

GOALS, OBJECTIVES AND POLICIES

HOUSING ELEMENT

Goal: Wakulla County shallTo promote adequate, safe and sanitary housing at affordable costs to meet the needs of the present and future residents of the County recognizing the private sector as the primary provider for housing. ~~The intent of the objectives and policies in the element include a means to assess the adequacy of the plan in regulating land uses and development and to provide the county with guidance in the creation of standards and guidelines to meet identified needs~~[-

Objective 1: The County shallTo assist the private sector in providing an appropriate mix of housing types, as defined in the County's housing inventory study,^[aw3] and to apply innovative planning and design techniques, in both housing structures and land development, and to conserve and preserve natural systems and resources. ^[aw4]The County will require, through development review and approval, an appropriate mix of very low, low and moderate income level housing^[aw5].

Policy 1.1: The County shall coordinate the development of future housing with supporting infrastructure such as schools, parks, emergency service, water and sewer services through private sector funding concurrent with development. Such private sector funding shall be accomplished through provisions such as, but not limited to, impact fees and provision of off-site improvements.

Policy 1.2: All proposed nonresidential developments which will employ twenty-five (25) or more full-time employees shall be required to provide an affordable housing study to determine whether an adequate supply of affordable housing to support the income levels of the development's employees exists concurrently with the proposed project phasing schedule. The Land Development Codes shall be revised to provide the form and content of information needed for said study. The County shall develop a program to ensure the timely dissemination and explanation of land development regulations, particularly when such regulations are amended.

Policy 1.3: The County shall encourage the construction of an adequate supply of rental housing, including an adequate number of rental units where very low-income households can utilize Section 8 Rental Vouchers, ^[aw6]to meet existing and future demands. Where it is determined that the supply of rental housing will be insufficient to meet the demand, the County will undertake actions to increase the supply, including, but not limited to, evaluation of infrastructure needed to support additional rental housing, review of capital improvement plans to find opportunities for improving infrastructure, and evaluation of the availability of land zoned for rental housing.

Policy 1.4: The County shall encourage the development of multi-family housing as a primary land use in areas where employment opportunities and infrastructure are available and where higher intensity development exists or is planned on nearby property and shall allow the intensification of developed areas to include multi-family housing where infrastructure and land compatibility permit, consistent with the Future Land Use Map Series.

Policy 1.5: The County shall encourage the construction of energy efficient housing by implementing the

Florida Model Energy Code^[js7].

Policy 1.6: The County shall promote the use of cluster housing and planned unit developments, within service areas, to conserve open space and environmentally sensitive lands according to the policies within the Conservation and Recreation Elements. The County shall accomplish this through activities such as, but not limited to, increases in density and/or other bonuses for use of these development techniques.

Policy 1.7: The County shall encourage commercial and industrial developments to mitigate impacts on the housing market through incentives to developments which provide affordable housing for their employees.

Policy 1.8: The County shall review its land development regulations and determine if reductions can be made in regulatory and permitting requirements affecting housing.

Objective 2: ~~The County shall u~~Utilize^[aw8] and enhance the existing housing stock, including identification and preservation of historically significant housing included on the Florida Master Site File^[js9].

Policy 2.1: After receipt of housing data from the 2000 or most recent U.S. ~~decennial~~ Census, the County will use census data to identify geographic areas of special concern which could be considered for grants such as CDBG's as well as other Federal and State funding sources. Areas of special concern will include those exhibiting factors such as, but not limited to, high housing occupancy, high percentage of substandard housing and ~~very low and~~^[aw10] low income residents.

Policy 2.2: The County shall use the annual budget and capital improvement programming process to identify programs and activities which can be directed to support existing housing areas and neighborhoods, and shall cooperate with the private sector, provide services to upgrade existing neighborhoods and to increase their development and redevelopment potential. Such efforts shall include but are not limited to extensions of utilities and improvement of unpaved roadways and provisions of drainage facilities.

Policy 2.3: The County shall preserve and conserve historically significant structures and grounds through land development regulations.

Objective 3: ~~The County shall d~~Develop^[aw11] and implement programs and activities to increase the supply of housing based on provision of incentives to private sector developers and pursuit of state and federal housing assistance, to provide adequate housing opportunities for its very low and low income households and other households of special needs, including provision of sites for ~~very low~~^[aw12], low and moderate income housing, mobile homes, and group homes and foster care facilities. ~~This shall be accomplished by undertaking such activities as, but not limited to, the activities identified in the following policies:~~^[aw13]

Policy 3.1: The County shall seek to expand its participation in federal and state housing assistance programs for home ownership, rental housing, and for rehabilitation efforts by identifying all such funding sources for

which the County is eligible and by making application for each such funding source. Funding priority, including funding for acquisition of sites for [very low](#), low and moderate income housing, will be given to areas as designated through the implementation of Policy 2.1.

Policy 3.2: The County will ensure that land development regulations include locational criteria for the establishment of housing for the elderly, for foster care facilities and group homes, and for households with special housing needs, including rural and farmworker households. Such criteria shall consider accessibility of housing to special services and/or facilities required by occupants of such housing, convenience of such housing to employment opportunities, and adequacy of infrastructure, as well as factors set out in state law. Group and foster homes may be located within any land use designation except conservation. Group homes which are otherwise defined as "community residential homes" but which have six (6) or fewer residents shall be deemed a single-family unit and a non-commercial residential use, in accord with [Chapter Section 419.001\(2\), Florida Statutes \(1998\)](#).^[aw14]

Policy 3.3: The County will ensure adequate zoning for [affordable mobile homes](#)^[aw15] and [mobile home subdivisions](#) workforce housing with supporting infrastructure for the placement of code approved mobile homes, ~~and~~ manufactured buildings, [or affordable housing units](#).

Policy 3.4: ~~The County shall initiate a housing inventory to supplement the state land planning agency's affordable housing needs assessment with locally generated data~~ by conducting a housing survey in the year ~~2000~~ ~~2011~~^[aw16] and every 5 years thereafter, to determine areas with substandard or substantially inadequate housing stock, and will concentrate efforts in the marginal areas of inadequate housing during the interim between surveys.^[aw17]

Policy 3.45: The County shall actively recruit banks and lending institutions to participate [in very low and](#)^[aw18] low income housing programs to provide below market rate loans as a community service.

Policy 3.6: [The County shall explore the possibility of utilizing affordable housing land donation density bonus incentives to allow for a density bonus for land donated to the County for the provision of affordable housing in accordance with 420.615 F.S.](#)^[aw19]

Objective 4: ~~The County shall~~ [Increase](#)^[aw20] or improve the existing supply of [very low and](#)^[aw21] low-income housing through neighborhood revitalization.

Policy 4.1: The County shall include provisions in its land development regulations to permit consideration of development fee exemptions for very low and low income families that locate in designated redevelopment or revitalization areas when that housing is retained for [very low or](#)^[aw22] low income use.

Policy 4.2: The County shall review and propose to the School Board and/or the Community College the establishment of neighborhood based, results oriented, programs for rehabilitation which combine skills training (i.e. electrical, plumbing, landscaping, carpentry) for local youth and application of those skills within the targeted neighborhoods.

Objective 5: Vacant substandard housing shall continue to be monitored and rehabilitate or eliminated vacant substandard housing through code enforcement and Section 8 inspections. Use housing analyses to measure the effectiveness of this objective.^[aw25]

Policy 5.1: The County shall increase code enforcement activities, through regular inspections of the vacant housing stock in neighborhoods or communities where the violations are more prevalent, and institute concentrated code enforcement activities where warranted.

Policy 5.2: The County shall maintain a minimum housing code in the County's Land Development Code.^[AW26]

Policy 5.32: The County shall seek federal and state funding for the demolition or rehabilitation of substandard housing.

Policy 5.43: The County shall assist in neighborhood/community upgrading projects by providing code enforcement assistance and removing blighting influences in such neighborhoods and communities.

Policy 5.54: The County shall revise its land development regulations to permit mixed use and innovative reuses of the existing housing stock which will result in the removal of substandard' housing. Identified substandard housing areas shall be targeted for upgrading or redevelopment through the pursuit of state or federal housing assistance and redevelopment grants.

Objective 6: Promote energy efficiency in the design and construction of new housing

Policy 6.1: The County shall incorporate incentives into the Land Development Code for residential developments that incorporate LEED, or Florida Green Building Coalition, or similar professionally accepted green building standardsguidelines-certification.

Objective 7: Promote the use of renewable energy resources in the housing sector

Policy 7.1: The County shall incorporate requirements and incentives into the Land Development Code for the use of recycled or renewable materials and renewable energy sources used in residential units and developments.^[aw27]