

HOUSING ELEMENT GOALS, OBJECTIVES, & POLICIES

~~GOAL H-1: ENHANCE WALTON COUNTY'S SUSTAINABILITY AS A COMMUNITY BY ENCOURAGING THE DEVELOPMENT OF AFFORDABLE, SAFE, AND SANITARY HOUSING WITH VARIETY IN TYPE, DENSITY, SIZE, TENURE (RENTAL AND OWNERSHIP), COST, AND LOCATION TO ACCOMMODATE THE NEEDS, PREFERENCES, AND FINANCIAL CAPABILITIES OF CURRENT AND FUTURE RESIDENTS. ENSURE THE PROVISION OF SAFE, AFFORDABLE, AND ADEQUATE HOUSING FOR ALL CURRENT AND FUTURE RESIDENTS OF WALTON COUNTY.~~

Matrix Analysis Comment: Simplified goal to be more concise while addressing the overall housing requirements of Section 163.3177(6)(f) F.S.

Objective H-1.1: ~~Develop a market that will provides ample, diverse housing types for various resident income levels and affordability levels. to accommodate the present and future housing needs of Walton County's permanent and seasonal residents.~~

Policy H-1.1.1: Walton County shall encourage a broad range of housing opportunities through a variety of land uses that allow single-family homes, multifamily homes, mixed use developments, accessory dwelling units, and live/work units.

Matrix Analysis Comment: Added accessory dwelling units to promote full range of housing types.

Policy H-1.1.2: Walton County shall facilitate mixed use developments comprised of residential, commercial, and civic uses, through the application of appropriate development standards, design flexibility, compatibility review, and regulatory incentives.

Policy H-1.1.3: Walton County ~~will~~ shall coordinate review of new development and redevelopment activities with water and sewer utility providers; provide linkage of urban land use designations in areas where adequate infrastructure is in place or planned for in the utility master plans so that developments of higher densities will have infrastructure in place to support demands.

Policy H-1.1.4: Walton County ~~will~~ shall establish and maintain residential development standards in the Land Development Code that support housing production while promoting the vitality of established neighborhoods.

Matrix Analysis Comment: Clarified the location of those standards.

Policy H-1.1.5: ~~Walton County shall provide incentives for residential~~

~~development at the maximum density that effectively balances community need for housing of various types, sizes and tenure, with the neighborhood compatibility, environmental sustainability and energy efficiency requirements of the comprehensive plan.~~

Matrix Analysis Comment: For clarification, residential development incentives are accomplished through bonus density program and do not incentivize the maximum allowable density.

~~**Policy H-1.1.6:** — Walton County shall promote meaningful and informed participation by residents, community groups, the private sector, and governmental agencies in local housing and community development activities.~~

Matrix Analysis Comment: Policy does not indicate how the county will promote participation. This Policy partially relocated to new Policy H-1.2.2.

~~**Policy H-1.1.7:** — Walton County will provide a range of development standards and incentives to facilitate live/work, mixed-use, accessory dwelling, single room occupancy, and other alternative forms of housing.~~

Matrix Analysis Comment: Policy deleted since it is redundant with Policy H-1.1.1

~~**Policy H-1.1.8: Policy H-1.1.5:** Walton County shall will review development regulations, establish permit processes metrics, and continuously monitor fees to assess their effect on residential development and ensure that they facilitate housing production and rehabilitation; achieve greater predictability in project decisions, timelines, outcomes, and costs related to County review and approvals.~~

Matrix Analysis Comment: Clarified policy based on the intent to monitor processes for their impact on residential development and facilitate process improvement.

~~**Policy H-1.1.9:** — Walton County shall encourage the redevelopment and continued use of existing mobile home parks and subdivisions, encouraging the replacement of existing older manufactured buildings or mobile homes with new code-approved manufactured buildings in properly zoned manufactured building or mobile home parks and subdivisions.~~

Matrix Analysis Comment: Potential conflict with LDC provisions for sun-setting nonconforming uses and structures.

~~**Policy H-1.1.10:** — Walton County should establish a coordination process and enhance communication between the Walton County and various public and private organizations within the housing industry.~~

Matrix Analysis Comment: This Policy relocated to new Policy H-1.2.2 with emphasis on affordable housing and increasing housing units.

Policy H-1.1.11: Policy H-1.1.6: Walton County shall promote equal access to an open housing market for all persons at all income levels, regardless of race, color, ancestry, national origin, religion, sex, family status, marital status, handicap, or age consistent with the Fair Housing Act.

Policy H-1.1.7: The County shall support economic solutions to affordable housing, such as establishing job training and job creation programs to assist very low, low and moderate income households. The County shall investigate and support grant funding for the development of such programs if determined to be beneficial.

Matrix Analysis Comment: Policy added to accomplish requirements of Section 163.3177(6)(f)4. F.S.

~~**Objective H-1.2: Relocation Housing: Public and private agencies and organizations that provide housing replacement or substantial rehabilitations programs and projects must make available relocation housing in a uniform and equitable manner for persons displaced from residences.**~~

Matrix Analysis Comment: Objective is capture under new Policy H-1.2.1.

~~**Policy H-1.2.1:** Completion of a housing relocation plan shall be an element of any County program or project that requires relocation, and shall provide assistance for persons displaced by public and private relocation housing programs and projects.~~

Matrix Analysis Comment: Relocated to new Policy H-1.2.1 under new Objective H-1.2 below.

~~**Objective H-1.3: Manufactured and Modular Housing or Factory-Built Housing: Identify and designate sites to meet the demand for manufactured and modular or factory-built housing units and other special housing needs, supported through the Future Land Use Element and Map Series.**~~

Matrix Analysis Comment: Resource limitations have precluded the county from historically implementing this Policy.

~~**Policy H-1.3.1:** Walton County shall include in land development regulations siting criteria for manufactured or modular or factory-built housing to meet the future demand for such housing types. General provisions will include but not be limited to standards consistent with the established character of the area. Design standards must include enclosed foundations and exterior material appearance compatible with the existing residential area; however, these standards shall be consistent with §320.8285(5) and §553.38(2), F.S.~~

Matrix Analysis Comment: The LDC does not currently contain design standards related to either manufactured or modular home that would require exterior material appearance to be

compatible with existing residential area, though Section 5.07.11 of the LDC does require "continuous wall underpinning/skirting of vinyl, pressure treated wood or masonry construction." Section 320.8285(5) F.S., refers to inspection fees and not design standards. Section 553.38(2) F.S. has been repealed but Section 553.38 F.S. states that the regulation of architectural and aesthetic requirements are entirely the purview of local authorities and that they must be applied without any distinction to conventional or manufactured building construction.

~~**Policy H-1.3.2:**~~ **Policy H-1.1.8** Siting criteria for manufactured, modular or factory-built housing will be used to meet the future demand for such housing types. General types of criteria will include minimum construction standards as stated in the Florida Building Code regulations consistent with §553.73, F.S. Manufactured housing, modular units or factory-built housing will ~~will~~ shall be allowed in any land use designation permitting residential development under the same siting, density, and location standards as conventionally constructed housing consistent with Section 553.38 F.S.

Matrix Analysis Comment: Section 553.38 F.S. states that, compliance with the Florida Building Code notwithstanding, local requirements and rules must be reasonable and uniformly applied without any distinction to conventional or manufactured building construction.

Policy H-1.1.9: Walton County shall maintain countywide land development regulations that continue to provide for affordable housing options such as manufactured housing (mobile homes), modular housing, factory-built housing, multifamily housing, utilizing zero lot lines, clustering housing units on less adverse development areas, and planned unit developments that include affordable housing units.

Matrix Analysis Comment: Relocated in part from previous Policy H-2.2.4.

GOAL H-2: INCREASE OPPORTUNITIES FOR AFFORDABLE HOUSING.

Matrix Analysis Comment: Goal is redundant. Covered under Goal H-1.

Objective H-2.1: Objective H-1.2 Walton County shall evaluate and implement innovative policies, funding programs, and other incentivizing measures supporting affordable housing.

~~**Policy H-2.1.1:** Walton County shall utilize the Affordable Housing Committee to further the intent of Goal H-2. The duties of this committee shall include recommending changes to the Comprehensive Plan and Land Development Code to promote affordable housing, studying specific housing problem areas for very low, low, moderate, and workforce income residents, and making recommendations to both government and the housing industry.~~

Matrix Analysis Comment: Walton County Affordable Housing Committee duties are limited to oversight of the State Housing Initiatives Partnership (SHIP) Program.

~~**Policy H-2.1.2:** Walton County shall recommend measures that applicants for development orders for major and minor developments can incorporate into~~

their proposed projects that will enhance the supply of affordable housing in the affected areas.

Matrix Analysis Comment: This Policy addressed in new Policies H-1.2.7 and 1.2.8.

~~**Policy H-2.1.3:** Walton County will identify land use changes that will maximize affordable and workforce housing opportunities; consider appropriate sites for higher densities, mixed use development, and infill development along transportation corridors.~~

Matrix Analysis Comment: This Policy addressed in new Policy H-1.2.8.

Policy H-1.2.1: Completion of a housing relocation plan shall be an element of any County program or project that requires relocation, and shall provide assistance for persons displaced by public and private relocation housing programs and projects.

Matrix Analysis Comment: Policy relocated from old Policy H-1.2.1.

~~**Policy H-2.1.4: Policy 1.2.2:** Walton County will plan, coordinate, and support community-based initiatives that develop responsible plans to provide housing opportunities for households whose needs are not met by the private for-profit market. Walton County will shall collaborate with nonprofit organizations, private developers, employers, special needs groups, state agencies, and federal agencies to increase the supply of affordable housing; assist and encourage public/private partnerships with community-based nonprofit agencies to enhance the production of housing units.~~

Matrix Analysis Comment: Policy replaces old Policy H-1.1.6 and H-1.1.10 to promote community participation in housing provision.

~~**Policy H-2.1.5: Policy H-1.2.3:** Walton County shall actively facilitate great-community participation and regional participation in helping solve the housing needs of households with incomes less than the area median income.~~

~~**Policy H-2.1.6: Policy H-1.2.4:** Walton County shall pursue funding sources, including public/private partnerships, to support affordable housing. Walton County will shall encourage affordable rental housing by offering incentives and technical assistance, where feasible.~~

~~**Policy H-2.1.7: Policy H-1.2.5:** To the extent feasible, Walton County will shall expedite the approval process for affordable housing projects by granting them priority in the review process. Walton County will shall prepare and produce a project approval process flow chart to expedite development activities and set an approximate time-frame for completion of approval process for all projects designed to provide affordable housing for very-low, low, and moderate income persons, the elderly, the mentally or physically handicapped or disabled, and~~

large households.

~~**Policy H-2.1.8:** — Walton County will facilitate the creation of developments that increase the availability of affordable housing through ownership, rental nonprofit ownership, resident-owned cooperatives, and land trusts.~~

Matrix Analysis Comment: Policy replaced by new Policy H-1.2.2.

~~**Policy H-2.1.9: Policy H-1.2.6:** Walton County will create more fully integrated neighborhoods through development or redevelopment of mixed income and affordable infill housing that places affordable housing in neighborhoods that may not currently have very low, low, and moderate income housing. Walton County will shall distribute publicly assisted housing equitably throughout Walton County to provide a wide variety of neighborhood settings for very low, low, and moderate income persons and to avoid undue concentration in any neighborhood.~~

Matrix Analysis Comment: Integration is addressed in second part of Policy.

~~**Policy H-2.1.10: Policy H-1.2.7:** Walton County will shall encourage the development of affordable housing in proximity to supporting civic, public and private infrastructure, and services. ~~through amendments to the Walton County future land use map that will facilitate joint development opportunities.~~~~

Matrix Analysis Comment: Approach is through local coordination in Policies H-1.2.3 and 1.2.6.

~~**Objective H-2.2: By the year 2015, increase the number of affordable housing units for Walton County's existing and future population by 10%.**~~

Matrix Analysis Comment: The target for this objective has elapsed.

~~**Policy H-2.2.1: Policy H-1.2.8:** The Future Land Use and Housing Element data and analysis, goals, objectives and policies, and future conditions maps shall be updated periodically, but no less often than every evaluation and appraisal report period. The update shall be based on the affordable housing needs assessment prepared by the Shimberg Center. This will allows Walton County to monitor the number of affordable housing units being created by the public and private sectors and ensure that progress is being made in meeting Walton County's current and projected affordable housing needs.~~

Matrix Analysis Comment: Recommendation to not limit data sources.

~~**Policy H-2.2.2:** Walton County shall adopt county-wide land development regulations that support an adequate supply of residential land to accommodate the very low, low, and moderate income populations. Adequate sites will be provided by allowing density bonuses for developments providing affordable housing, permitting the siting of manufactured housing in residential districts, and permitting accessory dwelling units, or other appropriate affordable housing techniques. No density bonus shall have the effect of increasing development~~

~~within any environmentally sensitive area.~~

Matrix Analysis Comment: Redundant with Policies H-1.2.2 and H-1.2.10.

Policy H-2.2.3: Policy H-1.2.9: Walton County shall support private sector efforts to provide affordable housing through coordination and technical assistance during project planning and/or funding application. ~~Walton County will encourage lower cost housing through innovative construction techniques.~~

Matrix Analysis Comment: Resource limitations have precluded the county from historically implementing this Policy. Innovative construction techniques must comply with Florida Building Code and do not always result in lower costs.

Policy H-2.2.4: ~~Walton County shall adopt county-wide land development regulations that continue to provide for affordable housing options such as Manufactured, modular housing, factory-built housing, multifamily housing, utilizing zero lot lines, clustering housing units on less adverse development areas, and planned unit developments that include affordable housing units. Walton County will establish development requirements for affordable housing, including provisions requiring a phasing schedule for affordable housing units to be constructed in conjunction with the market rate housing.~~

Matrix Analysis Comment: Policy relocated new Policy H-1.1.9.

Policy H-2.2.5: ~~Walton County shall investigate and evaluate use of the non-profit Community Development Corporation and/or community land trust approaches in housing delivery.~~

Matrix Analysis Comment: Resource limitations have precluded the county from historically implementing this Policy. This Policy is incorporated in Policies H-1.2.2 and H-1.2.4.

Policy H-2.2.6: ~~Walton County shall develop private industry/governmental partnerships in the provision of housing and increase developer incentives to pursue lower income housing production.~~

Matrix Analysis Comment: Resource limitations have precluded the county from historically implementing this Policy. This Policy is incorporated in Policies H-1.2.2 and H-1.2.4.

Policy H-2.2.7: Policy H-1.2.10: Walton County ~~will~~ shall establish and use housing density bonus systems to reward residential developers that propose projects containing affordable housing. These bonuses ~~will~~ shall be actively encouraged in those areas that are already substantially developed and where there is excess capacity in the public infrastructure; and ~~will~~ shall be provided in newly developing areas consistent with public infrastructure availability. No density bonus shall have the effect of increasing development within any environmentally sensitive area.

Matrix Analysis Comment: Underlined language was relocated from previous Policy H-2.2.2.

Policy H-2.2.8: Policy H-1.2.11: Walton County shall establish a Workforce Housing Program to allow new residential developments the opportunity to provide housing units for lower income households, as a means to meet the county's affordable housing needs and to disperse that needed housing throughout the unincorporated county. This program shall be based on incentives to developers whose developments meet certain criteria. To be eligible for incentives, Workforce Housing developments must include, but are not limited to, the following criteria:

A. ~~Affordable housing units must meet the criteria of Florida Statute §420.5095, be eligible to be funded by the Florida Housing Finance Corporation, the Department of Housing and Urban Development, or meet the requirements of another state or federal affordable housing program;~~ Workforce housing means housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if the County's median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home at the time of application. For the purposes of this Policy, the term "statewide median purchase price of a single-family existing home" means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center.

Matrix Analysis Comment: Workforce housing as added above, is specifically defined by Section 380.0561(3)(h) F.S.

- B. Eligible developments must have a minimum of 10 affordable units per 100 market-priced units (1/10th of any given development). The development site for the affordable units may be ~~together~~ located with, or at a separate location from, the market-priced units, but the development orders for both sites, affordable and market-priced, must be processed simultaneously;
- C. Affordable housing units that are co-located with market-priced units must be integrated within the project and meet overall compatibility standards;
- D. Rental unit and resale unit affordability controls shall be guaranteed for a period of 10 years for ownership units and 20 years for rental units;
- E. Affordable housing projects as defined in this section may be located in any land use category except: RPA, ER, RR, LSA, CR, and GA.

Developer incentives may include one or more of the following as determined by the Planning and Development Division:

- A.1. An expedited permit and site plan approval process including engineering, development review, and platting procedures;
- B.2. Density bonuses of up to 100% of the permitted density may be allowed based on the project's location, existing affordable housing in the area, and land use compatibility. Permitted density bonuses shall be set in the land development code for each category.

Objective H-2.3: ~~Housing Stock Inventory:~~

~~Walton County shall inventory government-owned vacant land and identify sites suitable for housing for very low, low, and moderate income persons. Walton County will provide options to developers and property owners allowing for greater densities, manufactured housing placement and accessory dwellings as affordable housing on suitable parcels.~~

~~Policy H-2.3.1: — Walton County will enter into an inter-local agreement with other governmental agencies to provide notification to the appropriate agencies of unused or surplus buildings. Walton County will investigate properties for the adaptive reuse of buildings for affordable housing for very low, low, and moderate income persons or for use as housing for the elderly.~~

~~Policy H-2.3.2: — Walton County may conduct and maintain an inventory of surplus county-owned land and other government-owned properties that could be used to promote the development of affordable housing. Walton County will identify parcels by legal descriptions, metes and bounds, range and township, lot and block, or subdivision as part of the vacant land inventory and use an acquisition/disposition plan to assist in the provision of affordable housing. Walton County will continue to update the Walton County inventory of government-owned land suitable for affordable housing.~~

Matrix Analysis Comment: Supporting documentation for the Future Land Use Element contains data related to Government owned lands. These lands are also readily identified on the Existing Land Use Map.

~~Policy H-2.3.3: — Walton County's vacant land inventory shall identify land-use categories, availability of services, natural limitations and recommended uses for identified parcels. Land use designations shall be revised, as needed, through the plan amendment process to allow for greater densities in areas identified in the inventory as satisfactory for affordable housing units.~~

Matrix Analysis Comment: A similar but revised policy is proposed in new Policies H-1.1.3 and H-1.2.8.

~~Policy H-2.3.4: Walton County will maintain an inventory of non-conforming, undeveloped lots. If funds or programs are available for upgrading such non-~~

conforming undeveloped lots, Walton County may pursue such funds for the provision of affordable housing units.

Matrix Analysis Comment: Based on discussions with staff, this policy has not been implemented by the county. While new Policy 1.2.8 requires the county to monitor and ensure that progress is being made in meeting Walton County's current and projected affordable housing needs, nonconforming lots would not be desirable for affordable housing and there is no explanation of what form an "upgrade" would take to support affordable housing units.

~~Policy H-2.3.5: Policy H-1.2.12:~~ Walton County may apply for and use federal, state or local funding for site acquisition and improvement for very low, low, and moderate income housing and infrastructure.

Objective H-6.1: Objective H-1.3: Special Housing Needs: Walton County will shall meet the County's special housing needs through continued coordination of public, private and nonprofit sectors involved in housing service delivery.

Matrix Analysis Comment: Relocated text from previous Objective H-6.1.

~~Policy H-6.1.4: Policy H-1.3.1:~~ Walton Count will shall support private sector efforts to secure federal and state funds to provide housing for children, elderly, disabled and/or physically or mentally handicapped residents, and homeless citizens. Create public/private partnerships for funding a special housing needs program.

Matrix Analysis Comment: Relocated text from previous Policy H-6.1.4. Creating partnerships is incorporated in Policy H-1.2.2.

~~Policy H-6.1.5: Policy H-1.3.2:~~ Walton County will shall support the development of accessible and affordable senior rental housing in close proximity to supporting civic, public and private infrastructure and services to enable the elderly to remain in their own neighborhoods as their needs change by supporting co-housing, shared housing, accessory dwellings, smaller homes and other assisted residential living arrangements and by informing seniors on market-based options to remain in their homes.

Matrix Analysis Comment: Relocated text from previous Policy H-6.1.5.

~~Policy H-6.1.6: Policy H-1.3.3:~~ Walton County shall encourage design and construction standards that allow the housing stock to be adapted to enable households to remain in the same home or neighborhood throughout all their different life cycles.

Matrix Analysis Comment: Relocated text from previous Policy H-6.1.6.

Policy H-1.6.9: Policy H-1.3.4: Walton County will shall assist local entities such as homebuilders associations in maintaining special needs housing units through measures such as expedited permitting and inspections.

Matrix Analysis Comment: Relocated text from previous Policy H-6.1.9.

Objective H-6.2: Policy H-1.3.5: Community Residential Homes: Continue to review and coordinate with applicants and sponsoring agencies, the identification of appropriate sites for community residential homes at suitable locations to ensure that the needs of persons requiring such housing are met. Siting of homes and facilities serving in excess of 14 residents shall conform to zoning and land use regulations applicable to multifamily uses and shall meet applicable licensing criteria established by the sponsoring agency. Community residential facilities serving in excess of 14 residents must have commercial or institutional land use and be located in close proximity to supporting civic, public and private infrastructure and services.

Policy H-6.2.1: Walton County will adopt county-wide land development regulations that meet the criteria of §419.001, F.S. for homes with six or fewer unrelated residents, and homes for seven to fourteen unrelated residents. The Land Development Code guides the location of community residential homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services that foster non-discrimination. Such criteria shall allow the development of community residential alternatives to institutionalization and shall include requirements for supporting infrastructure and public facilities. Group homes shall be located consistent with the requirements of Chapter 419 F.S., as follows:

(a) Group homes (community residential facilities) which house six (6) or fewer residents shall be permitted in any residential zoning district or Future Land Use Map category; and

(b) Group homes (community residential facilities) housing seven (7) or more residents shall be permitted in any zoning district or Future Land Use Map category where multi-family dwellings are permitted, including the mixed use land use categories. Foster care facilities may be located in any residential zoning district or Future Land Use Map category.

Matrix Analysis Comment: Relocated and condensed text to accomplish previous Objective H-6.2 and replaced previous Policy H-6.2.1 with new language consistent with Chapter 419 F.S.

Policy H-6.1.11: Policy H-1.3.6: Walton County will shall work with local institutions of higher education to encourage the development of housing accommodations for students, faculty, and employees that reflect their housing needs and preferences.

Matrix Analysis Comment: Relocated text from previous Policy H-6.1.11.

~~**GOAL H-4: TO SUBSTANTIALLY REDUCE AND ELIMINATE SUBSTANDARD HOUSING CONDITIONS BY PROMOTING AND PARTICIPATING IN HOUSING CONSERVATION AND REVITALIZATION WITH A SYSTEMATIC PROGRAM TO MAINTAIN AND IMPROVE THE EXISTING HOUSING STOCK.**~~

Matrix Analysis Comment: Goal is redundant. Covered under Goal H-1.

~~**Objective H-4.1: Sub-Standard Housing: Walton County will periodically review the county's housing to identify substandard units as defined by the U. S. Census Bureau, "Measuring the Quality of Housing," and units qualifying for conservation, rehabilitation or demolition programs.**~~

Objective H-1.4: To reduce or eliminate substandard dwelling conditions within Walton County.

Matrix Analysis Comment: Simplified and broadened the objective.

Policy H-1.4.1: Walton County will shall periodically review the county's housing to identify substandard units as defined within the American Housing Survey data on the physical characteristics of units within Walton County.

Matrix Analysis Comment: Incorporated previous Objective H-4.1 as a policy.

Policy H-1.4.2: Walton County will shall continue to participate in the State Housing Initiatives Program (SHIP) Program including strategies for substantial rehabilitation, first time homebuyer assistance, and replacement housing.

Matrix Analysis Comment: New Policy to support the reduction or elimination of substandard dwelling conditions through continued participation in state programs.

~~**Policy H-4.1.1: Walton County will prepare a county-wide housing improvement program outlining actions and priorities.**~~

Matrix Analysis Comment: This Policy is accomplished through the other Policy actions and priorities identified in the Housing Element.

Policy H-4.1.2 Policy H-1.4.3: Walton County will shall continue to enforce the Walton County Land Development Code and all other state and international federal codes to ensure safe and sanitary housing conditions and to maintain aesthetics of residential areas.

Policy H-4.1.3 Policy H-1.4.4: Walton County will shall coordinate with appropriate local entities such as the Affordable Housing Advisory Committee and

other building industry stake holders to maintain and improve the quality of the existing housing stock.

~~**Policy H-4.1.4:** Walton County will permit, on a demonstration basis, mixed-use, cluster housing, or other residential reuses of the existing housing stock, which will result in the removal or rehabilitation of substandard housing units.~~

Matrix Analysis Comment: This Policy has not been implemented by the county and may potentially conflict with requirements in the Future Land Use Element and LDC.

~~**Objective H-4.2: Conservation and Rehabilitation: Continue conservation, rehabilitation or demolition programs to extend the useful life of the existing housing stock and stabilize or improve residential neighborhoods. The number of substandard units estimated to exist in unincorporated areas shall be reduced by 20% by the year 2020, as compared to 2008 estimates as identified by the County's Substandard Housing Inventory Program.**~~

Matrix Analysis Comment: This Objective is redundant and addressed in new Policies H-1.4.3 and H-1.4.4. The county does not have a Substandard Housing Inventory Program.

~~**Policy H-4.2.1: Policy H-1.4.5:** Walton County will shall apply for and utilize federal, state and/or local funds for conservation, demolition, and rehabilitation activities.~~

~~**Policy H-4.2.2: Policy H-1.4.6:** Walton County will shall maintain existing land use regulations that address the preservation of residential areas by providing for residential infill development and protecting residential areas from encroachment of nonresidential uses while allowing the development of appropriate neighborhood commercial uses.~~

~~**Policy H-4.2.3:** Walton County shall adopt criteria that define conditions warranting conservation, rehabilitation and demolition actions; develop an evaluation system to classify housing stock as sound (requiring maintenance), declining (requiring rehabilitation), or deteriorated (requiring redevelopment).~~

Matrix Analysis Comment: Supporting documentation for the Housing Element provides an analysis of the condition of existing housing stock.

~~**Policy H-4.2.4: Policy H-1.4.7:** Walton County will shall monitor those areas with sound housing conditions or only minor deficiencies and will shall develop appropriate strategies working with local, regional, and state agencies.~~

~~**Policy H-4.2.5: Policy 1.4.8:** Walton County may preserve existing housing inventory through utilization of state and federal rehabilitation programs.~~

Policy H-4.2.6: ~~Walton County shall prepare detailed rehabilitation plans for small areas of the community having the most serious housing quality problems.~~

Matrix Analysis Comment: Resource limitations have precluded the county from historically implementing this Policy.

Objective H-4.3: ~~Coordinate code enforcement with housing and other programs within the County government.~~

Matrix Analysis Comment: This is an unnecessary board objective.

Policy H-4.3.1: ~~Walton County shall streamline administrative responsibilities and establish cost-effective procedures and resource allocations.~~

Matrix Analysis Comment: This is an unnecessary broad Policy.

Policy H-4.3.2: ~~Walton County shall coordinate housing referral service with social service agencies that provide assistance to very low, low, and moderate income persons.~~

Matrix Analysis Comment: Resource limitations have precluded the county from historically accomplishing this. This has traditionally been conducted by area organizations.

Policy H-4.3.3: Policy H-1.4.9: ~~Walton County will~~ shall coordinate code enforcement activities and support as needed with Walton County's rehabilitation and housing assistance programs.

Objective H-4.4: ~~Housing Assistance and Rehabilitation: Provide increased opportunities for very low, low, moderate, and workforce income residents to rent or purchase homes.~~

Matrix Analysis Comment: This Objective is incorporated in new Policy H-1.2.11.

Policy H-4.4.1: ~~Walton County will support the provision of permanent and emergency rental assistance for very low, low, moderate, and workforce income renters.~~

Matrix Analysis Comment: The County supports permanent rental assistance for workforce rental housing as identified in Policies H-1.2.4 and H-1.2.11. Emergency rental assistance is provided through non-profit organizations.

Policy H-4.4.2: ~~Walton County will seek to expand home ownership opportunities to very low, low, moderate, and workforce income buyers through homebuyer assistance.~~

Matrix Analysis Comment: This Policy is accomplished through new Policy H-1.4.2.

~~**Policy H-4.4.3:** Walton County will prohibit discrimination in the sale, rental, or occupancy of housing based on race, color, ancestry, national origin, religion, sex, family status, marital status, handicap, or age.~~

Matrix Analysis Comment: This Policy is accomplished through new Policy H-1.1.6.

~~**Policy H-4.4.4:** Walton County will improve the quality of housing and neighborhoods by providing learning opportunities and resources to landlords, tenants, and property owners concerning code compliance issues, and enforcing compliance with building and property maintenance standards.~~

Matrix Analysis Comment: Resource limitations have precluded the county from historically implementing this Policy.

~~**Policy H-4.4.5:**~~ **Policy H-1.4.10:** Walton County ~~will~~ shall continue participation in the Community Development Block Grant program and other similar programs.

~~**Policy H-4.4.6:**~~ **Policy H-1.4.11:** Walton County shall evaluate alternate sites or consider requiring the redesign of federal, state, or locally funded projects in order to avoid the displacement of persons from their homes or places of business.

~~**Policy H-4.4.7:**~~ **Policy H-1.4.12:** Walton County ~~will~~ shall support public and private actions that improve the physical and social environment of areas that have a concentration of very-low and low-income households or lack infrastructure.

~~**GOAL H-3:**~~ **GOAL H-2: SUSTAINABLE HOUSING**

Objective H-2.1: Strive to fulfill Walton County's housing needs while promoting a sustainable, and interconnected compact community communities to promote public safety and healthy lifestyle choices. encouraging green building techniques, energy efficient housing design and construction, the use of renewable energy resources and supporting community planning.

Policy H-2.1.1: Walton County shall ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle interconnectivity and transit friendly communities in order to minimize traffic impacts and promote healthy lifestyles.

~~**Policy H-3.1.2:** Walton County will ensure that native habitat and wildlife corridors and sensitive and/or listed species are protected from the impacts of new residential development. Provide for flexibility in the development of housing to minimize the development's impact on environmentally sensitive areas.~~

~~**Policy H-3.1.3:** Walton County shall encourage the use of low impact and conservation subdivision development practices to minimize the effects of growth on Walton County's natural resource systems.~~

~~**Policy H-3.1.4:** Walton County will facilitate regulatory incentives to encourage developers and homeowners to use green building standards, and energy efficient designs and construction technologies utilizing the least toxic materials.~~

~~**Policy H-3.1.5:** Walton County shall promote conservation programs and energy efficient practices and programs that reduce housing operation costs for energy, sewer and water usage, within the structure, such as rain gardens and cisterns or other similar alternatives for watering landscaping.~~

~~**Policy H-3.1.6:** Walton County will ensure that regulations facilitate the option of small housing units on small lots for energy efficient affordable housing opportunities.~~

~~**Policy H-3.1.7:** Walton County shall coordinate strategies that support the development of sustainable housing in areas where economic development has been targeted to enable employees to live and work in Walton County.~~

~~**Policy H-3.1.8:** Walton County shall provide for government/private industry cooperation in exploring integrated systems based designs and new sustainable technologies in residential construction and encourage a demonstration project by seeking special funds. Walton County will participate in and support county/city/home builder industry seminars for building construction innovations focusing on integrated systems based design standards such as US Green Building Council and Florida Green Building Coalition principals.~~

~~**Policy H-3.1.9:** Walton County shall encourage design and planning innovations in both housing types and site planning to produce sustainable communities.~~

~~**Policy H-3.1.10:** Walton County shall revise land development regulations to promote solar orientation and the cooling effects of less site coverage by impervious materials consistent with US Green Building Council and Florida Green Building Coalition principles.~~

~~**Policy H-3.1.11:** Walton County shall promote the use of literature on green design and construction to assist developers and homeowners in proper use of recycled, reused, and low impact building materials.~~

~~**Policy H-3.1.12:** Walton County shall encourage construction of energy efficient housing with emphasis on conservation and alternative renewable energy~~

~~sources, such as solar and wind power, consistent with Chapter 553, Florida Statutes. Walton County shall promote durable housing designs with an emphasis on passive survivability where the home is subject to damage during hurricanes.~~

Matrix Analysis Comment: This is a policy issue, not required by Statutes, however, maybe desirable by the Board of County Commissioners. Staffing and resources should be allocated or considered for future implementation if these Goals, Objectives, and Policies are to remain.

~~GOAL H-5:~~ GOAL H-3: TO IDENTIFY AND IMPROVE HISTORICALLY SIGNIFICANT STRUCTURES OF WALTON COUNTY.

~~Objective H-5.1:~~ Objective H-3.1: Protection of Historic Resources: Develop procedures through the Walton County's land development regulations for the protection of historically significant housing sites and structures, including structures that are significant examples of the architectural design of their period. Continue to update Walton County's survey of historical resources, including historically significant housing.

~~Policy H-5.1.1:~~ Policy H-3.1.1: Walton County shall identify housing that merits protection or preservation due to its unique characteristics or representative nature. Identify these structures on an historic resources map to be used as a reference in revising the Walton County's comprehensive plan and applicable ordinances.

~~Policy H-5.1.2:~~ Policy H-3.1.2: Walton County shall investigate state and federal programs for possible funding and historic structure assistance.

~~Policy H-5.1.3:~~ Policy H-3.1.3: Walton County shall coordinate historic resources with economic, educational, and tourism strategies.

~~Policy H-5.1.4:~~ Policy H-3.1.4: Walton County ~~will~~ shall adopt an ordinance allowing for the timely evaluation of housing sites involved in public programs and projects for historical or architectural significance prior to alteration or demolition. Housing sites determined to be of historical or architectural significance shall be recorded prior to any alteration or demolition.

~~Policy H-5.1.5:~~ Policy H-3.1.5: Any alteration or rehabilitation of historically or architecturally-significant housing shall be done in such a manner as to protect the structure's significance. Walton County shall adopt procedures that ensure that such significance is protected.

~~Policy H-5.1.6:~~ Policy H-3.1.6: Walton County shall provide a delay-of-demolition provision for housing over 75 years old or housing found to be of historical or architectural significance. Preservation alternatives shall be evaluated and recording of the site shall be completed during the delay period.

~~Policy H-5.1.7:~~ Policy H-3.1.7:

Walton County shall identify areas with historic district designation potential and take measures to have the district placed on the National Register of Historic Places.

Policy H-5.1.8: Walton County shall seek feasible alternatives for reuse of structures that contribute to the historical character of Walton County.

Matrix Analysis Comment: Section 163.3177(6)(f)e, F.S. requires that the Comprehensive Plan have a provision for the identification of historically significant housing for purposes of conservation, rehabilitation, or replacement. This a policy decision since the LDC does not currently address historic structures except as they relate to the Florida Master Site File and the development review process which requires a buffer should a resource remain on site.

~~**GOAL H-6: TO MEET THE SPECIAL HOUSING NEEDS OF WALTON COUNTY'S CHILDREN, ELDERLY, HANDICAPPED RESIDENTS, INCLUDING THE HOMELESS.**~~

Matrix Analysis Comment: This goal is redundant and captured under relevant Goal, Objectives and Policies under Goal 1.

~~**Objective H-6.1: Special Housing Needs: Walton County will meet the County's special housing needs through continued coordination of public, private and nonprofit sectors involved in housing service delivery.**~~

Matrix Analysis Comment: This Objective is relocated to new Objective H-1.3.

~~**Policy H-6.1.1:** Walton County will provide incentives to developers, such as reduced setbacks, to make their developments accessible to the physically or mentally handicapped and/or disabled.~~

Matrix Analysis Comment: The LDC currently does not contain such incentives other than variance procedure.

~~**Policy H-6.1.2:** Walton County will request appropriate local and state agencies to review the Land Development Code and recommend changes to meet the needs of the physically or mentally handicapped and/or disabled.~~

Matrix Analysis Comment: Resource limitations have precluded the county from historically implementing this Policy.

~~**Policy H-6.1.3:** Walton County will request appropriate local agencies such as the Tri-County Community Council and the Association for Retarded Citizens to provide estimates of the unmet housing needs of the populations that they serve. Walton County will work with those agencies to identify means of meeting these~~

unmet housing needs, including the creation of public/private partnerships for funding.

Matrix Analysis Comment: Resource limitations have precluded the county from historically implementing this Policy. The Policy contains an outdated Association reference. Creating partnerships is incorporated in Policy H-1.2.2 and H-1.3.1.

Policy H-6.1.4: ~~Walton County will support private sector efforts to secure federal and state funds to provide housing for children, elderly, disabled and/or physically or mentally handicapped residents, and homeless citizens. Create public/private partnerships for funding a special housing needs program.~~

Matrix Analysis Comment: This Policy is relocated to new Policy H-1.3.1.

Policy H-6.1.5: ~~Walton County will support the development of accessible and affordable senior rental housing in close proximity to supporting civic, public and private infrastructure and services to enable the elderly to remain in their own neighborhoods as their needs change by supporting co-housing, shared housing, accessory dwellings, smaller homes and other assisted residential living arrangements and by informing seniors on market-based options to remain in their homes.~~

Matrix Analysis Comment: This Policy is relocated to new Policy H-1.3.2.

Policy H-6.1.6: ~~Walton County shall encourage design and construction standards that allow the housing stock to be adapted to enable households to remain in the same home or neighborhood throughout all their different life cycles.~~

Matrix Analysis Comment: This Policy is relocated to new Policy H-1.3.3.

Policy H-6.1.7: ~~Walton County will annually update inventories of providers of special needs housing such as but not limited to, group and foster homes, facilities for the homeless, and senior living facilities, including number and location.~~

Matrix Analysis Comment: Supporting documentation for this Element contains this data.

Policy H-6.1.8: ~~Walton County will develop location criteria for housing for the elderly or disabled that consider pedestrian access, proximity to public transportation, and other supporting civic, public and private infrastructure and services.~~

Matrix Analysis Comment: Though a broad objective of the Housing Element to collocate affordable housing, senior's housing and group homes in proximity to supporting civic, public and private infrastructure, and services in Policies H-1.2.7, H-1.3.2, and H-1.3.5, the LDC does not

contain criteria specific to housing for the elderly or disabled. This Policy has potential for internal inconsistency issue due to statutory requirements for Group Homes as indicated in Policy H-1.3.5.

~~**Policy H-6.1.9:** Walton County will assist local entities such as homebuilders associations in maintaining special needs housing units through measures such as expedited permitting and inspections.~~

Matrix Analysis Comment: This Policy is relocated to new Policy H-1.3.4.

~~**Policy H-6.1.10:** Walton County will coordinate with West Florida Regional Planning Council efforts to establish a regional clearinghouse to receive and disseminate information on housing opportunity ordinances, programs, and initiatives to encourage the development of housing units for special needs housing groups. Walton County shall meet with WFRPC periodically to coordinate special housing needs information.~~

Matrix Analysis Comment: This Policy is no longer valid. The mission of the WFRPC focuses on transportation for the disadvantaged and administration of the State Housing Initiatives Partnership Program for Walton County.

~~**Policy H-6.1.11:** Walton County will work with local institutions of higher education to encourage the development of housing accommodations for students, faculty, and employees that reflect their housing needs and preferences.~~

Matrix Analysis Comment: This Policy relocated to new Policy H-1.3.6.

~~**Objective H-6.2: Community Residential Homes: Continue to review and coordinate with applicants and sponsoring agencies, the identification of appropriate sites for community residential homes at suitable locations to ensure that the needs of persons requiring such housing are met. Siting of homes and facilities serving in excess of 14 residents shall conform to zoning and land use regulations applicable to multifamily uses and shall meet applicable licensing criteria established by the sponsoring agency.**~~

Matrix Analysis Comment: This Objective replaced by new Policy H-1.3.5.

~~**Policy H-6.2.1:** Walton County will adopt county-wide land development regulations that meet the criteria of §419.001, F.S. for homes with six or fewer unrelated residents, and homes for seven to fourteen unrelated residents.~~

Matrix Analysis Comment: This Objective replaced by new Policy H-1.3.5.

~~**Policy H-6.2.2:** Walton County will establish guidelines for exterior appearance of community residential homes to ensure compatibility with neighborhoods.~~

Matrix Analysis Comment: This Objective replaced by new Policy H-1.3.5.

Policy H-6.2.3: ~~Community residential facilities serving in excess of 14 residents must have commercial or institutional land use and be located in close proximity to supporting civic, public and private infrastructure and services.~~

Staff Analysis Comment: Relocated to new Policy H-1.3.5.