

Nassau County Affordable Housing Advisory Committee

2017 Incentive Review and Recommendation
Report Pursuant to Florida Statute §420.9076



Committee Members:

County Commissioner, Justin Taylor, Chair

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2017 Incentive Review and Recommendation Report Pursuant to Florida Statute §420.9076

I. Background Information.

In June of 2017, the Nassau County Board of County Commissioners adopted Resolution No. 2017-99, naming the members of the Affordable Housing Advisory Committee (AHAC). The AHAC has held meetings for the purpose of preparing an Incentive Review and Recommendation Report (hereinafter "Report"), these dates are listed on Attachment "A". The AHAC has reviewed the County's Local Housing Assistance Plan (LHAP) Incentive Strategies and by way of this report, the AHAC makes its recommendation on affordable housing incentive strategies as prescribed by Florida Statute §420.9076(4), which follows as Attachment "B".

The Board of County Commissioners must review Incentive Strategies contained in this report and amend the Local Housing Assistance Plan (LHAP), by resolution, no later than March 30, 2018. Although the Board decides how to revise the Incentive Strategies contained in the LHAP, its decision should be based on its consideration of this Report.

The recommendations contained herein are developed by the AHAC after consideration of the following:

- (1) Whether a particular incentive is provided for in local ordinance, comprehensive plan, and housing plan;
- (2) The manner in which local ordinance, comprehensive plan and housing plan address the incentive;
- (3) How other local governments address the incentive; and
- (4) The specific circumstances relevant to development in Nassau County at the current time and foreseeable future.

II. Public Hearing.

On December 13, 2017, pursuant to the statutory requirement, the AHAC held a properly noticed public hearing and formally voted to make the following changes as noted to the Incentive Strategies.

The vote of the AHAC was unanimous.

III. Incentives and Recommendations.

(a) Name of the Strategy: Expedited Permitting

Permits as defined in s.163.3177 (6)(f)(3) for affordable housing projects are expedited to a greater degree than other projects.

Current LHAP: The Building Department and Growth Management proceeds with a process by which applications related to affordable housing projects receive higher priority than non-affordable housing applications. Permits as defined in s.163.3164(7) and (8) for affordable housing projects that serve very low, low and moderate as defined by FS 420.9071 are expedited to a greater degree than other projects. Affordable housing projects may be single and multi-family attached or detached residential and planned or

mixed developments. For the purpose of the expedited permit process, affordable housing projects are identified as those projects assisted with state or federal housing funds. The procedure for expedited permitting will be for the organization to request expedited permitting from the Growth Management Department. The Growth Management Department requests the SHIP Office to verify compliance with eligibility requirements. Upon affordability verification, the Growth Management Department will affix a form to the front of the application denoting Expedited Status. All departments and staff ensure that applications with this Expedited Status will be processed first in each step of the development review and permit processes.

Recommendation: The Building Department and Department of Planning & Economic Opportunity proceeds with a process by which applications related to affordable housing projects receive higher priority than non-affordable housing applications. Permits as defined in s.163.3164(7) and (8) for affordable housing projects that serve very low, low and moderate as defined by FS 420.9071 are expedited to a greater degree than other projects. Affordable housing projects may be single and multi-family attached or detached residential and planned or mixed developments. For the purpose of the expedited permit process, affordable housing projects are identified as those projects assisted with state or federal housing funds. The procedure for expedited permitting will be for the organization to request expedited permitting from the Department of Planning and Economic Opportunity. The Department of Planning and Economic Opportunity requests the SHIP Office to verify compliance with eligibility requirements. Upon affordability verification, the Department of Planning and Economic Opportunity will affix a form to the front of the application denoting Expedited Status. All departments and staff ensure that applications with this Expedited Status will be processed first in each step of the development review and permit processes.

(b) Incentive: Ongoing Review Process

An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

Current LHAP: The Nassau County 2010 Comprehensive Plan (Housing Policy) addresses ongoing review of policies, procedures, ordinances, regulations or plan provisions in Objective 3.08, titled Housing Affordability.

3.08.01: All codes, ordinances, regulations, policies and procedures regarding residential development review and construction shall be reviewed by the Growth Management Department Staff to determine their impact on housing development costs. Those components which unnecessarily increase the cost of housing without impairing the health, sanitation, fire safety, structural integrity and maintenance requirements shall be eliminated.

Growth Management will notify the Affordable Housing Advisory Committee of policy proposals or procedures that impact the cost of housing and quantify the impact of such proposals and procedures to the best extent possible. The quantitative analysis determined by Growth Management shall be reported to the Office of Management and Budget in order to complete the required report for

Florida Housing Finance Corporation. The Affordable Housing Advisory Committee may make a recommendation on these proposals and procedures to the Board of County Commissioners.

Recommendation: The Nassau County 2030 Comprehensive Plan (Housing Element) addresses ongoing review of policies, procedures, ordinances, regulations or plan provisions in Objective H.07.

County regulations and procedures regarding residential development review and construction shall be reviewed by County Staff to determine their impact on housing development costs. Staff shall make recommendation to streamline or eliminate regulations to or procedures which impact the cost of housing without impairing the health, sanitation, fire safety, structural integrity and maintenance requirements.

(c) Incentive: The Reduction of Parking and Setback Requirements for Affordable Housing

Current LHAP: Subject to development review and site plan approval, as necessary, the County shall allow a reduction in the parking and setback requirements for affordable housing so long as said reductions are otherwise consistent with the Land Development Regulations and comply with the Comprehensive Plan.

Recommendation: No change.

(d) Incentive: The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Current LHAP: Subject to development review and site plan approval, as necessary, the County shall allow flexible lot configurations, including zero-lot-line configurations for affordable housing so long as said reductions are otherwise consistent with the Land Development Regulations and comply with the Comprehensive Plan.

Recommendation: No change.

(e) Incentive: The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

The County Coordinator shall cause to be generated annually a printed inventory of locally owned public lands reasonably suitable for affordable housing which list shall be made available to the SHIP Coordinator and the Affordable Housing Advisory Committee.

Recommendations: The County Manager shall cause to be generated annually a printed inventory of locally owned public lands reasonably suitable for affordable housing which list shall be made available to the SHIP Coordinator and the Affordable Housing Advisory Committee.

- (f) **Incentive: Modification of impact-fee requirements, including reduction of waiver fees and alternative methods of fee payment for affordable housing.**

Current LHAP: The Nassau County 2010 Comprehensive Plan (Housing Policy); and the Code of Ordinances provide for impact fee modification (waiver/credits/deferrals). The County shall continue its current policy related to modification of impact-fee requirements in order to provide an incentive to affordable housing.

Recommendation: The Nassau County 2030 Comprehensive Plan (Housing Element); Policy H.07.03 and the Nassau County Impact Fee Ordinance (Ordinance no. 2016-02) provide for impact fee modification (waiver/credits/deferrals). The County shall continue its current policy related to modification of impact-fee requirements in order to provide an incentive to affordable housing.

- (g) **Incentive: The allowance of flexible densities for affordable housing.**

Current LHAP: The Nassau County 2010 Comprehensive Plan (Housing Policy) 3.01.01 provides for a density bonus. Land Development Regulation shall provide a process including incentives which encourage the use of Planned Unit Development (PUDs) and mixed use developments, which will offer a variety of housing types. The LDRs shall include an affordable housing density bonus provision for planned development projects, allowing eligible affordable housing projects to receive a density bonus based on the following table:

Density Bonuses for Affordable Housing

The County will allow an increase in a proposed development's density if the development provides affordable housing, as per the following:

% units in a proposed development that are density of the priced or otherwise made available to low and very low income households	% density bonus in the overall proposed development
If the development provides 0% affordable Housing, the County will allow	0% density bonus
If the development provides between 10% and 15% affordable housing, the County will allow	3% density bonus

If the development provides over 15% but less than 20% affordable housing, the County will allow

5% density bonus

If the development provides over 20% Affordable housing, the County will allow

10% density bonus

Recommendation: The Nassau County 2030 Comprehensive Plan (Future Land Use Element) Policy FL.01.03 provides for a density bonus for affordable housing.

Eligible developments may claim a density bonus of one (1) market-rate unit for each Affordable unit constructed up to and not to exceed 150 percent of the maximum density permitted by underlying Future Land Use Map designation.

Eligible developments must provide housing units that meet the criteria for "affordable" as defined in Sec. 420.0004 (3) Florida Statutes such units shall remain "affordable" for the life of the development that receive the density bonus.

Affordable housing units in eligible developments shall be mixed with, and not clustered together or segregated in any way from, market-rate units of the same type.

IV. **Additional Recommendations**

The AHAC recommends the Board of County Commissioners amend the LHAP Incentive Strategies by March 30, 2018.

The current LHAP covers the Fiscal Years 2015-16; 2016-17; 2017-18; therefore by May 2, 2018, the County needs to adopt a new LHAP.

V. **Board/Council Considerations.** N/A

VI. **Attachments.**

- (A) Dates of AHAC Meetings since June 2017.
- (B) Florida Statute § 420.9076
- (C) Recommended Definition of Affordable Housing
- (D) Sample form for Building Department to use in Expedited Permitting
- (E) Department of Planning & Economic Opportunity's report of treatment of incentives in the Comprehensive Plan

Attachment A

2017 AHAC Meetings:

June 20, 2017
July 19, 2017
August 16, 2017
October 23, 2017
November 15, 2017
December 13, 2017

Attachment A

2017 AHAC Meetings:

June 20, 2017
July 19, 2017
August 16, 2017
October 23, 2017
November 15, 2017
December 13, 2017

Attachment B

Select Year:

The 2017 Florida Statutes

Title XXX
SOCIAL WELFARE

Chapter 420
HOUSING

[View Entire Chapter](#)

420.9076 Adoption of affordable housing incentive strategies; committees.—

(1) Each county or eligible municipality participating in the State Housing Initiatives Partnership Program, including a municipality receiving program funds through the county, or an eligible municipality must, within 12 months after the original adoption of the local housing assistance plan, amend the plan to include local housing incentive strategies as defined in s. 420.9071(16).

(2) The governing board of a county or municipality shall appoint the members of the affordable housing advisory committee. Pursuant to the terms of any interlocal agreement, a county and municipality may create and jointly appoint an advisory committee. The local action adopted pursuant to s. 420.9072 which creates the advisory committee and appoints the advisory committee members must name at least 8 but not more than 11 committee members and specify their terms. The committee must consist of one representative from at least six of the categories below:

- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

(3) All meetings of the advisory committee are public meetings, and all committee records are public records. Staff, administrative, and facility support to the advisory committee shall be provided by the appointing county or eligible municipality.

(4) Triennially, the advisory committee shall review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. At a minimum, each advisory committee shall submit a report to the local governing body that includes recommendations on, and triennially thereafter evaluates the implementation of, affordable housing incentives in the following areas:

- (a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- (b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) The allowance of affordable accessory residential units in residential zoning districts.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

The advisory committee recommendations may also include other affordable housing incentives identified by the advisory committee. Local governments that receive the minimum allocation under the State Housing Initiatives Partnership Program shall perform the initial review but may elect to not perform the triennial review.

(5) The approval by the advisory committee of its local housing incentive strategies recommendations and its review of local government implementation of previously recommended strategies must be made by affirmative vote of a majority of the membership of the advisory committee taken at a public hearing. Notice of the time, date, and place of the public hearing of the advisory committee to adopt its evaluation and final local housing incentive strategies recommendations must be published in a newspaper of general paid circulation in the county. The notice must contain a short and concise summary of the evaluation and local housing incentives strategies recommendations to be considered by the advisory committee. The notice must state the public place where a copy of the evaluation and tentative advisory committee recommendations can be obtained by interested persons. The final report, evaluation, and recommendations shall be submitted to the corporation.

(6) Within 90 days after the date of receipt of the evaluation and local housing incentive strategies recommendations from the advisory committee, the governing body of the appointing local government shall adopt an amendment to its local housing assistance plan to incorporate the local housing incentive strategies it will implement within its jurisdiction. The amendment must include, at a minimum, the local housing incentive strategies required under s. [420.9071\(16\)](#). The local government must consider the strategies specified in paragraphs (4)(a)-(k) as recommended by the advisory committee.

(7) The governing board of the county or the eligible municipality shall notify the corporation by certified mail of its adoption of an amendment of its local housing assistance plan to incorporate local housing incentive strategies. The notice must include a copy of the approved amended plan.

(a) If the corporation fails to receive timely the approved amended local housing assistance plan to incorporate local housing incentive strategies, a notice of termination of its share of the local housing distribution shall be sent by certified mail by the corporation to the affected county or eligible municipality. The notice of termination must specify a date of termination of the funding if the affected county or eligible municipality has not adopted an amended local housing assistance plan to incorporate local housing incentive strategies. If the county or the eligible municipality has not adopted an amended local housing assistance plan to incorporate local housing incentive strategies by the termination date specified in the notice of termination, the local distribution share terminates; and any uncommitted local distribution funds held by the affected county or eligible municipality in its local housing assistance trust fund shall be transferred to the Local Government Housing Trust Fund to the credit of the corporation to administer the local government housing program.

(b) If a county fails to timely adopt an amended local housing assistance plan to incorporate local housing incentive strategies but an eligible municipality receiving a local housing distribution pursuant to an interlocal agreement within the county does timely adopt an amended local housing assistance plan to incorporate local housing incentive strategies, the corporation, after issuance of a notice of termination, shall thereafter distribute directly to the participating eligible municipality its share calculated in the manner provided in s. [420.9073](#).

(c) Any county or eligible municipality whose local distribution share has been terminated may subsequently elect to receive directly its local distribution share by adopting an amended local housing assistance plan to incorporate local housing incentive strategies in the manner and according to the procedure provided in this section and by adopting an ordinance in the manner required in s. [420.9072](#).

(8) The advisory committee may perform other duties at the request of the local government, including:

(a) The provision of mentoring services to affordable housing partners including developers, banking institutions, employers, and others to identify available incentives, assist with applications for funding requests, and develop partnerships between various parties.

(b) The creation of best practices for the development of affordable housing in the community.

(9) The advisory committee shall be cooperatively staffed by the local government department or division having authority to administer local planning or housing programs to ensure an integrated approach to the work of the advisory committee.

History.—s. 32, ch. 92-317; s. 15, ch. 93-181; s. 38, ch. 97-167; s. 24, ch. 2006-69; s. 19, ch. 2007-198; s. 117, ch. 2008-4; s. 30, ch. 2009-96; s. 16, ch. 2011-15; s. 67, ch. 2011-139; s. 11, ch. 2016-210.

Attachment C

"Affordable" means that monthly rents or monthly mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in subsection (19), subsection (20), or subsection (28). However, it is not the intent to limit an individual household's ability to devote more than 30 percent of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark. **Florida Statute 420.907(2)**

**INCOME LIMITS PUBLISHED BY FLORIDA HOUSING FINANCE
CORPORATION FOR NASSAU COUNTY**

2017 Income Limits Adjusted to Family Size
(Updated annually)

Household Size	Extremely Low 30%	Very Low 50%	Low 80%	Moderate 120%
1	\$13,550	\$22,550	\$36,050	\$54,120
2	\$16,240	\$25,800	\$41,200	\$61,920
3	\$20,420	\$29,000	\$46,350	\$69,600
4	\$24,600	\$32,200	\$51,500	\$77,280
5	\$28,780	\$34,800	\$55,650	\$83,520
6	\$32,960	\$37,400	\$59,750	\$89,760
7	\$37,140	\$39,950	\$63,900	\$95,880
8	\$41,320	\$42,550	\$68,000	\$102,210

Attachment D

Request for Expedited Permit Processing
Affordable Housing Activity

Client Name _____

Site Address _____

Parcel ID# _____

Type of Activity Rehabilitation or New Construction (circle one)

Contractor/Builder _____

Eligibility Verified BY _____

As the Contractor/Builder on the above project I am requesting that the Permit application associated with the above client be expedited as per the statutory requirements (Section 420.9076(4)(a) Florida Statutes) of the State of Florida – State Housing Initiatives Partnership(SHIP) Program. All affordable housing permit applications received by the Nassau County Building Department, must be expedited to a greater degree than other projects.

Signature of Contractor/Builder

Date

Print Name

To Be Completed by Building Department

Permit: _____

Date Application Received: _____

Received By (Name): _____

Date Application Approved: _____

Nassau County 2030 Comprehensive Plan Housing Element (H) Goals, Objectives and Policies

Goal

Assist the private sector to provide and maintain an adequate inventory of decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the need of the present and future residents of the County.

OBJECTIVE H.01

The County shall assist the private sector in the provision of affordable housing units to satisfy the demand of the existing and projected population, and of housing for special needs households.

Policy H.01.01

The Land Development Code (LDC) shall include incentives which encourage the use of Planned Unit Developments (PUDs) and mixed use developments which will offer a variety of housing types. The LDC shall include provisions for an affordable housing density bonus for PUDs and similar planned development projects. The maximum density bonus for each FLUM designation will be established by the policies of the Future Land Use Element. Eligible projects must provide housing units that meet the criteria for "affordable" as defined in Sec. 420.0004(3), Florida Statutes.

Policy H.01.02

The County's Land Development Code shall ensure the continued permitting of modular and mobile homes in residential areas of the County in accordance with Sec. 553.38, Florida Statutes.

Policy H.01.03

The Land Development Code shall permit the use of innovative land development techniques and allow for density bonuses to encourage construction of affordable housing units.

Policy H.01.04

The County shall explore partnerships with the private sector, with the business sector and also community-based non-profit housing providers, to develop affordable housing.

OBJECTIVE H.02

The County shall establish and maintain programs to identify substandard housing conditions and which will work towards the elimination of substandard housing.

Policy H.02.01

The County shall coordinate efforts, such as State Housing Initiatives Program (SHIP), Housing Finance Authority (HFA) approvals, and the HUD housing choice voucher program (Section 8) into a seamless strategy to eliminate substandard housing.

Policy H.02.02

The County shall encourage infill development by facilitating infrastructure to infill areas, removing blighting influences, stabilizing neighborhoods, and providing private developers with information regarding available funding.

Policy H.02.03

The County shall actively seek available federal and/or state funding for the demolition or rehabilitation of substandard housing.

OBJECTIVE H.03

The County provide for adequate sites and distribution of housing for low and moderate income persons will be available.

Policy H.03.01

The County shall publicize, through news releases, informational brochures, public meetings, and internet resources that it supports private development of affordable housing as defined herein and encourages developers to avail themselves of County's support to site and construct affordable housing in the County.

Policy H.03.02

Distribute publicly assisted housing throughout the County to provide for a wide variety of neighborhood settings for low and moderate income persons and to avoid undue concentration in any one neighborhood.

Policy H.03.03

The County shall coordinate with the Florida Housing Finance Corporation to identify federal, state and other sources of funding, such as Community Development Block Grant (CDBG) funds and Low Income Housing Tax Credit Program funds, earmarked for very low, low, and moderate income housing and actively pursue those funds for local use by applying for funds when appropriate. The county shall also assist and support private applicants applying for these funds.

Policy H.03.04

The County shall continue to share in an inter-county housing bond program in order to provide below market rate loans to very low, low, and moderate income households for home purchases. The county shall inform financial institutions of the availability of the bond program.

Policy H.03.05

The County may pursue the use of accessory dwelling units as an affordable, rental option for very-low-, low-, and moderate-income residents, based on a legislative finding by the County that there exists a shortage of affordable rental units within the County pursuant to Sec. 163.31771, Florida Statutes. An ordinance adopted under this provision would require any building permit application for an accessory dwelling unit to be accompanied by an affidavit from the applicant attesting that the unit will be rented at a rate affordable to very-low-, low-, or moderate-income residents.

Policy H.03.06

The County shall implement relevant strategies of the Local Housing Assistance Plan (LHAP) through provisions in the Land Development Code that provide expedited permitting, density bonuses and other incentives for qualifying affordable housing.

OBJECTIVE H.04

The County shall assure that sites for group and foster care facilities, community residential homes and assisted living facilities will be available at suitable locations to ensure that the needs of persons requiring such housing are met.

Policy H.04.01

The County shall abide by non-discriminatory standards in evaluating and providing for the location of group homes and foster care facilities in the county, pursuant to Secs. 419.001, 429.445, and 780.26, Florida Statutes.

Policy H.04.02

The Land Development Code shall include criteria for the location of group and foster care facilities, community residential homes and assisted living facilities in the least restrictive environment while considering existing development, accessibility, convenience and infrastructure availability.

Policy H.04.03

Community-based residential facilities shall continue to be provided adequate sites in locations within the residential or institutional areas of Nassau County.

Policy H.04.04

Nassau County shall require group homes and care facilities applicants to obtain appropriate permits from the State Department of Children and Families.

Policy H.04.05

The County shall provide demographic and technical information to private and non-profit sponsors willing to develop group and foster care facilities for county residents.

Policy H.04.06

The County shall enact regulations requiring that all foster and group home developments include barrier-free design features.

Policy H.04.07

The County shall revise its land development regulations to allow group homes and foster care facilities in all residential districts. Group homes must obtain a valid license from the Department of Children and Families and meet all the dimensional and separation requirements of Ch. 419 F.S.

OBJECTIVE H.05

The County shall ensure uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided consistent with Sec. 421.55 F.S.

Policy H.05.01

Pursuant to Sec. 421.55, Florida Statutes, the County will help to assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

Policy H.05.02

Pursuant to Sec. 421.55, Florida Statutes, residents displaced by housing rehabilitation and redevelopment or other publicly-initiated activities shall be provided with information on possible housing opportunities and financial assistance to expedite their relocation.

OBJECTIVE H.06

The County shall identify state, federal and private funding and technical assistance programs to preserve its historically significant housing.

Policy H.06.01

The County, in cooperation with the Florida Department of State, Division of Historical Resources, shall identify residential structures with historical significance and ensure their registration on the State Master Site File.

Policy H.06.02

The County shall coordinate with the municipalities within the County in preserving historic housing.

OBJECTIVE H.07

The County shall adopt regulations in the Land Development Code that support and implement the goals and objectives of the Housing Element of the Comprehensive Plan.

Policy H.07.01

All County regulations and procedures regarding residential development review and construction shall be reviewed by County Staff to determine their impact on housing development costs. Staff shall make recommendations to streamline or eliminate regulations or procedures which impact the cost of housing without impairing the health, sanitation, fire safety, structural integrity and maintenance requirements.

Policy H.07.02

The County shall continuously assess its existing permit processing procedure for the purpose of improving efficiency, reducing delays and lowering costs and remaining in compliance with statutory requirements.

Policy H.07.03

To eliminate delays in the review of affordable housing developments as defined herein, the County will create a distinct site plan review classification which will include affordable housing developments and will provide for shortened review times. The County may also consider reduced application fees and deferral of impact fees for qualifying developments.

Policy H.07.04

As part of the adoption process for any county regulation, which could affect housing development, county staff shall assess the anticipated impact of the proposed regulation on the cost of housing based on a professionally acceptable methodology. When proposed regulatory activities are anticipated to increase the estimated cost per unit for the development of housing, the assessment shall include projections of the estimated increased cost per unit. The Planning & Zoning Board shall consider the regulation's effect on housing cost in making their recommendation to the Board of County Commissioners. The Board of County Commissioners will consider the financial impact in making its final decision on the adoption of any proposed regulations.

OBJECTIVE H.08

The County shall provide an adequate and diversified housing supply to ensure that the transition of its economy into a diversified regional employment center.

Policy H.08.01

The County shall use the Future Land Use Element of the Comprehensive plan as tool to achieve an appropriate jobs-to-housing balance.

Policy H.08.02

The County shall discourage patterns of urban sprawl by providing a sufficient supply of housing in close proximity to employment centers within the Urban Development Area as shown on the Development and Preservation Framework found in the background data and analysis for this Plan, promoting a compact mixture of residential and non-residential uses, and where public infrastructure and services exist or are planned.

OBJECTIVE H.09

The County shall encourage energy efficiency in the design and construction of new residential housing.

Policy H.09.01

The County shall encourage energy-efficient land use patterns within the Urban Development Area as shown on the Development and Preservation Framework found in the background data and analysis for this Plan, promoting a compact mixture of residential and non-residential uses, promote pedestrian and bicycle trips, and contain appropriate density and intensity to support future public transit service, in order to conserve energy and reduce greenhouse gas emissions.

Policy H.09.02

The County shall develop an incentive program to encourage residential construction that meets the energy efficiency criteria of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating systems, Florida Green Building Coalition (FGBC) certification, US Environmental Protection Agency (EPA) Energy Star program, or a similar third-party green building certification. The incentive program may include educational materials, expedited permitting, and/or public recognition.

Policy H.09.03

The County shall, through the Land Development Code, promote the use of renewable energy resources by allowing appropriate placement of structures for the generation of wind and solar energy to be permitted in residential areas.

Policy H.09.04

The County shall continue to enforce the minimum energy efficiency requirements of the Florida Building Code through administration of the County's Land Development Code.