



## Housing Element – Walton County Staff Analysis of Changes

### Reorganization:

- **Goals** are general statements of desired outcomes of the community. While often broadly written, goals should be stated specifically enough so that it is possible to assess whether progress has been made in achieving them.
- **Objectives** are more specific and are a subset of goals, providing measurable strategies. Objectives should not stand alone without a goal. If an objective does not fit under a goal and it is considered important, then it may be more appropriately written as a goal. It is undesirable to have an Objective statement that actually contains numerous Objectives, this make intent hard to discern for policy formulation/implementation and makes measurability very difficult.
- **Policies** are “operational” actions that a community will undertake to meet the goals and objectives. The Comprehensive Plan’s policies can be categorized as existing (operational) policies, or ones that need further approvals from the County Commission. However, the Plan should not contain policies that are not implementable due to financial or staffing constraints as including these types of policies confuses the vision or direction and diminishes the meaning of the Plan on an operational level.
- **Planning hierarchy related** – The Comprehensive Plan should provide authorization or general policy direction for regulations implemented within the Land Development Code. This aids in interpretation of the Code.
- **Relocation to other elements** – General policy direction or Plan related authorization should be located in a logical place to ease implementation.

### Outdated or Duplicative:

- Policies may not have been implemented due to limited staff resources, limited funding or competing priorities.
- Policies and or objectives may be repeated elsewhere in the Plan creating opportunities for internal inconsistencies and difficult administration.

### Statute and Administrative Code Related:

- Manufactured housing requirements are found in 553.38, F.S.
- Workforce housing is defined by Section 380.0561(3)(h) F.S.
- Community residential facilities are governed by Chapter 419, F.S.
- Affordable housing is defined by 380.0651(3)(h) and element must contain policy related to the adequate provision of such housing
- Element must contain provisions related to relocation housing and identification of historically significant or other housing for the purposes of conservation, rehabilitation or replacement



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### Substantive Changes:

- Adds accessory dwelling unit authorizing language due to accessory structure language in Land Development Code (Section 6.01.01) and as an affordable housing alternative as authorized by 163.3177, F.S.)
- Removes target date of 2015 by which Walton County was to increase the number of affordable housing units by 10% -the County currently administers the Section 8 Housing program and utilizes the SHIP and HOME grant funds through the West Florida Regional Planning Council.
- Provides statutory definition of workforce housing for density bonus clarification – further work related to affordable and workforce housing density bonus system is anticipated, for instance Policy L-1.3.4 and L-1.3.8 of the Land Use Element currently established an “affordable housing” density bonus.
- Provides consistency with Florida Statute for community residential home siting and location
- Removes date certain requirement to reduce substandard units by 20%
- Removes policies related to sustainable housing due to lack of County resources or programs

### Policy Issues:

- Removes policies related to sustainable housing due to lack of resources or programs
- Historic structures language compatibility with Land Development Code and current resources