

HOUSING ELEMENT



GOAL 3.

The City of Green Cove Springs shall make provisions for safe, affordable, quality housing that meets the needs of all segments of the current and future population of the City while preserving and enhancing the community's physical appearance and cultural diversity and protecting the interests of those with special housing needs.

GREEN COVE
Spring



OBJECTIVE 3.1. AFFORDABLE HOUSING

The City shall foster the provision of dwelling units of various types, sizes, and costs to meet the housing needs of the current and future residents and residents with special housing needs.

Policy 3.1.1. The City shall review and revise Land Development Code (LDC) requirements including density controls and street classification standards that may inhibit the provision of low- and moderate-income housing and consider regulations that permit compact, innovatively designed homes or neighborhoods.

Policy 3.1.2. The City shall promote the development of housing types for all income ranges, including low- and moderate-income households.

Policy 3.1.3. The City shall assure through future land use and zoning designations that adequate sites are provided to meet the housing needs of extremely low, very low, low, and moderate-income households.

Policy 3.1.4. Through amendments to the LDC, the City shall provide the following incentives for the development or redevelopment of affordable housing, as recommended in Florida Statutes Section 420.9076:

- a. Density bonuses.
- b. Modification of street requirements.
- c. Permitting affordable accessory dwelling units.
- d. Preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- e. Support of development near transportation hubs, major employment centers, and mixed-use developments.

Policy 3.1.5. The City shall continue to seek State and Federal assistance through the Community Development Block Grant (CDBG) and similar programs to support housing preservation, renovation or demolition of substandard dwellings, and energy efficient upgrades.

Policy 3.1.6. The City shall seek funds to assist residents renovating their homes to practice resource conservation by promoting the use of energy star appliances, high efficiency air conditioning systems, programmable thermostats, and solar water heaters.



Veterans Village, Sonoma County (Credit: Ramsey Photography)



Alder Forest Cottages (Credit: Perfect Little House)



Robuck Homes (Credit: Scott Clevenger/Martin Communications)



The City shall work to improve the quality of the housing stock to achieve a housing stock free of substandard units by implementing strategies that address the conservation, rehabilitation, and demolition / deconstruction of housing units.

Policy 3.2.1. The City shall support the development of and assist in the programs of neighborhood and / or community groups focused on housing improvement, beautification, neighborhood revitalization, and crime prevention.

Policy 3.2.2. The City shall address the quality of housing through the implementation and enforcement of minimum structural and aesthetic standards in the LDC.

Policy 3.2.3. The City shall employ an active approach to Code Enforcement wherein the enforcement officer regularly performs windshield inspections through the city and works with property owners to achieve code compliance.

Policy 3.2.4. The City shall continue to conduct a detailed survey on an ongoing basis of housing conditions to determine the need for conservation, rehabilitation, or demolition / deconstruction and develop appropriate strategies, policies, and techniques for action. The inventory shall be based on the following criteria:

- a. **Standard** housing includes those units that are structurally sound with only slight defects, if any.
- b. **Substandard** housing includes those units that are structurally sound but exhibit signs of deterioration. Specific criteria for signs of deterioration should be developed prior to the commencement of the inventory.
- c. **Conservation:** Standard Housing
- d. **Rehabilitation:** Units that are not structurally sound where the cost of rehabilitation does not exceed the market value of the unit.
- e. **Demolition / Deconstruction:** Units that are not structurally sound where the cost of rehabilitation exceeds the market value of the unit. When feasible, deconstruction is preferred over demolition.

Policy 3.2.5. The City shall apply for and encourage the use of Federal and State funding for the demolition or rehabilitation of substandard housing.



OBJECTIVE 3.3. ADEQUATE SITES FOR SPECIAL RESIDENTIAL FACILITIES

The City shall assure the provision of housing to all citizens of the City including those with special housing needs.

Policy 3.3.1. Subject to State and Federal regulations, the LDC shall include provisions that support the location of foster care facilities, group homes, child/adolescent care facilities, and retirement homes into areas of residential character, which shall consider infrastructure availability, convenience, and accessibility.

OBJECTIVE 3.4. HISTORICALLY SIGNIFICANT HOUSING

The City shall promote the preservation, restoration, rehabilitation and/or adaptive reuse of historically significant structures, as appropriate.

Policy 3.4.1. The City shall continue to identify, evaluate, and consider efforts to protect and preserve housing that is historically significant where appropriate. Historically significant housing would include those houses listed on the National Register of Historic Places, the Florida Master Site File, and those listed on the local register that may be established.

Policy 3.4.2. The City shall continue to pursue

available Federal, State, and local funding sources that support public and private efforts to preserve and protect historically significant housing.

Policy 3.4.3. The City shall consider a local Historic Preservation Ordinance.

Policy 3.4.4. The City shall aid, when feasible, owners of historically significant housing and others who are interested in preservation activities relating to historically significant structures.



OBJECTIVE 3.5. RELOCATION HOUSING

The City shall ensure equitable relocation of any person displaced from their housing unit or business as a result of City action consistent with Section 421.55 Florida Statutes, as may be amended.

Policy 3.5.1. The City shall ensure, prior to the time of displacement, that persons displaced by City action have adequate replacement housing that meets minimum housing standards and is comparable to the existing housing as much as

possible in size, cost, access to public facilities and services.

Policy 3.5.2. The City shall participate in federal and state programs that assist displaced persons.