 2014

<b>Project Name</b>	<b>Address</b>	<b>Status/Expires</b>
Hilltop Mobile Home Estates	1333 E. Jefferson St., Quincy	Active/October 2014
Home Trailer Park	2215 W. Jefferson St., Quincy	Active/October 2014
Palsgraaf Trailer Park	9 E. Marion St., Chattahoochee	Active/October 2014
Rentz Mobile Home Park	HWY 90 E., Route 6, Quincy	Active/October 2014
Tallahassee North Estates	100 Lealsch Loop, Havana	Delinquent/October 2014

Source: Florida Department of Business and Professional Regulation

### **Allowable Sites for Manufactured Housing**

Manufactured housing and mobile home housing, accounts for over twenty-six (26) percent of the housing stock within Gadsden County (Table 4.5). Manufactured housing are those structures as defined by the Florida Statutes §320.01(2) which states: “a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.” A mobile home is “a structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.”

Gadsden County no longer allows the placement of mobile homes, as defined by Florida Statutes. Manufactured homes are allowable in the Comprehensive Plan in any Agriculture or Rural Residential Future Land Use categories.

The County provides as many opportunities for the siting of manufactured homes as a site-built structure. In addition, manufactured homes are an allowable structure within “mobile” home parks.

### **Group Residence Housing**

Group housing includes community residential homes, assisted living facilities, foster care facilities, and other social service residential care facilities. The Comprehensive Plan allows for group homes in land use categories that allow for single-family or multi-family uses if the home has six or fewer residents.

Most of the group facilities are located within or adjacent to a municipal jurisdiction within Gadsden County. Table 4.8 lists the current group residence homes and capacities.



**Table 4.8 Group Residence Homes Gadsden County 2013**

<b>Facility Name</b>	<b>Type</b>	<b>Capacity</b>	<b>Location</b>
River Chase Care Center	Nursing Home	120	Quincy
Candie Richardson Adult Family Care Home	Care Home	5	Havana
Bell Road Human Services, Inc.	Assisted Living Facility	24	Havana
Byrds Haven	Assisted Living Facility	3	Havana
Helping Hands Foundation of Havana	Assisted Living Facility	24	Havana
Magnolia House	Assisted Living Facility	44	Quincy
<b>Total</b>		220	

Source: Florida Agency for Health Care Administration (AHCA), Division of Health Quality Assurance.

The Florida State Hospital under the Department of Children and Families in Chattahoochee has a current capacity of 959 beds (Source: myflfamilies.com). This facility not only maintains its own fire and security, it also maintains internal utilities. For the purposes of compiling this data and analysis, this facility is not considered.

### **Condominium Units**

According to the Florida Department of Business and Professional Regulation, there are no licensed condominium projects within Gadsden County. In addition, the Shimberg Center does not have any data regarding condominium projects within Gadsden County.

### **Inventory of Interior Conditions**

The American Community Survey Census data regarding the interior-housing conditions in Gadsden County were collected. Substandard housing conditions used here are those defined by the U.S. Census. The American Community Survey states “data about the number of occupants per room is used to measure the extent of overcrowding among our nation’s households. A housing unit is often considered crowded if it has more than one person to a room.”

As defined by the American Community Survey, complete kitchens are those with essential fixtures including a sink with piped water, a range, and a refrigerator. This data is used by the Housing and Urban Development (HUD) in the development of Fair Market Rents as shown elsewhere in this analysis.

Complete plumbing facilities are those with both hot and cold running water, a flush toilet, and a bathtub or shower. If a residence does not have all of these facilities, then it is considered “lacking complete plumbing facilities.” Again, this data is used by HUD in the development of Fair Market Rents.

Finally, substandard indicators include the use of heating fuel, which includes electricity. The American Community Survey uses this as a basic indicator of the adequacy of the housing stock.

Table 4.9 shows the number percentages of total occupied residences that met the substandard criteria. This data indicates the greatest issue of substandard living conditions is the number of persons in relation to the number of rooms within the dwelling, or overcrowding that are within the unincorporated portion of Gadsden County.

**Table 4.9 Housing Unit Condition, Substandard Indicators 2012**

<b>Gadsden County</b>	<b>Total Occupied Units</b>	<b>1.51 or more persons per room</b>	<b>Share of Occupied Units</b>	<b>No Heating Fuel Used</b>	<b>Share of Occupied Units</b>	<b>Lacking Complete Kitchen Facilities</b>	<b>Share of Occupied Units</b>	<b>Lacking Complete Plumbing Facilities</b>	<b>Share of Occupied Units</b>
Chattahoochee	910	23	0.02%	0	0.0%	11	0.012%	5	0.0%
Greensboro	290	0	0.0%	20	0.7%	0	0.0%	2	0.0%
Gretna	482	14	0.02%	0	0.0%	3	0.0%	3	0.0%
Havana	889	0	0.0%	9	0.0%	0	0.0%	0	0.0%
Midway	1,134	62	0.05%	0	0.0%	0	0.0%	0	0.0%
Quincy	2,952	78	0.3%	24	0.0%	8	0.0%	37	0.01%
<b>Unincorporated</b>	<b>16,847</b>	<b>640</b>	<b>3.8%</b>	<b>50</b>	<b>0.3%</b>	<b>135</b>	<b>0.8%</b>	<b>50</b>	<b>0.3%</b>
<b>County Total</b>	<b>23,504</b>	<b>817</b>	<b>3.5%</b>	<b>103</b>	<b>0.4%</b>	<b>157</b>	<b>0.7%</b>	<b>97</b>	<b>0.4%</b>

Source: U.S. Census, American Community Survey, 3-year estimates 2010-2012 for Gadsden County and 2008-2012 American Community 5-year estimates for all cities.

### **Government Assisted Housing**

In 2012 the annual mean household income in Gadsden County was \$18,183, compared to the Florida annual mean household income of \$26,451. (Source: U.S. Census Bureau: State and County QuickFacts) For this same period, the median annual household income is \$35,593. (Source: U.S. Census Bureau, 2010 -2012 American Community Survey 3-Year Estimates) A number of housing programs operate to meet the housing needs of economically disadvantaged residents in the County. As shown in Table 4.10 a total of 988 housing units in the County are federally assisted.

**Table 4.10 Federally Subsidized/Assisted Housing in Gadsden County 2013**

<b>Project Name</b>	<b>Location</b>	<b>Program(s)</b>	<b>Units</b>
Flint Garden Apartments	Chattahoochee	Rental Assistance HUD; Section 207/223.	88
River Junction Apartments	Chattahoochee	Rental Assistance/RD; Section 515	35
Lanier Oaks	Gretna	SAIL	22
Vanguard Village	Gretna	Rental Assistance/RD; Section 514/516	50
Dogwood Manor	Havana	Housing Credits 9%; Rental Assistance/RD; Section 515	38
Havana Apartments	Havana	Conventional Public Housing	14

<b>Project Name</b>	<b>Location</b>	<b>Program(s)</b>	<b>Units</b>
Havana Heights Apartments	Havana	Rental Assistance/HUD	60
Riverside Apartments	Havana	Rental Assistance/HUD; Section 515	50
Ochlokonee Pointe	Midway	Housing Credits 9%	96
Arbor Crest	Quincy	Housing Credits 9%	120
Gadsden Arms Apartments	Quincy	Housing Credits 9%; Rental Assistance	100
Golden Leaf Apartments	Quincy	Rental Assistance/RD; Section 515	35
Green Meadows Apts	Quincy	Rental Assistance/RD; Section 515	36
Greenwood Terrace	Quincy	Rental Assistance/RD; Section 515	36
Omega Villas	Quincy	Rental Assistance/RD; SAIL; Section 515	56
Parkview Garden Apartments	Quincy	Rental Assistance/HUD; Section 515	70
Parkview Manor	Quincy	Rental Assistance/HUD; Section 514/516	36
Triple Oaks	Quincy	Rental Assistance/RD; Section 515	79
		<b>Total</b>	988

Source: Shimberg Center for Housing Studies, AHNA

The primary federal agency operating housing programs in the county is the U.S. Department of Housing and Urban Development (HUD). One of the programs this agency funds is the Section 8 Rental Housing Subsidy. In 2012 there were 226 Section 8 housing vouchers distributed in Gadsden County. In the Section 8 program the tenant pays no more than 30 percent of the household income in rent. Conventional low rent public housing also operated by HUD provides 14 units of housing in the County. These vouchers are issued county-wide and locational information is not available.

Two other housing programs utilized within the county are the Community Development Block Grant (CDBG) and the State Housing Initiatives Program Homebuyer Assistance Program, (SHIP, HAP). The CDBG program involves essentially the rehabilitation of housing units for low-income households, while SHIP assists very low-, low-, and moderate-income residents to become homeowners by providing low interest, fixed loans. Between the 1992/1993 and 2012/2013 fiscal years over 258 housing units have been newly constructed or rehabilitated through these two programs. Note that this number is conservative due to a gap in data between 1997/1998 fiscal year and the 2004/2005 fiscal year. Table 4.11 provides a breakdown of housing actions that were completed through the CDBG and SHIP programs on a fiscal year by fiscal year basis. Experience in Gadsden County demonstrates that replacement construction is generally more cost effective per unit than rehabilitation of existing units.

**Table 4.11 Housing Renewal and Rehabilitation 1992 - 2013**

Fiscal Year	New SF Units	Rehabilitated SF Units	Temporary Relocation	Purchase Assistance	Foreclosure Prevention	Total
Community Development Block Grant (CDBG)						
1992/1993	23	21	0	0	0	44
1993/1994	18	18	0	0	0	36
1994/1995	18	18	0	0	0	36
1995/1996	0	15	0	0	0	15
1996/1997	24	0	0	0	0	24
2005/2006	0	21 <sup>1</sup>	0	0	0	21 <sup>1</sup>
2006/2007	0	21 <sup>1</sup>	0	0	0	21 <sup>1</sup>
2007/2008	0	21 <sup>1</sup>	0	0	0	21 <sup>1</sup>
State Housing Initiatives Partnership (SHIP)						
2008/2009	0	23	0	19	3	45
2009/2010	0	13	0	6	0	19
2010/2011	0	0	0	0	0	0
2011/2012	0	16	0	0	0	16
2012/2013	0	2	0	0	0	2

Source: Gadsden County Community Development Administration

<sup>1</sup> These 21 rehabilitated units were funded through a CDBG awarded over the three year period of 2005-2008.

Note: Between 96/97 and 05/06 either no data was reported or no data is available.

## **Rental Housing**

The information in Tables 4.12 and 4.13 indicates the market rent for the renter-occupied housing units in the Tallahassee, FL Housing and Urban Development Metro Fair Market Rent Area, which includes Gadsden County with Jefferson and Leon Counties as well. The rent charged was between \$717 and \$1,604. The HUD fair market rental housing information provided is somewhat skewed for Gadsden County since the data is compiled from the Tallahassee Metropolitan Statistical Area, where rents tend to be higher.

**Table 4.12 Overview of Housing Value and Cost Characteristics**

Housing Units <sup>1</sup>	% Housing Units Occupied <sup>1</sup>	Home-Ownership Occupancy Rate <sup>1</sup>	Average SF Home Just Value <sup>2</sup>	HUD Fair Market Rent by # Bedrooms <sup>3</sup>				
				Efficiency	1 BD	2 BD	3 BD	4 BD
19,513	16,847	72.7%	\$83,827	\$717	\$762	\$920	\$1,179	\$1,604

Source:

<sup>1</sup> U.S. Census 2010-2012 American Community Survey Estimate.

<sup>2</sup> Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, based upon Gadsden County Property Appraiser data (2012).

<sup>3</sup> U.S. Housing and Urban Development, (2013 final numbers)

[http://www.huduser.org/portal/datasets/fmr/fmrs/FY2013\\_code/2013summary.odn](http://www.huduser.org/portal/datasets/fmr/fmrs/FY2013_code/2013summary.odn)

NOTE: SF = single family

Table 4.13 depicts the fair market rent for 2013 by number of bedrooms, for those housing units within the Tallahassee HUD Metropolitan Area.

**Table 4.13**

<b>Final FY 2013 Fair Market Rents by # Bedrooms</b>				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$717	\$762	\$920	\$1,179	\$1,604

Source: U.S. Housing and Urban Development

[http://www.huduser.org/portal/datasets/fmr/fmrs/FY2013\\_code/2013summary.odn](http://www.huduser.org/portal/datasets/fmr/fmrs/FY2013_code/2013summary.odn)

As shown above, the 2013 median rental cost for the Tallahassee, Florida HUD Metro Fair Market Rent Area, which includes Gadsden County, is \$920 for a two-bedroom unit. A more accurate representation of Gadsden County rents is shown in the U.S. Census, 2010-2012 American Community Survey 3-Year Estimates, and is \$674.00 for a median rent (Table 4.14). As the Tallahassee metro area has higher rents than that of Gadsden, the HUD figures are skewed.

Other area median rents are as follows and are derived from the U.S. Census, 2008-2012 American Community Survey 5-Year Estimates.

Chattahoochee Median Gross Rent: \$641.00.

Greensboro Median Gross Rent: \$713.00.

Gretna Median Gross Rent: \$890.00.

Havana Median Gross Rent: \$677.00.

Midway Median Gross Rent: \$824.00.

Quincy Median Gross Rent: \$726.00.

Table 4.14 lists the number of occupied housing units paying rent by cost, 2012. This table shows that the largest percentage of rent charged within Gadsden County is the \$500.00 - \$749.00 range.

**Table 4.14 Number of Occupied Units Paying Rent, Gadsden County, 2012**

<\$200	\$200-\$299	\$300-\$499	\$500-\$749	\$750-\$999	\$1,000-\$1,499	\$1,500 or more	No Cash Rent	Total
137	167	938	1,096	790	779	36	663	<b>3,943</b>

Source: U.S. Census American Community Survey Three Year Estimates 2010-2012.

Table 4.15 below shows the number of households as compared to the gross rent, 2010-2012 estimates, by jurisdiction. Gross rent is defined by the U.S. Census Bureau as “the monthly amount of rent plus the estimated average monthly cost of utilities including electricity, gas, water and sewer, and fuels such as oil, coal kerosene, and wood.” As noted above, according to the U.S. Census American Community Survey, the median dollar amount paid in rent in Gadsden County is \$674.00.

**Table 4.15 Gross Rent 2012 Jurisdictional Comparison**

Amount	Estimated Number							
	Chatta-hoochee	Greens-boro	Gretna	Havana	Midway	Quincy	Unincorp. Gadsden	County Total
< \$200	27	0	6	23	0	0	137	<b>193</b>
\$200 - \$299	6	0	0	23	0	0	167	<b>196</b>
\$300 - \$499	16	0	9	9	8	134	938	<b>176</b>
\$500 - \$749	102	70	4	97	55	334	1,096	<b>1,758</b>
\$750 - \$999	32	10	8	26	79	237	790	<b>1,182</b>
\$1,000 - \$1,499	46	14	4	39	24	156	779	<b>1,020</b>
\$1,500 or more	7	0	16	0	0	0	36	<b>59</b>
NO CASH RENT	134	63	102	37	50	225	663	<b>1,274</b>
TOTAL PAYING RENT	<b>236</b>	<b>94</b>	<b>47</b>	<b>217</b>	<b>166</b>	<b>861</b>	<b>3,943</b>	<b>5,564</b>

Source: City information is U.S. Census American Community Survey 2008-2012 estimates. County information is U.S. Census American Community Survey 2010-2012 estimates.

Of the 5,564 rental units in all of Gadsden County, seven (7) percent had monthly gross rents below \$300.00, while an additional three (3) percent fell within the \$300.00 - \$499.00 range. Compare this to the unincorporated portion of the county with 7.7 percent with monthly gross rents below \$300.00 and an additional 23.8 percent falling between the \$300.00 - \$499.00 range. This shows that percentage-wise, monthly gross rents paid are less in the unincorporated portion of the county than within the municipal limits.

### **Housing Value**

The Shimberg Center reports median home sales prices in its Florida Housing Data Clearinghouse for single family homes based on Florida Department of Revenue state data files. Table 4.16 shows the historical Gadsden County figures from 1996 through 2012. This table shows that during the real estate boom of the 2007/2008 years, Gadsden County experienced the same rise in home values as was the trend at the time. The year with the highest median sales price for a single family home was 2007 at \$164,000.

**Table 4.16 Historical Median Sales Price for Single Family Homes, 1996 – 2012**

<b>Year</b>	<b>Median Price</b>
2012	\$120,000
2011	\$134,450
2010	\$140,000
2009	\$150,000
2008	\$150,450
2007	\$164,000
2006	\$150,000
2005	\$128,928
2004	\$112,000
2003	\$90,400
2002	\$83,000
2001	\$82,000
2000	\$68,250
1999	\$69,900
1998	\$73,000
1997	\$75,000
1996	\$62,800

Source: Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, 2012 data  
<http://flhousingdata.shimberg.ufl.edu/a/profiles?action=results&nid=1900>

Table 4.17 below shows the 2012 number of occupied housing units by value, jurisdiction, and the county at large. This table does not discriminate among housing types and therefore includes manufactured homes and site-built homes.

The largest number of housing units is grouped in the \$200,000 - \$249,000 range at the unincorporated county subset, and \$150,000 - \$174,000 range at the county at large subset.

**Table 4.17 2012 General Value of Occupied Housing**

<b>VALUE</b>	<b>Chatta- hoochee</b>	<b>Greens boro</b>	<b>Gretna</b>	<b>Havana</b>	<b>Midway</b>	<b>Quincy</b>	<b>Uninc.</b>	<b>Total</b>
<\$10,000	8	0	14	0	0	44	207	273
\$10,000- \$14,999	5	0	0	0	45	33	108	191
\$15,000- \$19,999	0	0	3	0	0	0	125	128
\$20,000- \$24,999	9	0	8	8	0	87	135	247
\$25,000- \$29,999	17	5	41	21	11	17	245	357
\$30,000- \$34,999	11	3	5	0	7	11	233	270
\$35,000- \$39,999	10	0	11	5	26	17	117	186
\$40,000- \$49,999	47	10	51	6	8	99	280	501
\$50,000- \$59,999	32	0	28	5	4	78	403	550
\$60,000- \$69,000	65	4	25	13	17	91	289	504
\$70,000- \$79,999	35	9	31	27	51	184	459	796
\$80,000- \$89,999	23	36	16	38	14	163	456	746
\$90,000- \$99,999	54	5	20	21	40	34	389	563
\$100,000- \$124,999	63	17	53	57	57	176	670	1,093
\$125,000- \$149,999	20	42	3	79	145	130	472	891
\$150,000- \$174,999	81	14	11	52	183	337	583	1,261
\$175,000- \$199,999	28	0	3	40	94	43	220	428
\$200,000- \$249,999	0	0	7	37	12	206	644	906
\$250,000- \$299,999	15	19	3	45	61	53	497	693
\$300,000- \$399,999	12	0	0	89	61	63	418	643
\$400,000- \$499,999	0	0	0	8	0	0	180	188
\$500,000 >	5	0	0	9	8	0	224	246
<b>Total</b>	<b>540</b>	<b>164</b>	<b>33</b>	<b>560</b>	<b>844</b>	<b>1,866</b>	<b>7,354</b>	<b>11,661</b>

Source: American Community Survey, 2008-2012 5 year averages.



Table 4.18 below further defines home value by type of value, type of structure, and by jurisdiction. In this section, just values and assessed values are reported. A just value of a property is the fair market value of the property as of January 1<sup>st</sup> of the current tax year, as determined by the Property Appraiser, as discussed on page three of this report. The assessed value is the value of the property after applying any laws that require the property to be assessed at less than the just value (such as agriculture property classifications or the constitutional caps on increases in the assessment of homestead and certain commercial properties). (Source: propertytaxinflorida.com)

**Table 4.18 Value of Housing by Type of Structure and Place**

Type of Value	Type of Structure	Place							
		Chatta.	Greens.	Gretna	Havana	Midway	Quincy	Unincor.	Gadsden (All)
<b>Mean Assessed Value (\$)</b>	SF home	45,332	46,725	36,784	79,665	101,850	58,302	91,861	78,185
	Mobile Home	26,561	22,537	25,282	29,726	37,964	24,583	39,336	38,226
	MF 9 or less	37,216	66,432	39,162	39,452	55,194	62,951	56,191	55,350
	MF 10 or more	611,149	103,903	854,607	0	1,194,455	1,194,850	987,329	944,455
<b>Median Assessed Value (\$)</b>	SF home	40,630	40,558	31,284	67,570	109,355	50,626	75,917	63,244
	Mobile Home	22,055	19,719	21,651	26,384	37,139	25,342	34,231	33,045
	MF 9 or less	30,749	66,432	39,525	42,823	49,852	56,421	41,389	49,802
	MF 10 or more	368,670	103,903	854,607	0	1,194,455	1,243,187	714,251	637,233
<b>Mean Just Value (\$)</b>	SF home	48,779	50,277	42,691	85,754	103,709	61,976	99,696	86,827
	Mobile Home	26,769	22,537	25,320	30,517	38,276	25,109	40,900	39,628
	MF 9 or less	37,216	72,664	39,162	39,452	56,990	62,955	61,917	57,624
	MF 10 or more	611,189	109,903	854,607	0	1,209,767	1,194,850	987,329	945,913
<b>Median Just Value (\$)</b>	SF home	43,217	43,776	360,115	71,196	109,896	55,628	84,209	69,412
	Mobile Home	22,055	19,719	21,651	26,384	37,683	25,342	35,379	34,293
	MF 9 or less	30,744	72,664	39,525	42,826	49,852	56,421	43,418	49,852
	MF 10 or more	368,670	103,903	854,607	0	1,209,767	1,243,187	714,251	637,233
<b>Total Assessed Value (\$mils.)</b>	SF home	36	7	11	55	89	151	489	837
	Mobile Home	2	1	3	1	6	0	114	127
	MF 9 or less	0	0	0	0	1	2	2	5
	MF 10 or more	2	0	1	0	2	5	10	20
<b>Total Just</b>	SF home	39	7	12	59	90	161	529	897

Type of Value	Type of Structure	Place							
		Chatta.	Greens.	Gretna	Havana	Midway	Quincy	Unincor.	Gadsden (All)
Value (\$mils.)	Mobile Home	2	1	3	1	6	0	119	131
	MF 9 or less	0	0	0	0	1	2	2	6
	MF 10 or more	2	0	1	0	2	5	10	20

Source: Compiled by Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse; Gadsden County Property Appraiser 2012 final tax rolls.

### **Analysis of Affordability**

The affordability of housing is outlined in Florida Statutes (§420.0004). This section of the statutes defines “affordable” where “the monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed thirty (30) percent of that amount which represents the percentage of the median adjusted gross annual income for the households.” Comprehensive Plan Policy 3.1.1 adopts all definitions from Florida Statutes into the Plan by reference. The following additional definitions shall apply when determining the affordability of housing in Gadsden County:

“Extremely-low-income persons” means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

“Very-low-income persons” means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

“Low-income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

“Moderate-income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

## Monthly Cost Burden of Occupied Housing Units

Table 4.19 below projects the cost burden based upon household income for owners and renters (tenure) within Gadsden County from 2000 to 2030. Housing tenure is sometimes used in research as a proxy for income or wealth, and can be an indicator for neighborhood stability as owner-occupied units are generally occupied by less transient persons. The Area Median Income (AMI) is used in the calculations below.

**Table 4.19 Projections of Households by Tenure, Household Income and Cost Burden, Gadsden County, 2000 - 2030**

Household Income, <b>Owner</b> - 2000								
30.01-50% AMI			50.1-80% AMI			80.01-120% AMI		
Cost Burden			Cost Burden			Cost Burden		
<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%
866	344	261	1,825	590	209	1,461	297	62
Household Income, <b>Renter</b> - 2000								
30.01-50% AMI			50.1-80% AMI			80.01-120% AMI		
Cost Burden			Cost Burden			Cost Burden		
<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%
442	203	25	765	76	N/A	368	N/A	N/A
Household Income, <b>Owner</b> - 2010								
30.01-50% AMI			50.1-80% AMI			80.01-120% AMI		
Cost Burden			Cost Burden			Cost Burden		
<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%
996	383	292	2,074	638	230	1,612	322	68
Household Income, <b>Renter</b> - 2010								
30.01-50% AMI			50.1-80% AMI			80.01-120% AMI		
Cost Burden			Cost Burden			Cost Burden		
<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%
470	209	26	793	79	N/A	382	N/A	N/A
Household Income, <b>Owner</b> - 2020								
30.01-50% AMI			50.1-80% AMI			80.01-120% AMI		
Cost Burden			Cost Burden			Cost Burden		
<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%
1,215	443	338	2,479	680	260	1,807	351	75
Household Income, <b>Renter</b> - 2020								
30.01-50% AMI			50.1-80% AMI			80.01-120% AMI		
Cost Burden			Cost Burden			Cost Burden		
<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%
505	218	26	816	82	N/A	387	N/A	N/A
Household Income, <b>Owner</b> - 2030								
30.01-50% AMI			50.01-80% AMI			80.01-120% AMI		
Cost Burden			Cost Burden			Cost Burden		
<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%
1,426	500	386	2,870	717	287	1,990	375	82

Household Income, <b>Renter</b> - 2030								
30.01-50% AMI			50.01-80% AMI			80.01-120% AMI		
Cost Burden			Cost Burden			Cost Burden		
<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%	<=30%	30.01-50%	50.01+%
549	228	29	851	86	N/A	400	N/A	N/A

Source: Shimberg Center for Housing Studies, AHNA 2014

Table 4.20 below shows the historical and estimated projections comparison between owner and renter-occupied dwelling units within unincorporated Gadsden County, each jurisdiction, and the county as a whole.

**Table 4.20 Historic and Projections of Household Demographic Data by Tenure**

Place	2000		2010		2020		2030	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Chattahoochee	623	418	766	321	879	208	864	148
Greensboro	141	72	127	72	123	77	123	82
Gretna	404	106	420	105	429	94	434	91
Havana	488	178	525	183	587	195	642	203
Midway	389	94	422	107	508	130	613	165
Quincy	1,867	781	1,853	833	1,789	854	1,739	848
Unincorporated	8,330	1,944	9,490	2,139	11,176	2,379	12,852	2,640
<b>County Total</b>	<b>12,242</b>	<b>3,593</b>	<b>13,603</b>	<b>3,760</b>	<b>15,491</b>	<b>3,937</b>	<b>17,267</b>	<b>4,177</b>

Source: Estimate and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

The percentages of owner/renter projections for unincorporated Gadsden County are then as follows:

**Table 4.21 Historic and Projections of Household Demographic Data by Tenure, by Percentage for Unincorporated Gadsden County**

Place	2000		2010		2020		2030	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Unincorporated	81.1%	18.9%	81.6%	18.4%	82.4%	17.6%	83.0%	17.0%

Source: Gadsden County Planning Division and Table 4.20

The Census Bureau, 2010 – 2012 American Community Survey 3-Year Estimates reports that in 2012 the median household income in Gadsden County was \$35,593; based on this figure and the cumulative data provided in Table 4.19, Table 4.22 shows the projected number of available lower-income rental and owner-occupied units in the County. These figures are based upon the definition of “affordability” as discussed earlier in this report, or where housing costs are projected to be over thirty (30) percent of the household income. Therefore, those figures reported as “<=30% of AMI” of the cost burden of the household income were not included in the table.

**Table 4.22 Total Projection of Need for Lower-Income Housing Units, Unincorporated Gadsden County, 2010 - 2030**

	<i>Income Limits</i>	Owner-occupied Units			Renter-occupied Units		
		2010	2020	2030	2010	2020	2030
30-50% of AMI =	<b>\$10,678-\$17,796</b>	675	781	886	235	244	257
50-80% of AMI =	<b>\$17,797-\$28,473</b>	868	940	1,004	79	82	86
80-120% of AMI =	<b>\$28,474-\$42,712</b>	390	426	457	N/A	N/A	N/A
<b>TOTAL</b>		<b>1,933</b>	<b>2,147</b>	<b>1,890</b>	<b>314</b>	<b>326</b>	<b>343</b>

Source: Gadsden County Planning Division, 2014 and Table 4.19

### **Estimated Housing Need**

Using the 2012 Florida Bureau of Business and Economic Research data (medium range population projections), the County's population, including jurisdictions, is projected to grow from 46,389 in 2010 to 47,200 in 2020, a modest increase of 811 people, or 1.75 percent. This projection also includes persons housed in group homes, and not only household population.

Table 4.23 depicts the historical population growth within unincorporated Gadsden County since 1940. These figures include persons in group homes. This table shows that Gadsden County has gained and lost population over the years. Specifically, a large decline in population occurred in the decade preceding 1950. However, between 1990 and 2000 the County's population grew at a substantial rate.

**Table 4.23 Historical Population Growth in Unincorporated Gadsden County**

Year	Population	Percent Change
2010	27,945	-5%
2000	29,331	18.1%
1990	24,022	4.9%
1980	22,850	15.6%
1970	19,285	-3.5%
1960	19,970	3.5%
1950	19,280	-17.6%
1940	22,676	

Source: Bureau of Economic and Business Research, University of Florida

For the purpose of the projections below, the years 2020 and 2030 have established baseline rates of change for measures of household size, housing supply and housing demand. For the household size rate of change, the rate of decline is established at 0.08 persons per decade as this was the actual change seen between 2000 and 2010. This baseline has been selected as it is more indicative of the slower declines in household size than that of an average of decline between 1970 and 2010. For this reason, the actual rates of change for household size for 2020 and 2030 are simply declines of .08 persons per decade resulting in projected household sizes of 2.53 persons and 2.46 persons for 2020 and 2030, respectively. The household size is used to determine future housing demand.

The housing supply projections are derived as a sum of the tenure projections from Table 4.20.

It should be noted that the overall trends of the local community over the previous half century is a slowing rate of growth in population, a slowly declining household size, and a modest increase in housing supply and demand with supply continuing to exceed demand. This is additionally supported by data that shows the migration of persons to urbanized areas.

It is important to note that in determining population projections for the housing analysis of need within the unincorporated portion of the County, the analysis below only considers household populations, and does not include populations within group homes.

The projections of household population for years 2020 and 2030 are based upon the percentage of the unincorporated county population for 2000 (65%) and 2010 (63%). This net decrease is projected to the future years at a 2% rate. Population projections are further defined in the Future Land Use Element data and analysis.

**Table 4.24 Housing Projections for Unincorporated Gadsden County**

Year	Household Population	Household Size	Housing Supply in units	Housing Demand units	Delta
2000	27,948	2.69	10,274	10,389	-115
2010	27,831	2.61	11,629	10,663	966
2020	28,641	2.53	11,321	11,490	-169
2030	28,567	2.46	11,613	12,165	-552

Note: 2000 and 2010 data is historical, other data is projected.

Source: U.S. Census Bureau for 2000 and 2010 population data; Table 4.20, and Gadsden County Planning Division analysis.

Although the population in Gadsden County is projected to remain virtually stable or in decline, the analysis depicts a deficit in housing supply in years 2020 and 2030. This is primarily based upon the projected smaller household sizes as a relation to the historic decline in household sizes. However, an analysis completed for the Future Land Use Element shows the existing developable area within Gadsden County to be ample to provide available lands for future development. Table 4.25 shows this analysis, which is also represented in the Future Land Use Element Data and Analysis. This table reflects only those lands where residential development is permitted.

**Table 4.25 Vacant Lands Classified for Residential Development, Analysis by Future Land Use Category, 2013**

Land Use Category	Total Acres	Vacant Land Acres	Wetland Acres	Developable Acres	Maximum Density	Maximum Development Potential (Units)
Conservation	16,867	16,110	4,086	12,024	1:40	300
Silviculture	18,449	18,035	5,493	12,542	1:80	156
Agriculture-1	18,574	14,834	2,115	12,719	1:5	2,543
Agriculture-2	92,666	85,975	12,433	73,542	1:10	7,354
Agriculture-3	102,085	99,264	21,507	77,757	1:20	3,887
Rural Residential	33,275	23,336	2,646	20,690	1:1	20,690
Urban Service Area	1,407	1,078	156	922	5:1	4,610
<b>TOTAL UNITS</b>						<b>39,540</b>

Source: Gadsden County Planning Division; 2013 Property Appraiser Parcel Data; National Wetlands Inventory.

### **Historically Important Housing Inventory**

The exhibits in this section of this data and analysis show those structures listed on the Florida Master Site File and those listed on the National Register of Historic Places. Age eligibility criterion for the National Register is that a structure must have been constructed generally more than fifty (50) years or more. In addition, single nominations, opposed to a district nomination, must meet other criteria such as historical significance. The National Register includes archaeological sites, historical structures, historical cemeteries, historical bridges and historical districts. The Florida Master Site File is an active inventory of Florida's historical cultural resources that are over 50 years old, without regard to historical significance. A site may be listed on the Florida Master Site File, but not necessarily the National Register of Historic Places.

The state historic preservation office in Florida is within the Department of State, Division of Historic Resources. The Bureau of Historic Preservation manages the Florida Master Site File. This file is the state's official inventory of historical and cultural resources.

There are no historic districts within unincorporated Gadsden County.

The Florida Department of Historical Resources lists 634 existing sites on the Florida Master Site File (January 2014). These include residential, commercial, historic barns, and religious structures. Of those fifteen (15) are also on the National Register of Historic Places (See Table 4.26).

**Table 4.26 Gadsden County Structures Listed on the National Register of Historic Places**

Name of Site	Purpose	Subject	Location	Place	NPS Reference Number	Date Listed
Gregory Willoughby House	Event	Agriculture	HWY 274 and Krausland Road	County	83003520	Dec 16, 1983
Quincy Women's Club	Event	Education/ Social History	300 N. Calhoun Street	Quincy	75000555	March 10, 1975
E.C. Love House	Architecture/ Engineering	Architecture	219 N. Jackson Street	Quincy	74000626	Dec 30, 1974
Quincy Library	Event	Education	303 N. Adams Street	Quincy	74000628	Sept 9, 1974
Judge P.W. White House	Event	Politics/ Government	212 N. Madison Street	Quincy	72000319	Dec 5, 1972
E.B. Shelfer House	Architecture/ Engineering	Architecture	205 N. Madison Street	Quincy	75000556	April 4, 1975
Stockton-Curry House	Architecture/ Engineering	Architecture	121 N. Duval Street	Quincy	74000629	Dec 31, 1974
John Lee McFarlin House	Architecture/ Engineering	Person/ Agriculture	305 E. King Street	Quincy	74000627	Dec 12, 1974
Dr. Malcolm Nicholson Farmhouse	Event	Person/ Agriculture	HWY 12, N. side, West of Havana	County	94001272	October 28, 1994
Planter's Exchange, Inc.	Event	Commerce/ Industry	204 2nd Street, NW	Havana	99001147	Sept 17, 1999
Joshua Davis House	Architecture/ Engineering	Exploration/ Settlement	2.5 mi NW of Mt. Pleasant on HWY 90	County	75000554	May 21, 1975
U.S. Arsenal - Officers Quarters	Event	Health/ Medicine/ Military	Florida State Hospital, U.S. 90	Chattahoochee	73000578	July 2, 1978
Dezell House	Architecture/ Engineering	Person/Prairie School	328 E. 8th Street	Greensboro	6000358	May 10, 2006
Gretna School	Event	Social History	722 Church Street	Gretna	8000502	June 10, 2008
Old Philadelphia Presbyterian Church	Architecture/ Engineering	Religion	N. Madison Street	Quincy	75000557	February 24, 1975

Source: Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, January 2014



Housing Element - §163.3177(6)(f)		
	Statutory Reference	Policy
1.a.	Provision of housing for all current and anticipated future residents of the jurisdiction.	Goal 3A; Policy 3.1.7; Policy 3.1.8; Policy 3.1.9
1.b.	The elimination of substandard dwelling conditions.	Goal 3B; Objective 3.3; subsequent policies; Policy 3.5.2
1.c.	Structural and aesthetic improvement of existing housing.	Objective 3.3; Policy 3.3.1; 3.3.2; Policy 3.5.2
1.d.	Provision of adequate sites for future housing	Policy 3.1.8; Policy 3.1.9
	Including affordable workforce housing	Policy 3.1.3
	Housing for low-income, very low-income, and moderate-income families	Policy 3.2.7; Policy 3.3.3
	Provision for mobile homes	Policy 3.3.9; 3.3.10; 3.3.12; 3.3.14; 3.3.15
	Provision for group homes and facilities and foster care facilities	Goal 3D; Objective 3.6; subsequent policies
1.e.	May include provisions to address housing for persons 60 years or older.	Policy 3.4.3
	Provision for relocation housing	Policy 3.3.6; 3.3.7; 3.3.8
	Identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement.	Goal 3D; Objective 3.6; subsequent policies
1.f.	Formulation of housing implementation programs	Policy 3.1.2; Policy 3.1.6
1.g.	Creation or preservation of affordable housing to minimize the need for additional local services	Policy 3.1.3; Policy 3.5.1
2.	Avoid the concentration of affordable housing units only in specific areas of the jurisdiction.	Policy 3.1.7
	Speaks to data and analysis requirements	completed
3.	Express principles, guidelines, standards and strategies that reflect the creation and preservation of affordable housing for all current and anticipated future residents of the jurisdiction.	Goal 3A; Objectives 3.1 and 3.2 and subsequent policies.
	Elimination of substandard housing conditions.	Goal 3B; Objective 3.2; subsequent policies; Policy 3.5.2
	Adequate sites	Policy 3.1.8; Policy 3.1.9
	Distribution of housing for a range of incomes and types	Policy 3.1.7; Policy 3.1.8; Policy 3.1.9
	Including mobile home and manufactured homes	Policy 3.3.9; 3.3.10; 3.3.12; 3.3.14; 3.3.15
	Provide for specific programs and actions to partner with private and nonprofit sectors to address housing needs in the jurisdiction	Policy 3.1.5; 3.1.6; 3.2.6
	Streamline the permitting process	Policy 3.2.1; 3.2.2; 3.2.3
	Minimize costs and delays for affordable housing	Policy 3.2.3
	Establish standards to address the quality of housing	Policy 3.2.6
	Stabilization of neighborhoods	Policy 3.3.4
4.	Identification and improvement of historically significant housing.	Policy 3.7.1; 3.7.2; 3.7.3
	Speaks to state and federal housing plans as prepared on behalf of the county; requires them to be consistent with the GOPs of the housing element.	Policy 3.1.6

# **GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS NOTICE OF INTENT**

**NOTICE IS HEREBY GIVEN** that the **Gadsden County Board of County Commissioners** at its regularly scheduled meeting on **Tuesday, May 20, 2014 at 6:00 p.m.** intends to review and consider transmittal of the following item to the Florida DEO, State Land Planning Agency:

**Public Hearing** – A text amendment to the **Housing Element** of the **Gadsden County Comprehensive Plan (CPA-2014-01)**.

*The public hearing will be held in the Board of County Commission Chambers located at 7 East Jefferson Street, Quincy, FL. Persons wishing to review the files on the above projects may do so on the County website at [gadsdengov.net](http://gadsdengov.net) or at the Gadsden County Planning and Community Development Department located at 1B East Jefferson Street, Quincy, FL. In accordance with the Americans with Disabilities Act, persons needing assistance in obtaining any information from the County or attending the public hearing should contact the County by calling 850-875-8665 or 850-510-7842, at least 48 hours prior to the hearing.*

*If any person decides to appeal any decision made with respect to any matter considered at such public hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be used.*