

**CITY OF MACCLENNY
2025 COMPREHENSIVE PLAN**

**HOUSING
ELEMENT**

Section C

Prepared by



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**GOALS, OBJECTIVES
AND POLICIES**

GOAL 3 | **PROVIDE AND MAINTAIN AN ADEQUATE INCENTORY OF DECENT SAFE AND SANITARY HOUSING IN SUITABLE NEIGHBORHOODS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE PRESENT AND FUTURE RESIDENTS OF THE CITY.**

Objective 3.01 | **Housing Demand. The City shall act within its authority to increase the supply of new or rehabilitated dwelling units of various types, sizes and costs to meet the housing needs of the anticipated 2025 population.**

- Policies
- 3.01.01 Land Development Regulations shall provide a process which encourage the use of Planned Unit Developments (PUDs) and mixed-use developments, and which will offer a variety of housing types.
 - 3.01.02 Develop local government relationships with the private sector to improve the efficiency of the housing delivery system.
 - 3.01.03 The City shall assist private and non-profit developers of affordable housing by streamlining the permitting process as follows:
 - (a) Expedited permitting for affordable housing projects reducing plan reviews from approximately fourteen (14) days to seven (7) days.
 - (b) Extensions of concurrency reservations for longer timeframes to enable owners to apply for and receive financing (i.e. low income tax credits, Section 202, etc.).
 - (c) Waiving of certain application fees to minimize expense of process.
 - 3.01.04 Land Development Regulations shall establish criteria for the location of housing for the elderly and institutional housing which shall consider accessibility, convenience and infrastructure availability.
 - 3.01.05 The City shall allow a density bonus for land dedicated to the provision of affordable housing. The developer shall make affordable to the moderate-income level individuals and families (i.e., annual income between 80 and 120 percent of Baker County median income) dwelling units that have a fifteen (15) year resale provision to ensure long-term affordability for income-eligible homeowners and renters, such as, but not limited to, a cap on the resale price of a home that is tied to not more than a fixed percentage above the Consumer Price Index (“CPI”). Such a density shall allow an addition one (1) dwelling unit per acre to property classified Low Density Residential and an additional two (2) dwelling units per acre to property classified Medium Density Residential.
 - 3.01.06 By January 1, 2012, establish principles and criteria guiding the location of housing for very-low income, low-income and moderate-income households, mobile homes, manufactured homes, group homes and foster care facilities, and households with special housing needs, including supporting infrastructure and public facilities.

Objective 3.02 | **Substandard Housing. Eliminate 60% of substandard housing by the year 2025.**

- Policies
- 3.02.01 A definition of substandard housing shall be adopted and shall be based upon a set of criteria to assist in identifying structural, interior and exterior conditions.
 - 3.02.02 Establish a housing safety code and provide increased code enforcement activities.
 - 3.02.03 Seek federal and state funding for the demolition or rehabilitation of substandard housing or demolition if rehabilitation is not a viable alternative.
 - 3.02.04 Encourage the establishment of neighborhood groups to coordinate upgrading projects by providing code enforcement assistance, removing blighting influences, and concentrating capital and/or operating budget improvements in such neighborhoods.

Policies	<p>3.02.05 A thorough inventory of substandard housing conditions in Macclenny should be conducted every two years, to identify those housing units suitable for rehabilitation and where demolition is the only alternative.</p> <p>3.02.06 Demolition of a house should be permitted only where there is no structural integrity, where rehabilitation is not viable and where there is an endangerment of public health, safety and welfare by the structure.</p>
Objective 3.03	<p>Low- and Moderate-Income Housing. The City and its Land Development Regulations shall assure that adequate sites for housing (including mobile homes and manufactured homes) for very low-, low- and moderate-income persons will be available.</p>
Policies	<p>3.03.01 The Land Development Regulations shall establish incentives for the construction of housing for very low-, low- and moderate-income persons, for persons with special housing needs, including the elderly, the handicapped, large families and rural and farm worker families.</p> <p>3.03.02 The City shall be the agent designated to apply for, obtain and distribute State “affordable housing” assistance loans and grants.</p> <p>3.03.03 Promote the establishment of services and programs to assist very low-, low- and moderate-income persons to find adequate housing.</p> <p>3.03.04 To promote infill development, the Land Development Regulations shall offer encouragement for the development of existing vacant lots with infrastructure as a means of providing safe, sanitary and affordable housing to very low-, low- and moderate-income households.</p> <p>3.03.05 The Land Development Regulations shall continue to allow mobile homes to be placed throughout the City and consistent with the existing zoning ordinance for mobile homes.</p> <p>3.03.06 The Land Development Regulations shall ensure that adequate sites are available for very low-, low- and moderate-income families by:</p> <ul style="list-style-type: none"> (a) Continue to allow established residential densities of up to 10 dwelling units per acre in both residential and commercial zones. (b) Continue to allow manufactured housing in residential neighborhoods as a means of affordable housing. (c) Continue evaluating the adequacy of public facilities (including sewer and water) to ensure adequate infrastructure is available for infill development. (d) Reviewing the City’s zoning ordinance with the intent to reduce any requirements which may add to the overall costs of building a house. Items may include: reducing the road rights-of-way and widths for residential subdivisions; eliminating requirements for sidewalks or curbs so as to allow unpaved shoulders to serve as parking areas, etc. (e) Planned Unit Developments (PUDs) shall continue to be allowed and encouraged as a means for providing housing types which offer a variety of housing types to meet various income levels. <p>3.03.07 The City shall encourage the creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the City.</p> <p>3.03.08 The City shall utilize job training, job creation and economic solutions to address a portion of the affordable housing concerns.</p>

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Policy	3.03.09 Accessory dwelling units such as granny flats or garage apartments shall be permitted in all residential future land use classifications and shall not count toward density calculations.
Objective 3.04	Group Homes and Special Needs. Sites for group homes, special needs population and foster care facilities will be available at suitable locations to ensure that the needs of persons requiring such housing are met.
Policies	<p>3.04.01 Continue to maintain existing non-discriminatory standards and criteria (as already established by city ordinance) addressing the location of group homes and foster care facilities.</p> <p>3.04.02 Examine the zoning code and develop guidelines for placement of different classes of group homes that will be permitted in residential neighborhoods, and that no residential neighborhoods be closed to such facilities.</p> <p>3.04.03 Community-based residential care facilities shall be provided adequate sites in locations within the residential or institutional areas of the City.</p> <p>3.04.04 Consistent with established criteria, the City shall monitor the development and distribution of group homes and residential care facilities to ensure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided.</p> <p>3.04.05 The Land Development Regulations shall establish criteria for the location of group and community-based residential facilities within residential or residential-like neighborhoods.</p>
Objective 3.05	Relocation. 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	3.05.01 The City will assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.
Objective 3.06	Historical Housing. Historically significant housing will be identified, preserved and protected.
Policies	<p>3.06.01 The Land Development Regulations shall protect and preserve significant archaeological and historic sites.</p> <p>3.06.02 By January 1, 2012, provide incentives and assistance to the private sector to preserve the historic nature of the area.</p> <p>3.06.03 Work closely with all government agencies to provide and exchange information necessary to ensure sufficient knowledge for the protection of all significant historic and archaeological resources.</p> <p>3.06.04 The City shall provide for protection and preservation of its historic resources by:</p> <p style="padding-left: 40px;">(a) Participating in the National Register Program.</p> <p style="padding-left: 40px;">(b) Ensuring that surrounding infrastructure is maintained.</p>

Objective 3.07 Existing Housing. The useful life of the existing housing stock will be conserved and extended, and neighborhood quality will be improved.

- Policies 3.07.01 Review and amend where necessary the city housing and health codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities.
- 3.07.02 Rehabilitation should be concentrated in areas with a large percentage of historic or substandard housing. The City shall utilize *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* as a basis for any rehabilitation activities on historic structures.
- 3.07.03 The City will apply for available federal, state and local funding sources and grants for the rehabilitation and construction of homes.

Objective 3.08 Housing Implementation Program. The City shall continue current programs and activities which are directed towards providing safe and affordable housing for the various housing needs in the City.

- Policies 3.08.01 The City shall continue the evaluation of housing needs and implementation of activities to meet the housing needs, through efforts of the Fair Housing Advisory Committee.
- 3.08.02 The City shall encourage infill development of vacant lots by continuing the review of the City's zoning ordinance with the intent to reduce any requirements which may add to the overall costs of building a house. Items may include: reducing the road rights-of-way and widths for residential subdivisions; eliminating requirements for sidewalks or curbs so as to allow unpaved shoulders to serve as parking areas; etc.
- 3.08.03 Mobile homes and manufactured homes shall continue to be allowed within the city limits as an alternative for affordable housing for very low-, low- to moderate-income households.

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Objective 3.09	Neighborhood Stabilization: The City shall preserve, protect and stabilize residential neighborhoods keeping the maximum possible number of dwelling units in the housing supply, as measured by the implementation of the following policies.
Policies	<p>3.09.01 Commercial and other non-residential uses lying adjacent to residential neighborhoods shall not be expanded into residential neighborhoods unless:</p> <ul style="list-style-type: none">(a) Such uses enhance or do not diminish or degrade the residential character of the neighborhood, and(b) The expansion shall not result in a reduction of the level of service on the residential streets. <p>3.09.02 The Building and Zoning Department shall take steps to reduce the impact of commercial areas or uses on residential neighborhoods through increased inspection activity to identify zoning violations of landscaping, buffering, and signage requirements in such areas.</p>
Objective 3.10	The City shall encourage energy efficiency and the use of renewable energy resources in the design, new construction, and rehabilitation of housing.
Policies	<p>3.10.01 The City shall promote and encourage the use of low impact development techniques by providing incentives for water-efficient developments such as those that implement the Florida Water StarSM program, a point-based, new home certification program.</p> <p>3.10.02 The City shall promote the use of indigenous landscaping to eliminate the need for irrigation and chemical treatments to result in a reduction of demand on water resources and improved water quality.</p> <p>3.10.03 The City shall provide incentives for the use of Leadership in Energy and Environmental Design (LEED) for homes since LEED standards yield energy efficient and ecologically responsible housing that better supports long-term viability and affordability.</p>

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**DATA
AND ANALYSIS**

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The data provided in this support document were provided in the Affordable Housing Needs Assessment (AHNA) prepared by the University of Florida’s Shimberg Center for Affordable Housing for the Florida Department of Community Affairs. Unlike other parts of the 2025 Comprehensive Plan that address governmental responsibility, the *Housing Element* addresses a concern that for the most part lies with the private sector. Historically, the role of the City has been rather limited and indirect in the capacity of affordable housing provider.

The purpose of the *Housing Element* is to analyze the composition of existing housing stock with regard to the types of housing which provide shelter for the residents of the City; the age and condition of the current supply of housing; and the cost of housing. With this information in hand, current problems can be identified and projections can be made as to the number and types of housing that will be required to satisfy the projected growth in population.

C.1 Inventory of Dwelling Units

Rule 9J-5.010(1)(a) and (b), F.A.C.

According to the Shimberg Center on Affordable Housing at the University of Florida a total of 1,670 housing units were located in the City of Macclenny. Of these units, 1,149 (69%) were single family housing units, 231 (14%) were multi-family housing units, and 290 (17%) were mobile homes. As compared to unincorporated Baker County, shown in Table C.1, there is a significant difference in the proportion of multi-family and mobile home housing types, as well as those described as “Other” (RV, vans, or any other living quarters not otherwise defined).

Table C.1 Housing Units by Type, 2000					
Place	Single-family	Multi-family	Mobile Home	Other	Total
Macclenny	1,149	231	290	0	1,670
Uninc. Baker	2,650	0	3,049	44	5,743

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

As illustrated in Table C.2, the majority of the City’s housing stock was constructed since 1970. According to the 2000 Census, units built prior to 1960 (now 50 years and older) constitute less than 20% of the total housing stock for the City and less than 10% in unincorporated Baker County.

Table C.2 Housing Units by Age, 2000										
	1990-2000		1980-1989		1970-1979		1960-1969		Before 1960	
	Total	%	Total	%	Total	%	Total	%	Total	%
Macclenny	294	17.6	282	16.9	456	27.3	327	19.6	311	18.6
Uninc. Baker	1,888	32.9	1,478	25.7	1,466	25.5	382	6.7	529	9.2

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

There were 294 units (18%) in the inventory that were built between 1990 and 2000. There were 282 units (17%) in the inventory that were built between 1980 and 1989. The period 1970-1979 saw the greatest number of units added, 456 (27%) of the total housing stock. A total of 638 units (38%) of the occupied housing stock were built in 1969 or earlier.

Table C.3 Housing Units by Tenure, 2007			
	Owner	Renter	Total
Macclenny	1,419	727	2,146
Uninc. Baker	5,225	888	6,113

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

Of the occupied units inventoried, the distribution between owner-occupied and renter-occupied units was about 66% and 34%, respectively. The latest data from the Shimerg Center reports that the distribution between owner-occupied and renter-occupied units has not changed since the 2010 planning period.

Table C.4 Housing Units by Vacancy and Occupancy, 2000							
	Occupied	Vacant	Total	Vacancy Rate(%)	Vacant Seasonal, etc. Units	Total Units	Vacancy Rate Total Units(%)
Macclenny	1,566	50	1,616	3.1	54	1,670	6.2
Uninc. Baker	5,313	207	5,520	3.8	223	5,743	7.5

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

Of the total 1,616 year-round units, 50 or 3.1% were vacant. While the largest number was single family detached, the lowest number of vacancies were attributable to multi-family. The monthly costs incurred by these owners ranged from less than \$300 a month to more than \$1,500 a month. As detailed in Table C.5 below, the majority of City homeowners with mortgages had costs that ranged between \$500 and \$699 a month. A surprising 29% of the homeowners in Macclenny had no mortgage in 2000, down from 56% in 1995.

Table C.5 Owner Costs (Mortgage Status and Selected Monthly Costs), Specified Owner-Occupied Units, 2000									
	Less than \$300	\$300 - \$499	\$500 - \$699	\$700 - \$999	\$1,000 - \$1,499	\$1,500 - \$1,999	\$2,000 or More	Not Mortgaged	Total Units
Macclenny	0	87	216	150	100	28	0	233	814
Uninc. Baker	18	160	202	392	341	93	9	729	1,944

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

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Gross rents for the specified renter-occupied housing units in 1995 are shown in Table C.6 below. 20% of the occupants paid less than \$200 a month for rent. Nearly 36% were paying rents that were between \$200 and \$499; nearly 30% were paying rents between \$500 and \$749; less than 1% paid more than \$750 a month; whereas 1% paid no rent at all.

Table C.6 Gross Rent, Specified Renter-Occupied Units, 2000									
	Less than \$200	\$200 - \$299	\$300 - \$499	\$500 - \$749	\$750 - \$999	\$1,000 - \$1,499	\$1,500 or More	No Cash Rent	Total
Macclenny	105	56	131	158	26	0	0	52	528
Uninc. Baker	28	62	390	86	0	8	0	116	690

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

Table C.7 Value of Specified Owner-Occupied Units, 2000									
	Less than \$50,000	\$50,000 - \$99,999	\$100,000- \$149,999	\$150,000- \$199,999	\$200,000- \$299,999	\$300,000- \$499,000	\$500,000- \$999,999	\$1,000,000 or More	Total
Macclenny	159	497	142	7	9	0	0	0	814
Uninc. Baker	388	785	476	176	108	11	0	0	1,944

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

Table C.8 below identifies the cost burden for homeowners and renters. Housing costs should approximate not more than 30% of a wage earners annual income. As the table illustrates, the vast majority of City homeowners do not expend more than 30% of the income for housing. Somewhat less true is the status of renters in the City.

Table C.8 Cost Burden, 2000							
	Less than 20%	20% - 24%	25% - 29%	30% - 34%	35% or More	Not Computed	Total Cost Burden 30% or More
Macclenny							
Owner	447	121	98	38	94	16	132
Renter	167	82	65	20	127	67	147
Uninc. Baker							
Owner	1,383	197	113	65	174	12	239
Renter	285	93	79	14	82	137	96

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

C.2 Inventory of Substandard Housing

Rule 9J-5.010(1)(c), F.A.C.

In 2000, there weren't any units in the City that were without complete kitchen or plumbing facilities. Of the occupied units, 16 (1%) did not have heat and 93 (5.9%) units were considered overcrowded due to having more than 1.01 persons per room.

Table C.9 Housing Condition Characteristics, 2000								
	Persons per Room		House Heating Fuel		Kitchen Facilities		Plumbing Facilities	
	1.01 or More Persons per Room	Share of Occupied Units (%)	No Fuel Used (%)	Share of Occupied Units (%)	Lacking Complete Facilities (%)	Share of Units (%)	Lacking Complete Facilities (%)	Share of Units (%)
Macclenny	93	5.9	16	1.0	0	0.0	0	0.0
Uninc. Baker	347	4.2	52	1.0	31	0.05	43	0.7

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

C.3 Inventory of Subsidized Housing

Rule 9J-5.010(1)(d), F.A.C.

There are two housing programs in the City. The Housing Authority of the City of Macclenny administers the Federal Low Income Housing Program. It consists of 80 units of low income public housing for families and the elderly. Sixteen of these units are reserved for the elderly. These units can be found in three separate locations in the City. Baker County administers the Section 8 subsidy program. There are 147 units county-wide of which 100 units are mobile homes. Within the City, there are 42 units.

Table C.10 Inventory of Public Housing Units and Vouchers				
PHA Name	Agency Street Address	Public Housing Units	Housing Choice Voucher(Sec8) Units	Units + Vouchers
Baker County Housing	P.O. Box 977, 402 Stansell Avenue	0	147	147
Macclenny	P.O. Box 977, 402 East Stansell Avenue	80	0	80

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

Table C.11 Inventory of Federally-, State- and Locally-Assisted Rental Housing						
Development Name	Street Address	Total Units	Assisted Units	Occupancy Status	Housing Program(s)	Population or Target Area
Baker Manor	680 South Sixth Street	50	50	Ready for Occupancy	Rental Assistance / HUD; SAIL	Family
Northwood Apartments	307 E Ohio Ave	52	52	Ready for Occupancy	Refi Section 221(d)(4); Rental Assistance / HUD	Elderly

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

C.4 Inventory of Group Homes

Rule 9J-5.010(1)(e), F.A.C.

In northeast Florida, group homes and foster care facilities are primarily concentrated in Jacksonville, where other social and medical services are available. There are no group homes in Macclenny, however, the City's land development regulations allow these types of facilities in residential or residential-like neighborhoods. Currently, group homes, foster homes and housing for the elderly are allowed in the City's Residential General (RG) zoning classification and by exception in the Residential, Professional Office (RPO) district.

C.5 Inventory of Existing Mobile Home Parks

Rule 9J-5.010(1)(f), F.A.C.

The City currently has two mobile home parks licensed by the State twenty years ago. Claude's Trailer Park located on US 90 and Blair Street, has a capacity of 17 mobile homes. The other park is Rhoden Trailer Park on Barber Road off SR 121, has space for 16 mobile homes. During the 2010 planning period the City amended its Land Development Regulations to include mobile homes within certain Planned Unit Developments so long as strict design criteria were included to create an aesthetically pleasing neighborhood -- not just a conventional trailer park.

C.6 Inventory of Historically Significant Housing

Rule 9J-5.010(1)(g), F.A.C.

The National Register of Historic Places is an official listing of properties throughout the country that reflect the prehistoric occupation and historic development of the United States. It is used primarily as a planning tool in making decisions concerning the development of communities to ensure, as much as possible, the preservation of buildings, sites, structures and objects that are significant aspects of our cultural and historic heritage. The National Register provides recognition that the property is deemed significant in history. Most properties are significant because of their local significance.

National Register properties should be carefully considered while planning projects and guiding development in the City. If a registered property that is income producing undergoes a substantial rehabilitation carried out according to the Secretary of the Interior's Standards for Rehabilitation, the owner may apply for a 20% income tax credit. The credit amounts to 20% of the cost of rehabilitation.

In 1992, the Florida Legislature passed legislation that allows the City to grant ad valorem tax relief for owners of properties that are listed or eligible for listing in the National Register or in a local district. When a property is improved, its value is increased and the assessment is raised accordingly. The ad valorem tax legislation provides that the increase in assessed value of the improved property will be exempted for up to ten years from taxation for those portions of the tax bill affected by local option municipal exemption ordinances. This provision is available for both income and non-income producing properties. Also, listing may make a property exempt from certain Federal Emergency Management Agency requirements and eligible for some American Disabilities Act and building safety code adjustments. Listing or being determined eligible for listing is not required for receiving state preservation grants. The competition for the grants is intense, but this official recognition adds weight to the argument that a property is significant and should be awarded a grant.

The City has five sites on the Florida Master Site File. One of the sites, Old Baker County Courthouse, is also listed on the National Register of Historic Places.

There is an additional historical structure in the City that is not yet registered on the Florida Master Site File. The site is the Old Railroad Station, located at SR 23A and the railroad. Currently, the building is vacant. The building was relocated to this site from its previous location behind City Hall.

Table C.12 Historical Resources in the Florida Master Site File					
Site I.D. No.	Site Name	Site Location	Use	National Register	Year Built
BA00017	Old Baker County Courthouse	14 W. McIver Street	Library	Yes	c. 1880
BA00019	St. James Episcopal Academy	5 th St. and South Blvd.	Vacant	No	1885
BA00022	Old Baker County Jail	42 W. McIver Street	Government	No	c. 1890
BA00066	Herndon-Thompson House	228 S. Fifth Street	Residential	No	c. 1904
BA00401	George Rhoden Realty	6 th St. & Macclenny Ave.	Business	No	1942

C.7 Inventory of Housing Construction Activity

Rule 9J-5.010(1)(h), F.A.C.

The City's building records indicated the construction of 661 new housing units and the demolition of 24 units for a net gain of 637 units from 2000 through the end of 2009. Of the housing units built, all were single family housing structures. Table C.13 shows the building permits for construction and demolition of units for these years.

Table C.13 Housing Permitting Activity			
Year	Units Built	Demolitions	Net Units
2000	45	2	43
2001	37	0	37
2002	64	0	64
2003	56	4	52
2004	64	9	55
2005	127	7	120
2006	118	0	118
2007	90	1	89
2008	44	0	44
2009	16	1	15
Total	661	24	637

Source: City of Macclenny Building and Zoning Department

C.8 Anticipated Number of Households by Size and Income Range

Rule 9J-5.010(2)(a), F.A.C.

The Affordable Housing Needs Assessment (AHNA) prepared for the Florida Department of Community Affairs includes an extensive amount of data on the characteristics of households with respect to age, size, income and tenure. The baseline data is from the 2000 U.S. Census. Some of the data are generally available; other data resulted from special cross tabulations that were run to provide information on specific subjects such as the correlation between the age of the head of household and the size and income of the household.

The study projects an increase of 1,027 households between 2010 and 2025. The household projections were based on the number of persons in each ten-year age group as of 2000 aged forward to 2030, decreased by the mortality rate for each group, and increased by net immigration based on rates between 1990 and 2000. The projected number of households was calculated by applying the average household size for the age group in 2000 to the number of persons in the group in 2030, as average household size varies among age groups.

The distribution of projected households by size is shown in Table C.14. 1,818 of the households, specifically 50%, are one or two person households. Large households of five or more persons comprise only 14% of households. Little change is projected in the size distribution of households.

Table C.14 Projected Households by Size					
Household Size	2010	2015	2020	2025	2030
One to two persons	1,120	1,285	1,464	1,642	1,818
Three to four persons	821	934	1,059	1,181	1,297
Five or more persons	326	370	423	471	523
Total	2,267	2,589	2,946	3,294	3,638

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

C.9 Housing Need of Current and Anticipated Future Residents

Rule 9J-5.010(2)(b), F.A.C.

Table C.15 Projected Total Number of Residents					
	2010	2015	2020	2025	2030
Macclenny	6,083	6,744	7,362	7,974	8,567

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

Whether the degree of financial stress that exists among owner occupant households in the lower income ranges is an extensive as calculated by the methodology used in the AHNA is questionable. Households who own their homes mortgage free may have housing costs that are in reasonable proportion to their income. In the City, some 29% of owner occupants did not have a mortgage in 2000.

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The distribution between owner-occupied and renter-occupied units is expected to remain about the same, i.e. 65% and 35%, respectively. This correlates well with the type of housing for which building permits were issued between 2000 and 2009 shown in Table C.13.

C.10 Land Requirements for the Total Estimated Housing Need

Rule 9J-5.010(2)(c), F.A.C.

Table C.16 Affordable Housing Need Summary					
	2010	2015	2020	2025	2030
Owner					
0 to 30% AMI	63	75	87	100	113
30.1 to 50% AMI	38	43	49	55	62
50.1 to 80% AMI	14	16	19	22	24
Owner Total	115	134	155	177	199
Renter					
0 to 30% AMI	43	49	54	59	65
30.1 to 50% AMI	13	16	19	21	24
RenterTotal	56	65	73	80	89

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

It is projected that by 2025 there will be a need for 80 affordable renter-occupied housing units as well as 177 affordable owner-occupied units. The percentages of owner-occupied and renter-occupied units are expected to remain approximately the same as those listed at the time of the 2000 Census.

The projected housing need will be achieved through the infilling of lots in the platted subdivisions of the City and the development of the few larger vacant parcels. During the 2010 planning period, the City Commission approved several PUDs that have not yet been fully built. Infrastructure is available in most of the currently platted subdivisions. The City has replaced some of its older sewer lines and should continue to monitor other lines so as to maintain adequate infrastructure capability. The developer of any larger tracts will be responsible for expansion of the infrastructure within the development. The City needs to maintain the sewage treatment and potable water facilities with adequate capacity to serve the projected population.

C.11 Housing Need Projected to be Met by Private Sector

Rule 9J-5.010(2)(d), F.A.C.

The private sector has been active in the City’s housing market since the 2000 Census was completed. There were 661 single family units added to the City’s residential inventory between 2000 and 2010.

As in the past, the future housing needs in the City will continue to be met primarily through private sector efforts. It is unlikely that new federal funding will be allocated for the construction of new public housing in the future and the existing

units for low-income households will continue to deteriorate as a result of inadequate funding for maintenance. Federally assisted housing such as those under Section 8 Rental Assistance Program will continue to provide financial housing assistance while allowing the tenant flexibility in housing location. Section 8 programs require a public and private partnership to be effective.

The type, tenure, cost or rent and income ranges of households to be provided by the private sector in the City are presented in previous tables. No limitations or hindrances appear to exist in the City with regard to availability of services, financing, regulations or government restrictions to the housing delivery process.

C.12 Existing Housing Delivery System

Rule 9J-5.010(2)(e), F.A.C.

The City makes every effort to work with the private sector to promote the development of housing in Macclenny. This includes working with the developer to provide the adequate infrastructure needed in the development. The City is hampered during the housing delivery process due to its limited number of staff and, therefore, cannot provide the services in house that many other larger communities have.

The City does not own any public housing units. It does administer a federal housing program; however, this program is unlikely to grow due to budget cuts within the federal administration. Private development of housing in the City is projected to continue as the primary provider of housing in Macclenny. Vacant parcels will be developed by the private sector as lot infilling or through the development of large parcels of land.

The City may wish to assist developers in the production of housing in the large undeveloped tracts by ensuring adequate infrastructure is available for use and allowing increased densities. The need for increased density has been exhibited by the development trends in the 2000s. The City can promote lot infilling in the established (developed) portions of the City by allowing greater flexibility in land development requirements and permitting higher densities on individual lots. The increasing cost of the land coupled with increasing construction costs make development of housing on individual parcels in the older sections of the City less desirable without the use of public incentives. Such public incentives may include allowing lots platted for two houses to be developed for three smaller home sites. Without promoting land development in the vacant parcels, whether large or small, the population projections in this Plan may not be attained.

C.13 Creation or Preservation of Affordable Housing to Minimize Need for Additional Services

Rule 9J-5.010(2)(f)1, F.A.C.

The 2000 Census data indicated that approximately 28% of rental households were paying 30% or more of their income for gross rent in the City. This represents a 6% decrease from the previous planning period. For homeowners, only 16% were paying more than 30% of their incomes for housing costs, a 5% decrease from the previous planning period.

The City's Fair Housing Ordinance was revised in an effort to eliminate discriminating housing practices against all persons, including minorities, handicapped and elderly persons. This ordinance created a Fair Housing Advisory Committee that serves to identify restrictive or discriminatory barriers, i.e. land use, development practices or zoning codes. The Committee implemented its reviews by surveying neighborhoods and housing development practices and analyzing what factors contribute to the establishment of concentrated areas of lower income and minorities, including women.

Another Committee objective is to provide consumer/rental information and assistance to all minorities and women, with an emphasis on lower income households and try to find areas for these people which are located outside of minority areas of concentration of low-income households. To do this, the following activities have been established:

1. City Hall provides a roster of individuals who are available for counseling to those seeking housing. Such individuals will have information regarding rights of individuals, available rental/sale units, and possible alternative financing.

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2. Fair Housing and Civil Rights Organizations and the housing industry have identical information available in their institutions.
3. The Chamber of Commerce, civic and social organizations and professional organizations with an interest in the elimination of discrimination have access to associated materials through discussions and/or presentations.
4. The housing opportunity data is updated biannually.
5. The establishment of a National Fair Housing toll free telephone number.

The ordinance provides a grievance process through the Adjustment Board and the City Commission.

One last activity provided by the ordinance is Voluntary Affirmative Marketing Agreements between, but not limited to, real estate brokers, lenders, builders, developers, and the U.S. Department of Housing and Urban Development. Also, annual review of local building and land use regulatory practices to determine effects upon housing affordability to reduce any discriminatory practices.

The City has been aggressive in seeking ways to provide affordable housing and safer housing conditions for its population, especially given the small size of the City and limited financial and personnel resources. It has been successful in obtaining grants and other monies to assist a variety of types of the population, it has adopted numerous ordinances regarding fair housing, further the programs and activities the City has already begun. The following are recommendations through which the City can continue to encourage adequate affordable housing for low- and moderate-income groups:

1. Housing for low- and moderate-income persons can be accomplished by lot infilling in the City. It is estimated that less than 50 vacant lots are available throughout the City. These lots are ready to be developed as they have proper zoning and have existing infrastructure. Development of these parcels reduces the costly time delays due to permitting and extension of infrastructure which plague many new developments. The City can encourage the development of these lots by continuing the review of the City's zoning ordinance with the intent to reduce any requirements that may add to the overall costs of building a house. Items may include reducing the road right-of-ways and widths for residential subdivisions, eliminating requirements for sidewalks or curbs so as to allow unpaved shoulders to serve as parking areas, etc. This practice is consistent with the objectives of the City's Fair Housing Ordinance.
2. The market demands and cost development has made development with no governmental assistance out of the affordability range of most low- and moderate-income persons. The City may continue the efforts of the Fair Housing Advisory Committee which assists the private sector, in particular, minorities and low-income persons, in obtaining low interest government loans, and assisting residents in finding affordable housing and, in areas which do not have large concentrations of minorities and low income.
3. The City has a good record for allowing mobile homes in various parts of the City. This is apparent in the growing number of mobile homes which have been added to the City's housing inventory since 1990. Although single family units make up the largest share of housing in Macclenny, mobile homes increased from 12% in 1990 to 17% by 2000. The City's current zoning ordinance specifically provides for mobile homes in its Residential, Mobile Home (RMH) zoning district. This district allows mobile homes on individual lots, mobile home parks and subdivisions, as well as single family homes. Mobile homes are considered to be affordable housing for low- to moderate-income households and should continue to be allowed within the City.
4. Planned Unit Development (PUDs) are also allowed in the City's zoning code. PUDs are allowed a variable mix of housing densities, commercial retail, offices, public and semi-public facilities. The City's zoning code provides that PUDs are allowed so as to encourage flexible and creative site planning, provide for more efficient use of land and accomplish a more desirable environment than might otherwise be allowed in other zoning classifications. The PUD should continue to be allowed and encouraged in the City so as to allow a mix of development and housing types to meet various income needs of the families in the City.
5. Rehabilitation of existing housing is also an alternative for affordable housing. The City has continued to apply for all available grants and monies towards this end and should continue the practice. Rehabilitation can often be a less expensive method than the cost of building a new house and helps in maintaining the housing stock in a generally acceptable manner.

C.14 Elimination of Substandard Conditions and Improvement of Housing

Rule 9J-5.010(2)(f)2, F.A.C.

The elimination of substandard housing in the City will occur with efforts by the private and public sectors. The emphasis of the private sector in the redevelopment of the housing will depend on the location of the housing. The market pressures and desirability of the land will eventually eliminate substandard housing.

The City has considerably eliminated many of the substandard housing units (especially those in a dilapidated state of repair) since the last Comprehensive Plan was written. These units were demolished as they were unfit for human occupancy and were beyond repair.

A continuous check of the condition of the City's housing stock and enforcement of the City's minimum housing code, will greatly increase the City's opportunity for conserving and rehabilitating substandard housing units. The City is currently applying for additional monies towards this end. The City will want to continue to apply for federal and state grants and loans (i.e. Community Development Block Grants). These grant monies should be used for the purposes of assisting households in upgrading the conditions of the housing units.

Historically significant housing in the City should be protected from destruction or major alteration so as to destroy historical and/or cultural value. The City may need the technical and financial assistance from the Department of State, Division of Historical Resources for identifying historical housing, developing strategies for protecting and conserving these resources, and rehabilitating these structures, if so needed.

C.15 Provision of Adequate Sites for Affordable Housing and Mobile Homes

Rule 9J-5.010(2)(f)3, F.A.C.

Housing and Urban Development (HUD), Section 8 funds are provided to very low- and low-income families to make up the difference between what a household can afford and a fair market rent for an adequate housing unit. The City disburses no certificates or vouchers to families with incomes below 50% of the County's median income to lease private rental units. However, there are 80 public housing units in the City. Community Development Block Grant (CDBG) is administered by HUD and may be used for acquisition, site preparation and improvements and construction activities in low-income eligible areas. HOME Investment Partnership funds are administered by HUD to provide a variety of housing assistance including rental and homeownership housing, rehabilitation and tenant-based rental assistance. Since the City is not an entitlement, The City is unable to receive these funds through HUD. The City could receive housing subsidies through the State's Small Cities Program.

State Housing Initiatives Partnerships (SHIP) is a dedicated funding source established by the William E. Sadowski Affordable Housing Act of 1992. The program is administered by the Florida Housing Finance Agency (FHFA). It provides funds to local governments for a variety of housing construction and rehabilitation activities. The Weatherization Program is administered by the Florida Department of Community Affairs (DCA). The program funds originate in oil overcharge money collected by the federal government. The program is used to supplement SHIP and HOME funds for energy-saving home repairs such as roof and window repair, home insulation and installation of solar hot water heating for low-income households.

The Low Income Home Energy Assistance Program is a state grant for repairs and energy-related activities. The Low Income Emergency Home Repair Program is a state grant for emergency home repairs. Single Family Mortgage Revenue Bonds have been made available to local lenders in making first mortgages, enabling over (200) lower income families to obtain below market rate loans.

The City also cooperates with private entities to develop housing for low- and moderate-income households. The City has obtained, with assistance of a number of private lending institutions, financing for affordable housing. The program requirements of the CDBG and SHIP programs have resulted in comprehensive inventories of housing needs, programs and private sector initiatives. The funding available under these programs has enabled the City to specifically address the housing needs of very low-, low- and moderate-income households.

In July of 2000, the City amended its Land Development Regulations to include mobile homes as a permitted use within Planned Unit Developments if certain conditions are met to ensure aesthetic quality and creative design. The City wanted to address mobile homes as a plausible housing choice for many families, and thought they could be included in a mixed use PUD to foster a sense of community, rather than the ancillary stigma oftentimes associated with mobile home parks.

C.16 Provision of Adequate Sites in Residential Areas for Group Homes and Foster Care Facilities

Rule 9J-5.010(2)(f)4, F.A.C.

Future development of group homes and foster care facilities in the City need to be in areas where social services are available to serve them. It is also necessary to locate them in residential settings to prevent isolation from the rest of the community. As for rural or farmworker households, the City is an urban area with no agricultural land uses; therefore, special housing needs for this group is not applicable. Based on development trends, no rural or farmworker households are anticipated during the planning period. There are no rural or farmworker households in the City.

C.17 Conservation, Rehabilitation or Demolition Activities and Historically Significant Housing

Rule 9J-5.010(2)(f)5, F.A.C.

The City must acknowledge that it has played a role in the history and development of the area, state, region and nation. This contribution is physically demonstrated today through archeological sites, historic landmarks and historic sites, and through buildings, structures, monuments and artifacts throughout Macclenny. It is in the public interest of the City and its residents to preserve, protect, promote and improve these elements for the cultural, educational and economic benefit and general welfare of the citizens of the community and the public at large.

The creation of Macclenny Historic Protection Guidelines could direct and monitor considerable renovation of historically significant properties in the City. This would safeguard the heritage of the City by preserving and regulating work on its historic landmarks, sites, archeological sites, buildings, structures, monuments, neighborhoods, areas and districts which reflect the elements of the City's cultural, social, economic, political and architectural history.