

## EXHIBIT B

# INTRODUCTION

## PURPOSE AND INTENT OF THE HOUSING ELEMENT

One of society's most basic needs is shelter. How we as a society preserve the housing stock we have and how we plan to accommodate future residents reflects upon the quality of life we enjoy or want to enjoy. It is important to consider where we locate new residential areas, for this decision will drive the determination as to where public infrastructure will be located. The Data and Analysis section provides a detailed inventory and analysis of the existing stock, assesses the needs of the community, and establishes the framework from which to address housing issues. The goals, objectives, and policies section provides County officials and the general public with the implementation strategies necessary to guide housing growth in the direction which best addresses the desires of not only Clay County's existing and anticipated residents but those with special needs as well.

The goals, objectives, and policies listed below should be followed by decision-makers involved in residential development in Clay County. These decision-makers include government officials charged with the review and approval of residential plans as well as the developers and builders who submit such plans and provide housing through the private market system. The objectives and policies are intended to serve as a guide for both public and private decisions.

Further, the objectives, policies, and strategies in this element as well as the other elements of the Comprehensive Plan should be considered and viewed as a whole. No single objective, policy, or strategy is intended to have precedence over another. Rather, they should provide an overall framework for the management of the County's resources and for meeting the needs of current and future residents.

**HOU GOAL 1**

To provide a variety of affordable housing and a suitable living environments for all current and future residents of Clay County. Affordable housing means housing costs (rent or mortgage plus utilities) does not exceed 30% of household income.

**HOU OBJ 1.1**

**Clay County shall provide appropriate land use categories and land development regulations to allow for a variety of housing types and values for the estimated 40,629 additional dwelling units needed to meet the projected rise in population by the year 2040.**

**HOU POLICY 1.1.1**

The County shall provide incentives for "in-fill" development in existing urbanized areas in order to discourage unwarranted urban sprawl.

**HOU POLICY 1.1.2**

Every five years, the County shall review and amend, as necessary, land development regulations, including subdivision regulations, zoning ordinance, building code ordinances and the like in order to identify and eliminate unnecessary requirements which may add to the cost of the housing delivery process.

Measure: Included in the development review procedures section of the county's unified Land Development Code are provisions for one or more of the following:

- a) A "fast-track" or "one-stop" permitting process through DRC.
- b) A maximum time limit for the review of proposals.
- c) A reduction or waiver of processing fees for affordable housing projects.
- d) Concurrent review of multiple permit applications.

**HOU POLICY 1.1.3**

The County shall review all proposed developments to ensure compatible buffering between single-family neighborhoods and higher density development, including commercial and industrial and multi-family development.

**HOU POLICY 1.1.4**

The County shall utilize locational criteria for residential, commercial, and industrial developments in the land development regulations in order to avoid problems associated with "spot zonings" and incompatibilities between future land uses.

**HOU OBJ 1.2**

**Clay County shall use data generated by the U.S. Census to identify and reduce the number of substandard housing units lacking complete plumbing facilities and/or complete kitchen facilities by fifty percent (50%), 255 units, by the year 2040 through conservation, rehabilitation, or demolition efforts to improve the structural and aesthetic condition of existing housing.**

**HOU POLICY 1.2.1**

The County shall develop a system to inventory substandard housing every five years, based upon securing adequate local, state, or federal funding sources through a Housing Authority or other agency. The purpose of this inventory is to identify those housing units suitable for rehabilitation and those appropriate for demolition. The inventory shall be based upon the following evaluation criteria:

- 1) Standard (to be conserved)--structure appears to provide safe and adequate shelter and has no defects or only slight defects which are normally corrected during the course of regular maintenance.
- 2) Substandard (to be rehabilitated)--structure requires more than routine or minor repairs or improvements. Typical deficiencies include foundation defects indicated by sagging or leaning, extensive rotting of eaves or porch flooring, numerous holes or cracks in walls, broken screens or windows, and similar defects which can be economically repaired relative to the overall value of the structure.
- 3) Substandard Warranting Clearance--structure appears unsafe for occupancy or dilapidated to the point that it would not be economically prudent to repair relative to its overall value and, therefore, may warrant clearance.

**HOU POLICY 1.2.2**

The County shall initiate through the Capital Improvement Program, neighborhood upgrading projects by prioritizing neighborhood level capital improvement projects in neighborhoods lacking such facilities as paved streets, sidewalks, and streetlights.

**HOU POLICY 1.2.3**

The County shall establish a local relocation assistance policy pursuant to the Federal Relocation Act (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970). Public dissemination of relocation policy information will be provided through the Housing Finance Authority or other appropriate agency.

**HOU POLICY 1.2.4**

The County shall authorize and appropriate sufficient funds to establish a revolving low interest loan program for the purpose of rehabilitating sound but deteriorated housing and building new affordable housing in the County. The program shall be implemented by the Clay County Housing Finance Authority.

**HOU POLICY 1.2.5**

The County shall cause a separate zoning category or overlay zone to be created to address the unique character of owner-occupied, low-income housing areas that have existed as independent communities historically.

**HOU POLICY 1.2.6**

The County's State Housing Initiative Partnership (SHIP) shall prioritize and target funding efforts to identified substandard housing units where rehabilitation is found to be feasible. The Building Department shall target those units deemed not feasible for rehabilitation and order condemnation.

**HOU OBJ 1.3**      **The County shall act, in coordination with the private sector, to provide for adequate and affordable housing to meet the housing needs of the County's very-low, low- and moderate-income households.**

**HOU POLICY 1.3.1**

The County shall maintain an inventory of vacant or underutilized public lands and real property to determine which land can be deemed surplus, and make appropriate surplus land available to stimulate the development of affordable housing.

**HOU POLICY 1.3.2**

The County's SHIP Department shall monitor affordable projects and advise the County government with respect to procedures and regulations affecting the development of affordable housing.

**HOU POLICY 1.3.3**

The County shall encourage community based organizations dedicated to the provision of affordable housing for very-low and low-income households by donating publicly owned land and/or buildings identified in the public land survey, when deemed appropriate, to such organizations.

**HOU POLICY 1.3.4**

The Housing Finance Authority in coordination with the SHIP Department or other appropriate agency shall identify and promote local, state and federal funding sources and implementation programs to aid in the provision of affordable housing and relocation housing for lower and moderate income households and make such information available to the public, residential developers and interested organizations on an annual basis.

**HOU POLICY 1.3.5**

A density bonus shall be allowed for the provision of housing for the elderly or handicapped and housing for very low-, low- and moderate-income households within the following future land use designations:

Rural Fringe	7 du/ac
Urban Fringe	14 du/ac
Urban Core (10)	16 du/ac
Urban Core (16)	20 du/ac

Location shall be based on need and criteria, assessing proximity to employment, mass transit, health care, parks, commercial services, and central utility services.

All proposed developments for very low-, low- and moderate-income housing or elderly or handicapped housing shall be reviewed based on the following:

- a) Need for the type and amount of housing proposed.
- b) Mandatory provision of water and sewer services
- c) Compatibility with adjacent land uses.
- d) Evaluation using the weighted points system described below.

The low- and moderate-income categories to be served by the proposed development shall be defined using HUD standards.

**HOU POLICY 1.3.6****WEIGHTED POINT SYSTEM: VERY-LOW, LOW- AND MODERATE-INCOME HOUSING**

Housing developments for very low-, low- and moderate-income occupants will be evaluated for the appropriateness of increased density based upon their proximity to the following: employment, commercial services, mass transit, parks and schools. Location relative to commercial and industrial centers will be considered an indication of proximity to employment.

- a) Proximity to commercial and industrial services and employment. Proximity shall be determined by the proposed development's location relative to boundaries drawn with one-and one and one-half-mile radii from the nearest existing (active) commercial or industrial use shown on the Future Land Use Map.

Allow a maximum of 20 points based on the distance in miles to the nearest existing commercial or industrial use. Points will be awarded as follows: 0 to 1 mile or transportation provided by development (20 points); 1.1 to 1.5 miles (10 points).

- b) Proximity to mass transit routes. Proximity shall be determined by the proposed development's location relative to boundaries drawn with one- and one and one-half-mile radii from the nearest mass transit stop.

Allow a maximum of 20 points based on the distance in miles to the nearest mass transit stop. Points will be awarded as follows: 0 to 1 mile, or transportation provided by development (20 points); 1.1 to 1.5 miles (10 points).

- c) Proximity to parks. Proximity shall be determined by the proposed development's location relative to boundaries drawn with one-half- and one-mile radii from the nearest neighborhood or community park.

Allow a maximum of 10 points based on the distance in miles to the nearest neighborhood or community park. Points will be awarded as follows: 0 to .5 mile or park provided on site (10 points); .6 to 1 mile (5 points).

- d) Location within walking distance of a public school, as indicated by a radius drawn from the nearest public school. Clay County School Board standards for walking distance will be used for the radii (1.5 miles for grades K-6; two miles for grades 7-12). Where the School Board has modified the standard due to hazardous conditions, such modifications will prevail.

Allow a maximum of 10 points based on the distance in miles to the nearest public school. Points will be awarded as follows: 0 to 1.5 miles to an elementary school or zero to two miles to a junior high or high school (10 points). No points for location outside the walking distance.

Developments for very low- and low-income occupants which also incorporate at least 25 percent of total housing units for elderly or handicapped occupants shall be evaluated based on the criteria described for the provision of elderly and handicapped housing.

In order to proceed with development of increased density housing for very low-low-and moderate-income households in the Rural Fringe, Urban Fringe, Urban Core (10) and Urban Core (16) designations on the Future Land Use Map, the development must achieve a minimum of 30 out of a possible 60 points available, as set forth in the Weighted Point System for Low-and Moderate-Income Housing above.

### **HOU POLICY 1.3.7**

#### **WEIGHTED POINTS SYSTEM: ELDERLY AND HANDICAPPED HOUSING**

Developments which incorporate at least 25 percent of total housing units for the use of elderly and/or handicapped occupants will be evaluated for the appropriateness of increased density based upon their proximity to the following: commercial services, mass transit, parks and health care.

- a) Proximity to commercial services. Proximity shall be determined by the proposed development's location relative to boundaries drawn with one-half and one-mile radii from the nearest existing (active) commercial use shown on the Future Land Use Map.

Allow a maximum of 20 points based on the distance in miles to the nearest existing commercial use. Points will be awarded as follows: 0 to .5 mile or transportation provided by development (20 points); .6 to 1 mile (10 points).

- b) Proximity to mass transit routes. Proximity shall be determined by the proposed development's location relative to boundaries drawn with one-half- and one-mile radii from the nearest mass transit stop.

Allow a maximum of 20 points based on the distance in miles to the nearest mass transit stop. Points will be awarded as follows: 0 to .5 mile or transportation provided by development (20 points); .6 to 1 mile (10 points).

- c) Proximity to parks. Proximity shall be determined by the proposed development's location relative to boundaries drawn with one-half- and one-mile radii from the nearest neighborhood or community park.

Allow a maximum of 10 points based on the distance in miles to the nearest neighborhood or community park. Points will be awarded as follows: 0 to .5 mile or park provided on site (10 points); .6 to 1 mile (5 points).

- d) Proximity to hospital facilities. Proximity shall be determined by the proposed development's location relative to boundaries drawn with three- and six-mile radii from the nearest hospital.

Allow a maximum of 20 points based on the distance in miles to the nearest hospital. Points will be awarded as follows: 0 to 3 miles or health care facility and health care staff provided on site (20 points); 3.1 to 6 miles (10 points).

In order to proceed with development of increased-density housing for elderly and handicapped persons in the Urban Core portions of the Future Land Use Map, the development must achieve a minimum of 35 out of a possible 70 points available, as set forth in the Weighted Point System for Elderly and Handicapped above.

**HOU OBJ 1.4**     **The County shall provide for adequate sites and infrastructure for mobile homes, manufactured homes, group homes, foster care facilities, the elderly, handicapped and rural farm workers households in order to meet the needs of persons requiring this type of housing.**

**HOU POLICY 1.4.1**

The County shall provide the means for integrating group living and foster care facilities into appropriate residential areas to provide for a variety of rural and urban locations and to allow deinstitutionalization and foster non-discrimination in the land development regulations.

**HOU POLICY 1.4.2**

The County shall adopt and enforce a fair housing ordinance, in accordance with the Florida Fair Housing Act, Chapter 760.020, F.S., in order to provide housing opportunities to all residents desiring housing regardless of age, race, handicap, disability, sex or family size.

**HOU POLICY 1.4.3**

The County shall ensure that infrastructure and public facilities in the urban service area are provided for mobile and manufactured homes.

**HOU OBJ 1.5**     **Clay County shall actively promote the preservation of historically significant housing.**

**HOU POLICY 1.5.1**

The Clay County Planning Department shall coordinate with the Clay County Historical Society and Historical Commission to identify historically significant housing.

**HOU POLICY 1.5.2**

The County shall adopt incentives for developers to protect and preserve historically significant housing in the County. Criteria for incentives may include, but are not limited to:

- a) Granting tax abatement to developers who do not destructively modify designated historically significant housing.

**HOU POLICY 1.5.3**

Clay County shall implement programs, policies, and regulations which preserve and encourage the rehabilitation of historic resources.

**HOU POLICY 1.5.4**

Clay County shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies, and guidelines.

**HOU POLICY 1.5.5**

Clay County shall promote the proper maintenance, restoration, preservation, rehabilitation or reconstruction appropriate to historic sites.

- a) Improvements made to historically significant housing structures shall be consistent with the Historic Preservation Ordinance.

**HOU GOAL 2**

Clay County shall develop standards, plans and principles to address energy efficiency in the design and construction of new housing (163.3177(6)(f), F.S.)

**HOU OBJ 2.1**

**Clay County shall encourage to create and to maintain more energy efficient buildings.**

**HOU POLICY 2.1.1**

Clay County shall consider incorporating energy efficiency codes (for new construction and the renovation of existing buildings) to make buildings more energy efficient.

**HOU POLICY 2.1.2**

Clay County shall consider requiring that all new construction and retrofit projects become LEED® certified. LEED® provides standards for energy efficient design for a variety of building types, as well as standards for existing buildings and for improving building operations without making major exterior and interior changes.

**HOU POLICY 2.1.3**

Clay County shall encourage installing green roofing.

**HOU POLICY 2.1.4**

Clay County shall encourage the use of renewable energy resources in all new construction. When feasible, orient the structure to optimize solar orientation and access prevailing breezes, minimize east-west facing windows, and maximize natural lighting.

## Definitions

A **standard** dwelling unit is one that has no apparent structural defects, or may have defects of a minor nature that would require repair during the course of routine maintenance. A standard unit can range from one that is of fair quality, frequently mass produced where low cost production is a primary consideration, to homes that are designed individually and reflect top workmanship with considerable attention to detail, special design, top quality materials, and many luxury items. While some homes may exhibit an overall quality of materials and workmanship that may be below average, the buildings are not substandard and will meet minimum requirements of lending institutions, mortgage insuring agencies and building codes.

Substandard dwelling units fall into two categories for degree of severity: deteriorated and dilapidated. **Substandard deteriorated** is a dwelling unit that can be brought up to standard condition with rehabilitation. Such housing has one or more defects of an intermediate nature that can be corrected for the unit to provide safe and adequate shelter. The repairing or restoration of a dwelling unit where the value of such repair or restoration will contribute more value to the dwelling unit than the cost of the repair is a major guideline for determining the severity of the housing condition. These units may show several critical defects such as structural damage, unsafe porches or steps, major roof repair, or missing windows, but overall appears to be economically feasible for rehabilitation efforts. Specifically substandard housing has been described as a dwelling unit which has one or more of the following characteristics: (1) lacks complete plumbing facilities; (2) lacks any heating facilities; and/or (3) has sufficient structural damage that it does not meet minimum Florida Building Code requirements.

**Substandard dilapidated** is a dwelling unit which appears to be considerably past the point of rehabilitation. The unit may lack complete plumbing or sanitary facilities for the exclusive use of the occupants; may be in violation of one or more major sections of an applicable building code where such violation poses a serious threat to the health of the occupant and dangerous to human life and the majority are considered beyond repair and should be demolished.

**Community residential homes** are a specific group of residential facilities covered under Chapter 419, Florida Statutes. Community residential home means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for seven to fourteen unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.

**Group home** is a category of community residential homes. By Florida Statute, homes of six or fewer residents which otherwise meet the definition of a community residential home shall be allowed in single-family or multi-family zoning districts without approval by the local government, provided that such homes shall not be located within a radius of 1,000 feet of another existing such home with six or fewer residents.

**Green roofing** is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

**Historic site** is defined by Chapter 267, Florida Statutes as a structure or place of outstanding historical and cultural significance and designated as such, by state or federal government. A local historic resource can be any historic site, building, object, or other real or personal property of historical, architectural, or archaeological value, as it related to the history, government, and culture of the State of Florida.

**Infill** is the development of new housing or other buildings on scattered vacant sites that are dispersed throughout built-up areas.

**LEED** means Leadership in Energy and Environmental Design, one of the most popular green building certification programs used worldwide. LEED-certified buildings are resource efficient, use less water and energy, and reduce greenhouse gas emissions.

**Manufactured home** means 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 (Chapter 320.01(2)(b), Florida Statutes). For the purpose of the Housing Element, mobile homes built after the 1976 Act and manufactured homes are synonymous. Mobile/manufactured homes do not meet the requirements of Chapter 553, Florida Statutes, so are ineligible for State Housing Initiatives Partnership Program funding.

**Mobile home** is defined by Chapter 320.01(2)(a), Florida Statutes, as a structure, transportable in one or more sections, which is eight body feet or more in width and which is built on an internal 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.

**Modular home or manufactured building** means a closed structure, building assembly, or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured with or without other specified components, as a finished building or as part of a finished building. This part does not apply to mobile homes. Manufactured buildings may also mean, at the option of the manufacturer, any building of open construction made or assembled in manufacturing facilities away from the building site for installation or assembly and installation on the building site. SHIP funds may be used to purchase a residential manufactured building (modular home) if the home bears the Department of Economic Opportunity insignia seal signifying that the homebuilding complies with the codes mandated in Florida Statutes.

**Multi-family unit** is a building designed for and occupied by more than one family, with cooking facilities for the exclusive use of each family.

**Rehabilitation** is the act or process of returning a property to a state of utility through repair or alteration to correct major structures and safety deficiencies which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value. The SHIP Rule (9I-37.002(35), Florida Administrative Code) defines rehabilitation as "...repairs or improvements which are needed for safe and sanitary habitation, correction of substantial code violations, or the creation of additional living space".

**Spot zoning** is the granting to a particular parcel of land a classification concerning its use that differs from the classification of other land in the immediate area.