

# C

# HOUSING



**SJC**



**2050  
COMPREHENSIVE PLAN**

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## C. HOUSING ELEMENT

### Goal C.1.

**Support the provision and maintenance of an adequate inventory of decent, safe, and sanitary housing in a variety of types, sizes, and locations throughout the County at affordable costs to meet the needs of the current and future residents of the County.**

#### *Objective C.1.1. Housing Supply*

**Through the future land use map and review of the land development code, the County shall encourage a range of housing types to provide housing for all income and age ranges.**

#### **Policies**

- C.1.1.1. The County shall assure freedom of choice in housing for its residents by designating a variety of residential densities on the Future Land Use Map (FLUM).
- C.1.1.2. The County shall maximize the use of FLUM designations to encourage urban infill that will assist in providing a variety of housing types to meet a range of housing needs to support the use of existing infrastructure and curtail sprawl.
- C.1.1.3. Residential development shall be coordinated with existing and planned community services and infrastructure. Through the Development Review process, the County shall encourage innovative land uses through the Land Development Code, such as clustered development, traditional neighborhood development, compact development, energy efficient design, low impact design, and other sustainable development practices, strategies, and techniques.
- C.1.1.4. The County shall continue to update its Land Development Code to ensure that a variety of lot sizes, densities, and housing types are provided throughout the County, including single-family, multi-family, accessory dwelling units, manufactured, and mobile homes.
- C.1.1.5. The County shall partner with public, private, and non-profit organizations to address housing needs through funding, technical assistance, and program delivery.
- C.1.1.6. The County shall continue to implement and support housing programs, such as the State Housing Initiatives (SHIP), Community Development Block Grant (CDBG), and other housing initiatives to support low- and moderate-income households.
- C.1.1.7. The County shall streamline permitting and development review processes for affordable housing to reduce costs and delays.
- C.1.1.8. The County shall maintain and implement standards for housing quality through enforcement of the Florida Building Code and coordination with Code Enforcement.

- C.1.1.9. The County shall identify historically significant housing resources and coordinate with the Cultural Resources Review Board and applicable agencies to support their preservation and reuse, where feasible.
- C.1.1.10. The County shall continue to permit mobile homes and manufactured homes, in accordance with its land development regulations, as an alternative low cost housing option.
- C.1.1.11. The County shall maintain its existing incentives for affordable workforce housing in the Comprehensive Plan and Land Development Code and investigate new incentives, as necessary.
- C.1.1.12. The County shall explore more strategies to incentivize the development of workforce housing, including but not limited to increased residential densities, reduced parking requirements, expedited permitting, and other zoning or regulatory incentives that support housing for very-low, low, and moderate-income households.
- C.1.1.13. The County shall review its Land Development Code to determine if group housing, special care, transitional, and similar temporary housing should be allowed in residential zoning districts without special use approval.
- C.1.1.14. The County shall require the additional unit allowed by mathematically rounding up density be developed as affordable workforce housing within the Vilano Beach Town Center CRA.
- C.1.1.15. The County shall investigate the use of inclusionary zoning and similar regulations for the provision of affordable workforce housing.
- C.1.1.16. The County shall review and revise, as necessary, the Planned Development (PUD and PRD) process to ensure that it accommodates the development of very-low, low, and moderate income housing.

***Objective C.1.2. Siting Affordable Housing***

**The County shall encourage the siting of affordable housing and housing for target populations near existing infrastructure, amenities, and compatible land uses.**

**Policies**

- C.1.2.1. The County may support transitional and very-low, low, and moderate income housing in acceptable locations with job opportunities, transportation alternatives, variety of housing types, commercial and medical opportunities for housing target populations and in proximity to water and sewer facilities
- C.1.2.2. The County shall work toward distributing very-low, low, and moderate income housing throughout the county to provide for a wide variety of neighborhood settings and to avoid undue concentration in any one neighborhood. The County shall also encourage developers and non-profit organizations of housing for very-low and low income households to disperse such housing countywide, where compatible.
- C.1.2.3. The County shall coordinate the development of community residential homes (e.g., group homes, foster care facilities, and residential care facilities) in a non-discriminatory manner and with existing and planned community services and infrastructure.
- C.1.2.4. The County shall review and revise, as necessary, its land development regulations and update criteria for the location of housing for the elderly and disabled (physically or mentally handicapped) and institutional housing within a community and neighborhood setting. Such location shall consider accessibility, convenience, and infrastructure availability.
- C.1.2.5. The County shall continue to utilize the Development Review process, Development of Regional Impact (DRI) review process, the Future Land Use Map amendment process, and the rezoning and special use processes to ensure that new proposed land uses are compatible with existing residential uses.
- C.1.2.6. Community facilities and infrastructure, whether provided by public or private sources, shall be extended to developing areas concurrent with need and consistent with the Future Land Use Map and the adopted Level of Service standards.

*Objective C.1.3. Coordination of Housing Programs*

**St. Johns County shall coordinate with local, state, and federal organizations and agencies to implement affordable housing programs that meet the housing needs of all residents.**

**Policies**

- C.1.3.1. The County shall initiate interlocal agreements with adjacent local governments, as deemed necessary or appropriate, to address the affordable housing needs if the County determines that;
  - (a) Meeting the demand for affordable housing is not economically feasible due to unusually high property values; or
  - (b) Meeting the demand for affordable housing is not environmentally feasible due to the physical constraints of the coastal high hazard areas.
- C.1.3.2. The County shall coordinate with federal, state, and other agencies to provide information, communication, technical assistance, and grant funding assistance to the private and non-profit sector.
- C.1.3.3. The County shall provide demographic and technical information to private and non-profit organizations willing to develop group and foster care facilities for county residents.
- C.1.3.4. The County shall coordinate and work closely with the County Agricultural Extension Agent, farm owners, non-profit organizations, and the Northeast Florida Regional Council to provide housing for migrant farm workers by:
  - (a) Providing information on the availability of land with sufficient density and infrastructure to support farm worker housing developments; and
  - (b) Providing information on available funding for the development of farm worker housing projects;
  - (c) Providing workshop programs for farm workers and their families
- C.1.3.5. The County shall coordinate with the Council on Aging and other applicable elderly social service agencies to disseminate information countywide on programs that benefit the elderly. Communication sources may include, but are not limited to, the County website and information kiosks.
- C.1.3.6. In designated CRAs, urban infill areas, and redevelopment areas, the County shall work with adjacent municipalities for the provision of central water and sewer and other applicable public facilities to accomplish the redevelopment efforts. Water and sewer facilities shall be provided by the applicable service provider if capacity and transmission systems are within one-half (1/2) mile of the site.

- C.1.3.7. The County shall utilize the Affordable Housing Advisory Committee and the Housing Finance Authority to provide input on housing and neighborhood improvement initiatives.
- C.1.3.8. As part of the Affordable Housing Advisory Committee (AHAC) duties, the AHAC shall provide a report on an annual basis to the Board of County Commissioners that provides recommendations for updates or modifications to the County's affordable housing programs.
- C.1.3.9. St. Johns County shall continue to improve the supply of affordable housing for very-low, low, and moderate income households, workforce and special-needs households, and to implement redevelopment programs and neighborhood improvement initiatives. The activities initiated by the County include applying for various funding programs ; developing cooperative, joint-venture relationships; providing support to the Affordable Housing Advisory Committee (AHAC) and Finance Authority administering the State Housing Initiatives Partnership (SHIP) Program Housing and other housing programs that supply affordable/workforce housing; and administering the existing and/or consider new Community Redevelopment Agencies (CRA's).
- C.1.3.10. The County shall utilize the Affordable Housing Advisory Committee to provide input on housing and neighborhood improvement initiatives.
- C.1.3.11. The County shall develop and implement programs which promote conservation and rehabilitation of housing for very-low, low, and moderate income households by pursuing federal, state, and private resources to support neighborhood conservation and improvement.
- C.1.3.12. The County shall continue to support cooperative and partnership activities among local governments, the private sector, and non-profit organizations to provide housing assistance to meet the needs of very-low, low, and moderate income households.
- C.1.3.13. The County shall continue to coordinate with the Florida Housing Finance Corporation (FHFC) to identify federal, state, and other sources of funding earmarked for very-low, low, and moderate income housing, and provide technical assistance and support to private applicants applying for these funds
- C.1.3.14. A report shall be presented periodically to the Board of County Commissioners by the County Housing and Community Services Department on the status housing programs for very-low, low, and moderate income households, workforce and special needs households, along with recommended programs that should be instituted to facilitate implementation of the Housing Element.
- C.1.3.15. The County shall continue to coordinate the development of community residential homes (e.g., group homes, foster care facilities, and residential care facilities) with existing and planned community services and infrastructure.

- C.1.3.16. The County shall continue to provide technical assistance to property owners on historically significant housing in applying for and utilizing state and federal assistance programs. In addition, the County shall provide information to the St. Johns County Cultural Resource Board and St. Augustine Preservation Board or other historic preservation organizations to promote the preservation and reuse of historic resources.
- C.1.3.17. The County shall to continue to work with community based organizations to inform and encourage households to rehabilitate their homes by utilizing the County's SHIP Program.
- C.1.3.18. The County shall strive to ensure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.
- C.1.3.19. The County shall coordinate with local law enforcement agencies to promote programs designed to improve the safety and security of neighborhoods.
- C.1.3.20. The County shall initiate interlocal agreements with adjacent local governments, as deemed necessary or appropriate, to address the County's affordable and/or workforce housing needs if the County determines that:
  - (a) Meeting the demand for affordable and or workforce housing is not economically feasible due to unusually high property values; or
  - (b) Meeting the demand for affordable housing is not environmentally feasible due to the physical constraints of the Coastal High Hazard Areas.

### *Objective C.1.4. Housing Programs*

**St. John's County shall continue to support programming and funding efforts to increase the supply of affordable housing, encourage homeownership, and build community capacity to support affordable housing initiatives.**

#### **Policies**

- C.1.4.1. The County shall continue to seek funds to provide financing opportunities for very-low, low, and moderate income housing. The County shall continue its coordination with banking and mortgage institutions to provide financing for construction and rehabilitation projects and to financially support non-profit housing developers to produce more rehabilitated units for very-low, low, and moderate income residents.
- C.1.4.2. The Community Redevelopment Agency (CRA) and the County shall seek housing rehabilitation programs and funding, to the extent feasible, for improvements within the boundaries of designated Community Redevelopment Areas.
- C.1.4.3. St. Johns County shall apply for programming grants such as the Community Development Block Grant and rent supplement programs to improve the supply of affordable workforce housing for very-low, low, and moderate income households target populations
- C.1.4.4. The County shall encourage increased homeownership by providing down payment assistance, when funding is available, to eligible very low, low, and moderate income households through the County SHIP program as well as other state and federal programs.
- C.1.4.5. The County shall continue to make available incentives for the construction and rehabilitation for housing of very-low, low, and moderate income households including target populations.
- C.1.4.6. The County shall investigate incentives for agricultural business owners who provide adequate housing for farm workers.
- C.1.4.7. The County shall continue its programs assisting participants involved in housing production by conducting workshop(s) with private and non-profit entities to seek partners for neighborhood improvement initiatives and density bonuses available for the provision of very-low, low, and moderate, and special-needs households as stipulated in the land development regulations.
- C.1.4.8. The County shall support the use of Planning Districts to focus housing resources to those districts with an immediate need for housing services. Emphasis shall be placed on those Planning Districts accommodating housing for target population groups, including farm workers, the homeless, the elderly, and very-low and low income households.

- C.1.4.9. The County shall investigate mitigation strategies for affordable housing not limited to the following concepts and provisions:
- (a) The construction of affordable housing units on sites located inside and/or outside the boundaries of DRIs, PUDs, and other types of proposed development;
  - (b) Payment to an affordable housing trust fund; or
  - (c) Other methods approved by the Board of County Commissioners and the Department of Community Affairs.
- C.1.4.10. The County shall support economic solutions to affordable housing, such as establishing job training and job creation programs to assist very-low, low, and moderate income households. The County shall also investigate programs and grant funding for the development of such programs.
- C.1.4.11. The County shall support efforts of local social service non-profit organizations to develop programs which address homelessness within the County. The County shall continue to investigate federal and state funding sources.
- C.1.4.12. The County shall promote informed and sustainable homeownership by requiring participation in home buyer's education as a prerequisite to obtain assistance through the County Homeownership Program.
- C.1.4.13. The County shall continue to support efforts to assist seniors to Age in Place by:
- (a) Promoting independent living initiatives and encouraging the use of Universal Design standards.
  - (b) Investigating programs and grant funding for housing for the elderly and for disabled persons.
  - (c) Encouraging developers and builders to use universal design to promote aging in place
  - (d) Encouraging the use of Federal and State programs to provide incentive programs for elderly housing
- C.1.4.14. The County shall require community residential homes (e.g., group homes and foster care facilities) to obtain appropriate permits and licenses from the State Department of Children and Families in addition to those required by the Public Health Department. Also, group homes must meet the requirements of Chapter 419, F.S.

*Objective C.1.5. Historical Housing*

**St. Johns County shall continue to prioritize the preservation of its robust historically significant structures and districts through implementation of its land development code and other appropriate activities.**

**Policies**

- C.1.5.1. The County shall actively coordinate with the State Department, Division of Historical Resources, to further the identification and classification of historical/archaeological sites in the County. State Historic Preservation funding and other grants shall be actively pursued to assist in this effort.
- C.1.5.2. The County shall use its Cultural Resource Review Board to review and document sites proposed for nomination to the National Register of Historic Places.
- C.1.5.3. The County shall promote the preservation, rehabilitation, and adaptive reuse of historically significant housing through technical assistance and the implementation of the Land Development Code, including the existing discretionary standards in the Building Code for historical buildings.
- C.1.5.4. The County shall provide technical assistance to property owners of historically significant housing in applying for and utilizing state and federal assistance programs. As requested, the County shall provide information to the St. Augustine Preservation Board or other historic preservation organizations to promote the preservation and reuse of historic structures.
- C.1.5.5. In areas where historical and cultural resources are identified, neighborhood improvement initiatives shall be scheduled in a manner that minimizes disruption and relocation of such resources.

*Objective C.1.6. Elimination of Substandard Housing*

**The County shall maintain its existing programs, investigate new programs, and identify funding sources which will work toward the elimination of substandard housing and improve the aesthetic qualities of existing housing and encourage improvements that reduce energy and water consumption.**

**Policies**

- C.1.6.1. Review and where necessary, amend the County building, housing, and health codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities.
- C.1.6.2. Employ neighborhood improvement initiatives based upon comprehensive evaluation of future land uses for areas displaying a predominance of substandard housing units, conflicting land use patterns, and lacking adequate infrastructure facilities. These initiatives should include the establishment of appropriate procedures for abatement through rehabilitation or demolition.
- C.1.6.3. The County shall work with community based organizations to inform and encourage households to rehabilitate their homes by utilizing the various state, federal, and county programs available.
- C.1.6.4. Continue the active enforcement of the Building Code, as may be amended, which requires the application of minimum health, safety, and welfare standards to all new construction; reconstruction; historic preservation/renovation; housing rehabilitation/adaptive reuse, and/or the removal of unsafe, unsanitary substandard structures.
- C.1.6.5. In designated CRAs and urban infill areas, the County may provide increased code enforcement, to the extent financially feasible, to protect the safety of the residents, neighborhood character, and the financial incentives invested in the CRA.
- C.1.6.6. Seek federal, state, and local funding for the demolition or rehabilitation of substandard housing. Investigate programs such as the Small Cities CDBG Housing Rehabilitation Program to address the rehabilitation of substandard housing units within the County and alternative housing initiatives such as lot recycling to address the demolition of substandard units.
- C.1.6.7. The County shall continue to implement programs which promote conservation and rehabilitation of housing for very-low, low, and moderate income households by:
  - (a) Pursuing Federal, State, and private resources to support neighborhood conservation and improvement;
  - (b) Stimulating increased investment in the production and maintenance of rental property for very-low, low, and moderate income households by providing information and by offering, when available, County resources

that will leverage financing for developers (such as deferring payment of utility connections and using SHIP funds and other funds for impact fees).

- (c) Working cooperatively with neighborhood groups to develop strategies to promote comprehensive neighborhood revitalization.

*Objective C.1.7. Relocation Housing*

**The County shall provide for uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Section 421.55, F.S.**

**Policies**

C.1.7.1. As part of neighborhood improvement initiatives, priority shall be given to providing opportunities for those living in an improved area to move back into the area at reasonable costs.

***Objective C.1.8. Energy Efficiency Housing***

**The County shall implement cost effective measures to reduce energy and water consumption and promote energy conservation, carbon reduction, green building, and economic development through its Housing initiatives.**

**Policies**

- C.1.8.1. The County shall promote energy saving techniques by:
  - (a) Educating the public on techniques that promote energy and water saving in the construction, siting, landscaping, cooling, and heating of residential structures
  - (b) Enforcing the Florida Energy Efficiency Code during development review.
- C.1.8.2. The County shall support compact neighborhood design and alternative transportation to reduce energy consumption.
- C.1.8.3. The County shall encourage the use of cost-effective construction practices that improve energy performance, including standards consistent with the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system or other high-performance building rating systems recognized by the State.
- C.1.8.4. The County shall encourage the use of energy efficient appliances, water-saving devices, and weatherization in new and existing housing.
- C.1.8.5. The County shall evaluate participation in the Florida Residential Retrofit program or similar efforts to improve energy efficiency in older homes.
- C.1.8.6. The County shall promote water conservation through support of Florida Friendly Landscaping practices.