

Goal- Safe and Lasting Communities

Northeast Florida has high quality housing stock that is designed to create lasting and safe communities Northeast Florida is a safe region whose citizens feel safe in their neighborhoods. This perception of safety translates into vibrant communities with residents who interact with each other and spend time outdoors engaged in a variety of recreational pursuits.

Housing stock is safe and free from environmental hazards that can be detrimental to health. Homes are constructed with high-quality materials that are durable and low-maintenance. Homes are designed in accordance with “green” principles focusing on water and energy conservation and reduction in waste, which in turn reduces maintenance costs and makes housing more affordable in the long term.

Policies

- The NEFRC through its partners and regional atlas/data clearinghouse supports education on sustainable construction methods and new technical advances.
- The Region encourages financing mechanisms to be available in Northeast Florida that recognize the benefits of retrofit of homes and neighborhoods to save money, water, and energy.
- The Region promotes design that maximizes public safety.
- The Region seeks to reduce toxic exposure indoors, thereby reducing lead exposure and asthma in the Region.
- NEFRC and the Region supports and tracks the reduction of the number of substandard housing units.

Measure

1. Number of local governments with “green” land development regulations

Goals- Healthy, Mixed-use and Mobile Communities

Communities are designed to be walkable and to contain a mix of uses, so that residents have mobility options within their neighborhoods and can easily choose safe and healthy ways to get around.

Healthy habits are part of the region’s culture, beginning at birth. Well designed communities promote active lifestyles and reduce the number of “food deserts” in the region. Public-private partnerships can result in a regional network of community gardens and farmers’ markets that provide healthy food and jobs, while also preserving agricultural lands. As Northeast Florida nurture a culture of health, obesity rates and the poor health outcomes associated with obesity will be reduced.

Northeast Florida leaders recognize that transportation costs are an important element in housing affordability. A regional transit system provides affordable transportation options for the region’s residents, while an emphasis on mixed-use communities with a balance of housing and job-generating land uses reduces the need for long commutes and provides for neighborhood supporting services.

Policies

- Northeast Florida communities consider where communities of this type are to be located, taking into account the Regional Transportation Corridors Map and plans for regional transit, roads and infrastructure.
- Northeast Florida communities consider the location of jobs and access to them when locating housing, and the location of housing and access to it when locating jobs.
- NEFRC supports its local governments in the use of incentives to achieve mixed uses and to encourage investment in existing communities.
- Mixed use is viewed broadly in the Region, so that office and light industrial uses and considered along with retail when local governments and/or NEFRC consider balance and sustainability of communities.
- Northeast Florida supports efforts to provide reliable transit options to residents and businesses.
- NEFRC encourages transit oriented development (TOD) in the Region in appropriate locations, and supports local government initiatives to ensure that affordable housing is included in TOD plans.
- Northeast Florida supports efforts to provide regional transportation options to residents and businesses.
- Northeast Florida supports its partners as they seek to reduce tobacco and illegal drug use in the region.
- The Region supports increasing the diversity and affordability of food options, including fresh and healthy food from groceries, restaurants and farmers markets.
- The Region supports healthy school lunches and physical activity getting to or at school, and seeks to reduce the population of students who are considered obese.
- The Region promotes physical activity as a way to maintain and improve health.
- The Region encourages new development projects within the Region to provide areas for community gardens.
- The Region encourages school districts within the region to promote healthy lifestyles and behavior, and supports health studies that will help to track success.

Measures

- 2. Diabetes rate[10.4%](#)
- 3. Obesity rate[27.4%](#)
- 4. Percent of income spent on transportation.....[20.9%](#)
- 5. Number of local governments with increased walk scores as compared to the baseline

6. Number of local governments with transit oriented development (TOD) land development regulations

Goal- Value Community Assets

Northeast Florida's existing communities are the foundation of the Region, and they are where the Region looks first when considering where new growth should go. In order for them to be ready for whatever the future brings, their unique assets and problems need to be addressed.

Policies

- The Region values its past, and world class assets such as St. Augustine and historic sites throughout the Region are protected so they may be enjoyed for generations.
- Local governments are encouraged to inventory structures of historical significance, and to share that list through the regional atlas. Once identified, local governments are encouraged to consider preservation programs and to offer incentives for preservation and use of these structures.
- Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.
- The Region recognizes that downtowns are important parts of the regional community, and supports local governments as they focus on their downtowns. Downtown Jacksonville is the regional downtown, and the Region as a whole has an interest in its success. Downtowns are important to their communities and local governments are supported in their efforts to revitalize them and keep them vibrant.
- Local governments are supported by the Region in efforts to identify, assess, clean up and reuse brownfield sites.

Measures

7. Number of local governments with historic preservation programs
8. Number of local governments with land development regulations that encourage infill and redevelopment

Goal- Housing for the Longterm

Northeast Florida's housing stock serves all of its residents throughout the lifespan. Communities are designed to allow residents to age in place, and development regulations ensure that multi-generational housing options are available.

Policies

- The Region aspires to a state where all building codes require universal design.
- The Region encourages the creation of housing and supportive infrastructure for all of our citizens, including our aging population and those with special needs. When such development is designed, it recognizes the linkage between the location of these

facilities, access to mobility options and community building that ensures that these facilities are part of the community and not isolated from it.

Measure

9. Number of local governments with “Universal Design” land development regulations

Goal- Housing Choice

Northeast Florida contains a range of housing options for its residents. The region recognizes that home-ownership is not a viable option for all of its residents, whether for lifestyle or economic reasons, and includes a mix of rental housing and owner-occupied housing. The region also recognizes that detached single-family homes are not best for all of its residents, and ensures that a mix of single-family and multi-family options is available through local regulatory processes.

Policy

- The NEFRC through its partners and regional atlas/data clearinghouse encourages mechanisms to incentivize the construction of affordable housing, including allowing for flexibility to accommodate lifestyle choices that include smaller or more communal living.
- The Region values the availability of lifestyle and livelihood choice, including agricultural, rural, suburban and urban.
- Each local government is encouraged to provide affordable and work force housing, using the definitions of it’s choosing and based on its needs, while considering that each community in the Region includes residents at all income levels, and communities are strengthened when they bring these together, all with the opportunity to thrive.
- Each local government is encouraged to inventory affordable and workforce units, according to their definition in their jurisdiction, and to share this information through the regional atlas.
- NEFRC and its partners will include data in the regional atlas that addresses the amount of affordable housing in each county. This information will be based on the amount of units that might be rented or sold at a rate that represents no more than 30% of the median annual household income in the county, and the Region.

Measures

- 10. Number of owned units per rental unit.....[2.39](#)
- 11. Number of acres in agriculture[292,735](#)

Goal- Affordable Housing

Ensure that very low income persons have quality housing while avoiding concentrations of poverty. With the exception of seniors and those with special needs, move away from publicly owned and subsidized housing to private housing for citizens that require assistance based on income.

Policy

- NEFRC and its partners will review the feasibility of this goal. Implementation, if deemed appropriate, will be pursued through support of changes to public policy where appropriate, and through the Region’s commitment to creating communities that provide access to jobs and services and mobility to all of our residents. Northeast Florida will review best practices from around the country and the world in determining strategies that will build great communities in the Region.

Measures

12. Percent (%) of income spent on housing

Housing Cost Burden		
<i>Less than 30%</i> <i>(Number of Households)</i>	<i>30.01% to 50%</i> <i>(Number of Households)</i>	<i>Greater than 50.01%</i> <i>(Number of Households)</i>
<u>341,246</u>	<u>57,395</u>	<u>36,808</u>

13. Number of units of owned public housing[10,056](#)

Goal- Housing by Design

Acknowledge that significant developments in the Region present an opportunity to address many of the goals of First Coast Vision by design, and work with those who propose them to ensure mutual satisfaction with outcomes.

Policies

- As significant developments have the potential to impact the region, and regional requirements have the potential to impact the economics of development, Northeast Florida is committed to working with the businesses and individuals who propose such developments.
 - To reduce uncertainty, Northeast Florida will determine a methodology that considers best available data and techniques and utilizes professionally acceptable practices to assess the need for affordable housing in significant developments.
 - The methodology will be created and maintained as a best practice in consultation with an advisory committee of stakeholders that includes housing advocates, planners, landowners and developers.
 - The affordable housing review methodology will be used for impact assessment, minimum standards and review criteria of developments where affordable housing review is required of NEFRC.
 - If NEFRC reviews significant developments in an advisory capacity, it may use the methodology and the rest of the policies in the regional plan to guide such review.