

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: PROVIDE DECENT, SAFE AND AFFORDABLE HOUSING FOR ALL CURRENT AND FUTURE RESIDENTS OF THE CITY.

OBJECTIVE 1.1: The City will continue to monitor the housing stock for housing units which present a health or safety problem due to their substandard* condition in accordance with the Florida Building Code. The City will take actions to these problems (notifying private owners of problems and possible remedies or if required, take legal action). (* Substandard in terms of structural integrity, deficient plumbing, lack of central heating or overcrowded characteristics).

Policy 1.1.1: The City will strive to condemn housing units only if they pose a serious health and safety problem and are unoccupied.

Policy 1.1.2: The City will investigate and consider adoption of a Housing Code that addresses the safety conditions of units to ensure maintenance of the existing housing stock.

OBJECTIVE 1.2; By 2007, the City will evaluate the number of dwelling units that need improvement and are suitable for owner or volunteer rehabilitation efforts.

Policy 1.2.1; The City will establish principles and policies to guide rehabilitation and conservation of the housing stock. The City will identify areas which contain substandard housing units within the City. These areas shall be the target of revitalization and assistance programs, including the provisions or improvement of public services, information and state/federal housing assistance programs and City participation in and solicitation of financial assistance from state and federal programs intended to improve the condition and supply of housing.

Policy 1.2.2: Promote volunteer efforts for housing repair and maintenance.

Policy 1.2.3: The City will support public and private efforts which are directed at improving housing. Such actions could include sponsorship of "fix-up, clean-up" days; utilizing City resources and personnel to assist such efforts and coordinating with various entities (e.g. church groups, non-profit organizations, etc.) to assist in undertake housing improvements.

Policy 1.2.4: The City shall require landscaping and building maintenance as part of its land development regulations.

Policy 1.2.5: The City shall require visual buffers or fences for land uses which present an unsightly appearance or which have the potential to create nuisances.

OBJECTIVE 1.3: By the year 2010, decrease the number of elderly and low income that are living in substandard housing.

Policy 1.3.1: Promote owner/volunteer housing repair programs which make repairs sufficient to allow the elderly and low income to safely remain in their housing units.

Policy 1.3.2: Promote funding from public agencies and private sources to finance housing rehabilitation, group homes, and congregate living facilities.

OBJECTIVE 1.4: The City will continue to review all regulations and codes that relate to housing and unify/standardize them if necessary in order to assist land owners and the building industry in reducing development costs (by eliminating unnecessary procedures).

Policy 1.4.1: Assist private building industry initiatives to provide the predominant form of housing (single family detached) as well as multi-family housing via use of federal low interest construction loan programs. The City shall provide incentives to private developers intended to stimulate construction of new or rehabilitated affordable housing units. Such incentives may include reduction in fees, or waiver, waiver of fees for re-connections to rehabilitated residences, and the provision of "fast track" processing of applications and plan reviews.

Policy 1.4.2: The City will continue to participate in federal and state housing programs administered by the US Department of Housing and Urban Development and the Florida Housing Finance Corporation to assist in the development of affordable workforce housing.

Policy 1.4.3: The City shall continue to participate in housing programs provided by Gulf County. The City shall continue to support and utilize the Gulf County Development Corporation to advocate for development of affordable housing in the community.

Policy 1.4.4: The City shall continue to support the efforts of the Gulf County Housing Coalition, the Christian Community Development Fund and Habitat for Humanity and work with these agencies to provide affordable housing in the community.

OBJECTIVE 1.5: The City will identify adequate sites for the location of low and moderate income homes and for households with special needs, group and foster care facilities while striving to maintain the character and quality of established neighborhoods.

Policy 1.5.1: The City will seek to foster non-discrimination and encourage the development of community residential alternatives to institutionalization by including the principles and criteria to guide the location of these facilities in the City development regulations.

Policy 1.5.2: The City's land development regulations will outline a development review procedure which addresses the consideration of affordable housing for low and moderate income groups and criteria guiding the location of mobile homes.

OBJECTIVE 1.6: Historically significant housing will be identified as it becomes known (identified by citizens and the local, state and federal government) and protected under the City's development regulations.

Policy 1.6.1: The City will continue to cooperate with the state Division of Historical Resources in identifying and preserving historic resources. The City shall seek grants with the Division to conduct a city-wide historic resource survey.

Policy 1.6.2: The City shall protect significant historic resources. Preference will be given to adaptive reuse of historic resources over activities that would significantly alter or destroy them.

OBJECTIVE 1.7: The City will provide for anticipated population growth and the existing population by developing growth management regulations which provide for adequate and affordable housing to include households with special needs.

Policy 1.7.1: Existing regulatory and permitting processes will be improved by the establishment of principles and criteria to guide the location of housing (based on future land uses) upon adoption of development regulations.

OBJECTIVE 1.8: The City will plan for relocation housing if City projects impact existing housing.

Policy 1.8.1: The City will provide assistance to the private sector to encourage replacement housing production if City housing stock is decreased or eliminated by development activities.

OBJECTIVE 1.9: The City of Port St Joe will implement an incentive program to encourage the private sector to provide affordable workforce housing.

Policy 1.9.1: By 2007, the City of Port St Joe shall adopt an "Affordable Workforce Housing Incentive Ordinance" providing developer incentives and options for the voluntary provision of affordable housing. This ordinance shall specify all applicable implementation details, including but not limited to available developer's incentives; criteria for granting incentives; types of developer's contributions (i.e., money, land, units, etc) and location criteria.

Policy 1.9.2: Incentives that may be considered in the ordinance include, but are not limited to density bonuses; streamlined priority permitting; design flexibility and reduction of impact and hook up fees for every affordable housing unit. The "Affordable Workforce Housing Incentive Ordinance" shall consider all segments of affordable housing (i.e., very low, low, moderate), as defined by Chapter 420, Florida Statutes. The ordinance may consider different levels of incentives on a sliding scale basis, based on the affordable housing segment that is being addressed by the developer.

Policy 1.9.3: By 2008, a housing trust fund shall be established by the City to receive trust fund moneys, land or other considerations that will become available as a result of the adoption and implementation of the “Affordable Workforce Housing Incentive Ordinance”. The fund will be maintained separately from the general funds of the City of Port St Joe. A qualified Gulf County-based not-for-profit organization, such as the Gulf County Community Development Corporation, a Gulf County Community Land Trust or a Gulf County Housing Coalition will administer the receipts of the housing trust fund for the benefit of Port St Joe residents in need of affordable housing

Policy 1.9.4: The City of Port St Joe shall continuously review and monitor availability of affordable workforce housing in the community .

Policy 1.9.5: At a minimum of every other year, the City shall evaluate the effectiveness of the “Affordable Workforce Housing Incentive Ordinance” and may consider mandatory affordable workforce housing ordinances if the data shows that the need for affordable workforce housing continues to increase.