

HOUSING ELEMENT

TABLE OF CONTENTS

Tab 9

I. Purpose.....2

II. Introduction2

III. The Existing System Analysis2

 A. Element Purpose2

 B. Element Overview2

 1. Data Sources2

 2. Areas for Review.....3

 3. Inventory of Housing3

 a. Permanent Dwellings.....3

 b. Multi-Family Housing3

 c. Mobile Homes.....4

 d. Other Housing.....4

 4. Vacancy Rate4

 5. County Housing Characteristics.....4

 6. Existing Inventory and Characteristics5

IV. Goals, Objectives and Policies for the Housing Element6

TABLES

Table 9-1. Washington County Housing Characteristics – 20004

Table 9-2. Current Housing Inventory Using Building Permit Data for Washington County .
2000 – 20065

Table 9-3. Washington County Vacancy and Occupancy – 2000.....5

Table 9-4. Median Income by Groups for Washington County, Florida5

Table 9-5. Clustered Subdivisions in Washington County (No FLUM Amendment
Required) 2000 – 2007.....9

Table 9-6. Housing Facts for Washington County Housing 2000 and 200518

Table 9-7. Housing Inventory for all Housing Units in Washington County
2000 – 200619

**SECTION 5 – REVIEW OF THE PLANELEMENT
SUCCESSSES AND SHORTCOMINGS §163.3191(2)(h)**

HOUSING ELEMENT

I. PURPOSE

The purpose of this section of the Evaluation and Appraisal Report is to examine the Housing Element of the Washington County Comprehensive Plan for its successes and shortcomings, to evaluate the current housing situation in the County, estimate how much land will be required to house future growth, and to provide a guide for the private and public sector with regards to putting new affordable housing into the inventory. Identified issues in this section will receive further examination in the Identified Issues Section of the report.

II. INTRODUCTION

The Washington County Planning Commission and the Washington County Planning Department in cooperation with other County agencies have prepared this document. While many issues will be presented in this section, those identified at the scoping meeting will be presented and further elaborated on in the Identified Issues Section the report.

III. THE EXISTING SYSTEM ANALYSIS

- A. Element Purpose. The purpose of the element is to provide guidance in developing appropriate plans and policies for governmental activities that will meet identified and projected need in the supply of housing.

Recommendation: This purpose should be reworded as follows.

The purpose of the element is to provide guidance in developing plans and policies for governmental activities that meet identified and projected needs in the supply of housing, particularly workforce housing, while meeting the development needs of Washington County's future population, and to define what constitutes affordable housing.

- B. Element Overview.

1. Data Sources. The Affordable Housing Needs Assessment (AHNA) is the primary data source for this element. The element will be revised to address the housing need projections from the AHNA to the year 2030. All tables and the text will be revised to reflect the new planning period, new programs, and agency name changes. Goals, objectives, and policies will be revised, updated, or deleted as needed. The chapter will be edited to correct all grammatical errors. The issue of Affordable Housing will be further discussed in the Identified Issues section of this report.

Table 9-6 is a summary of the housing characteristics in 2000 and 2005 in the County. All required data under Section 9J5-010 of the Florida Administrative Code will be reflected in the EAR-based amendments to ensure compliance. The table provides data about local housing inventory, conditions, and affordability to assist in developing the Housing Element of the Comprehensive Plan. Other tables will be used in this report to complete the requirements of this report.

2. Areas for Review. For the purposes of the EAR and to assist in determine housing conditions within the County, the total number of housing units, density, condition, residential building permits, ages of householders, and housing projections will be reviewed. The Shimbürg Institute at the University of Florida, using U. S. Census data and information gathered from Counties, provides the basis of data for studies of housing conditions of Florida and Florida counties.

The U. S. Census defines housing units as follows:

A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy_ as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall and so forth. Both occupied and vacant housing units are included in the housing unit inventory.

3. Inventory of Housing. Except for the Town of Caryville, Washington County has experienced steady but slow increase of housing units during the planning period. Table 9-7 reflects the number of housing units by type for 2000 based on the Shimbürg Center for Affordable Housing.
 - a. Permanent Dwellings. The current single-family permanent housing inventory for the County is 6,300 with another 297 multifamily housing units available for a grand total of 6,597 permanent site built homes. While permanent site built dwellings are being constructed, the escalating cost of building supplies and real estate has served as a deterrent to the construction of site built homes. In 2006, single-family dwellings accounted for 56% of the available housing units in the County.
 - b. Multi-Family Housing. Within the municipality of Chipley, there are several units of multi-family housing available; Vernon has one multi-family complex. There is one additional multi-family complex located in the county. This complex is adjacent to the Chipley city limits with the City providing potable and wastewater treatment services. While there may be a few isolated acreage with more than two or three structures (usually mobile homes serviced by a community well) the overall lack of central water and wastewater treatment facilities within the county serve as a deterrent for the construction of multi-family housing in the unincorporated areas of Washington County. In 2006, only 2.6% of the housing in Washington County qualifies as multi-family.

- c. Mobile Homes. In 2000, mobile homes comprise 41% of the housing units. While some mobile homes have been replaced with permanent dwellings in recent years, the remaining vacated mobile homes sometimes remain on the property to be used as supplemental residences for rental units and housing for aging parents or family members.
 - d. Other Housing. Table 9-7 lists 88 dwellings to be classified as other. It is likely that these are recreational vehicles being used as residential use. While they are not to be used as permanent dwellings, they are often used as temporary residences while building a permanent residence, or they may be permanently set up in a licensed mobile home park. This accounts for about 0.78% of the total housing units that are not either permanent dwellings or mobile homes and is considered a negligible amount.
4. Vacancy Rate. In 2000, there were 9,503 residential units of all types within the County. The additional 1,809 residential structures generated by building permits for all type dwellings from 2000 through 2006 indicate the existence of 11,312 residential units in Washington County.

Based on an estimated population for 2006 of 23,563 (2.02% of 2005 estimated population of 23,097 = 466), establishes the requirement for 9,578 housing units. With an availability of 11,312 residential units versus the requirement of 9,578 leaves an excess of housing of 1,734 housing units in Washington County, or a difference of 18.1%. This exceeds the 2000 vacancy rate of 16.5%, and is an increase of over or a projected increase of 1.17%.

5. Washington County Housing Characteristics.

	Caryville	Chipley	Ebro	Vernon	Wausau	Unincorporated County	Total County
Housing Units	110	1,694	116	372	177	7,034	9,503
Occupied Housing Units	86	1,442	102	296	163	5842	7931
% Occupied	78.2	85.1	87.9	79.6	92.1	83.1	82.59
Vacant Housing Units	24	25.2	14	76	14	1192	1672
% Vacant	21.8	14.9	12.1	20.4	7.9	16.9	16.5
% Seasonal	20.8	7.9	28.6	19.7	7.1	48.7	39.8
Average Household Size (Occupied Units)	2.53	2.33	2.45	2.38	2.44	2.70	2.46
Source: US Bureau of the Census							

Table 9-2. Current Housing Inventory Using Building Permit Data for Washington County 2000 - 2006

Type of Housing	2000 Housing Units Inventory	Addition to Inventory - By Building Permit						Total Housing Inventory Through December 2006
		2001	2002	2003	2004	2005	2006	
Single-Family	5,638	95	75	113	127	186	125	6,300
Multi-Family	300	0	0	0	0	0	0	297
Mobile Homes	3,576	214	188	162	164	185	175	4,627
Other	89							89
Total Units	9,603	309	263	275	291	371	300	11,313
Cumulative	9,503	9,812	10,075	10262	10553	10924	11,224	11,315
% Increase		3.28%	2.68%	1.86%	2.84%	3.52%	2.75%	17.84

Source: BEBR, Washington County and Washington County Building Department
 Note: While the City of Chipley is the approving authority for building permits issued within the Chipley city limits, Washington County issues the permits and provides for the inspections required. Therefore, we have included the City of Chipley housing units in a county-wide inventory

Table 9-3. Washington County Vacancy and Occupancy – 2000

Occupied	Vacant	Total	Vacancy Rate	Vacant Seasonal	Total Units	Vacancy Rate Total
7931	530	8461	6.3%	1042	9503	16.5
9503		9503				

6. Existing Inventory and Characteristics. The 2008 median income for Washington County is \$40,900. Apply HUD percentages parameters for the various affordability groups to this median income results in the following income groups.

Table 9-4. Median Income by Groups for Washington County, Florida

Income Category	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Very Low - At or Below 50% of Median	397	425	511	590	658
Low - 51 - 80% of Median	635	680	816	943	1,052
Moderate 81 - 120% of Median	954	1,021	1,227	1,416	1,581

Source: Florida Housing Finance 2008 Rent Schedule by Number of Bedroom in Unit

IV. COMPREHENSIVE REVIEW OF THE HOUSING ELEMENT GOALS, OBJECTIVE, AND POLICIES WITH SUGGESTED CHANGES TO ADDRESS SHORTCOMINGS

These goals and all objectives, and policies apply to all Washington County local governments including Caryville, Wausau, Ebro, and Vernon.

A. Goals.

Assure the availability of housing to meet the existing and future needs of all residents of Washington County for all income levels.

Recommendation: We are recommending that the goals of the Housing Element be revised to read as follows:

It is the goal of the Housing Element to provide for safe, affordable and adequate housing for the residents of Washington County by providing appropriate policies to identify the need for housing for moderate, low, very low income households, special needs households and an aging population and to prevent a proliferation of substandard housing within the County.

B. Assessment of Element Objectives:

Objective 1: Assist the private sector by implementation of the following policies to produce a cumulative number of 679 new, safe, and affordable permanent dwelling units of all types by 2000, 1,264 permanent dwelling units by 2005, and 1,816 new, safe, and affordable permanent dwelling units by the year 2010, in order to meet the housing needs for the existing and projected population of Washington County.

Recommendation: While this goal can easily be met using all types of new housing, the goal is for new, safe and affordable permanent dwelling housing units for the planning period is 1,816 units. By the end of 2006, 721 additional permanent housing units had been added to the 5,579 dwellings that existed in 2000. This meets 39.7% of the stated goal for permanent dwelling units.

Additionally, the overall housing inventory of the County increased from 9,503 in 2000 to 11,312 in 2006, an increase of 16% by all types of housing. Using 1,816 as the overall goal for all housing units within the county and the 1,809 as the number of new units added to the inventory through 2006, establishes the an increase in the number of overall housing units translates that the county has met the housing goal for new units by 99.6%.

Policy 1-1: Voluntarily provide information and technical assistance through the County Building Inspection Department to assist the private and non-profit sectors in meeting the existing as well as the future housing needs of the projected population.

The County is currently meeting this policy.

Information and technical assistance are routinely provided through workshops sponsored by the Building Department, Planning Department and the Board of County Commissioners. The Building Department web page provides applications and specifications and is updated as information becomes available. Individual appointments with developers are made to assist in the development of plans and guidelines for building permits. Working with the Planning Department, needs are identified and addressed through the planning and permitting process as outlined in the Comprehensive Plan, the Land Development Code and the Florida Building Codes.

Policy 1-2: The County shall establish involvement with private sector providers of housing (i.e., through attendance at, and providing information to local building and trade associations), and nonprofit organizations, to improve coordination of those providing housing production and those organizations most acutely aware of local housing needs.

The County is currently meeting this policy.

Policy 1-3: The County shall continually monitor the building permit process to maintain an integrated process between the County, the municipalities, and developers to identify ways to improve and streamline the process in order to facilitate the housing delivery system.

The permitting procedure was closely examined in 2002 to identify ways to streamline the permitting system with methods to simplify the permitting process while ensuring that all of the technical and administrative requirements of the Florida Building Codes, the Comprehensive Plan and the Land Development Code.. As a result of this evaluation, the response times for issuing buildings permits have been reduced from approximately ten to fourteen days to three to four days. The delay in the issuance of permits is attributed to delays with septic tanks permitting by the Washington County Health Department as a result of testing requirements by the State.

Policy 1-4: Opportunities for improving the regulating and permitting processes shall be identified, developed and implemented by the County Building Department, which shall continue to serve as a centralized point of inspection and conduct building inspections for all municipalities located in the County (including the City of Chipley) throughout the planning period.

The permitting process was closely examined in 2002 to improve the issuance of permits with the primary goal to establish one stop permitting. All forms were updated to reflect changes in state statutes and the building codes. The Building Department web page was developed to provide technical information to aid developers, builders, and the general public in the permitting process. In coordination with the Planning Office, the Black Bear permit tracking program was purchased and installed with the appropriate number of user stations. This allows tracking, inspection scheduling, and a computer-generated permit to be issued. Both the Building

Department and the Planning Department shall continue to coordinate to ensure that the functions offered by the program are being fully utilized in areas where they are not.

Policy 1-5: The County shall continue to update and enforce building codes that provide for safe housing structures to continually improve the process.

Updating and enforcement of building codes are accomplished on a regular basis and are in harmony with the State Building Codes and local ordinance.

Policy 1-6: Through implementation of the Comprehensive Plan, adherence to its concurrency provisions, and annual updating and funding of the Capital Improvements Element, the County will ensure that needed infrastructure and services necessary for future housing of all types will be provided.

All County departments and budget committee have been requested to report new proposed capital improvements projects to the Planning Office which will be included in the Capital Improvements Element schedule. More coordinative efforts must be established to advise the Planning Office of new projects and funding sources.

Under new state-mandated policies, if the County accepts and approves proposed development that will require new infrastructure, a utilities agreement must be signed by the county and the developer. The improvement shall be shown on the CIE schedule with the funding source reflected. Additionally, each and every building permit application is reviewed by the Planning Office to ensure that all concurrency requirements are met.

Policy 1-7: The County shall continue to use its project approval process flow chart to expedite development activities and set an approximate time frame for completion of the development approval process for all projects including those designed to provide affordable housing for very-low, low, and moderate income persons, the elderly, the handicapped, large families, and rural and farm worker families.

This has been identified as an item of special interest to the County and will further addressed in the Identified Issues section of this report. The Planning Department ensures that information for the development process is provided to the public. There appears to be little interest by the larger developers to construct this type of housing within the county. The increased prices in real estate has virtually eliminated affordable real estate and developers feel that the NIMBY attitude will scare off perspective buyers for lots in their subdivisions.

Property owners, with a variance granted by the Washington County Planning Commission, are allowed a one-time split of their property to a parcel of less than 4.5 acres. Property owners may do numerous one-acre splits to immediate family members (father to son, daughter, etc.). A clustering provision is available that will allow a developer to do a clustered subdivision not to exceed 49 lots if the development is located on continuous paved roads to include newly constructed roads within the development while still meeting concurrency requirements. Lot size must be at least one acre in size. If central water and/or central wastewater treatment are provided, the density may be increased to 3.57 units per acre but still may not exceed 49 lots.

Mobile homes are allowed on all residential property in the County unless deed restrictions specifically restrict the use. One mobile home per unit is allowed per acre not to exceed four units on any one parcel of land regardless of the parcel size.

Policy 1-8: The County shall maintain provisions for cluster development in its LDRs and shall continue to look for ways to improve its permitting process to encourage efficient delivery of safe and affordable housing.

Substandard units are transported into the County, creating a code enforcement issue. Standards need to be adopted to ensure that this type of affordable housing is more strictly enforced to ensure delivery of safe housing into the county. While many of these violations can be addressed through the contractors’ licensing censoring procedure with Business and Professional Regulations (BPR), the Planning Department and the Building Department should look at an ordinance that will align the State Building Codes and the need for safe affordable housing. Code Enforcement allows for the identification of substandard housing, but the enforcement process to bring this housing into compliance with the code is lengthy and cumbersome. In eight years of code enforcement, only one unit has been allowed to be demolished. A supplemental method for Code Enforcement should be considered for the county to serve as an incentive to encourage property owners to bring housing up to safe standards.

As stated above, the clustering provision is in place. One of the problems with the provision is that it allows the location of these subdivisions in areas that might not be conducive to affordable housing. The County actively encourages clustered subdivision. Presently, 49 lots are allowed within a subdivision that is served with continuous paved roads. A limit of ten lots is allowed on existing unpaved roads. All of the developments in the below are clustered.

Table 9-5. Clustered Subdivisions in Washington County (No FLUM Amendment Required) 2000 - 2007		
Subdivision Name	Number of Lots	Location
Bahoma Subdivision	10 (Paved Roads)	CR 273
Brickyard Manor	26 (Central Water)	Brickyard Road
Cypress Crossing	49 (Paved Roads)	Parish Still Road
New Vernon Subdivision	49 (Central Water)	CR 277 near Vernon
N. Lake Subdivision	5 (Paved Roads)	Pine Ridge Road
Old Mill Subdivision	7 (Unpaved Roads)	Old Mill Road
Blue Springs Subdivision	49 (Water and Paved Roads)	
Hicks Lake Plantation	9 (Paved Roads)	Hicks Lake Lane
LakePointe Subdivision	31 (Paved Roads)	Old Bonifay Road
Source: Washington County Planning Office		

Objective 2: Throughout the planning period, the County and municipalities shall pursue every avenue (funding sources) to eliminate substandard housing, and shall promote structural and aesthetic improvements to existing housing. The number of substandard units shall decrease by 5% county wide by the year 2010, through demolitions and/or renovations, compared to the number of substandard, structures as defined by the 1990 U.S. Census Bureau "Substandard Indicator" statistics.

Clarification needs to be contributed by the Grants Coordinator as to which of the Florida Affordable Housing programs are being utilized by Washington County.

Florida Housing's Affordable Housing Programs	
Home Ownership Programs	First Time Homebuyer Programs
	Home Ownership Assistance Programs
	Home Ownership Pool Programs
	Mortgage Credit Certificate
Multifamily Development Programs	Incentive Loan Program Multifamily Mortgage Revenue Bonds Florida Affordable Housing Guarantee HOME Investment Partnerships Elderly Housing Community Loan Low Income Housing Tax Credits State Apartment Incentive Loan Program
Special Programs	Predevelopment Loan Program State Housing Initiatives Partnership Demonstration Loans Affordable Housing Catalyst Program
Hurricane Housing Recovery Programs	Hurricane Housing Recovery Program Rental Recovery Loan Program
Other Programs	Farm worker Housing Recover Program Special Housing Assistance and Development
Workforce Housing	Community Workforce Housing Innovation Pilot Program
Source: Florida Housing Finance Corporation	

Policy 2-1: The County shall continue to enforce minimum housing/building codes that address the quality of housing and stabilization of neighborhoods.

The Planning and Building Departments are consistently meeting this policy.

Policy 2-2: Ensure that procedures enabling the rehabilitation and demolition of any housing structure determined to be substandard are carried out in the timeliest manner.

The current process for the demolition of housing structures is provided by ordinance. However, the process has proved to be cumbersome and time consuming when substandard housing fails to be upgraded. Even with the code enforcement procedure in place, the County is hesitant to eliminate the substandard housing and place a lien on the property. This process needs to be reviewed, possibly by adopting a supplemental option to Code Enforcement referred to as the "citation method," thus forcing the property owner to either rehab the residential unit or removing and replacing with an adequate unit.

Policy 2-3: Seek state and federal funding (as funding cycles occur) for the construction, demolition, or rehabilitation of substandard housing.

The grants coordinator for the County has been successful in seeking funding for construction and rehabilitation for substandard housing.

Objective 3: Provide adequate sites for housing for very-low, low- and moderate-income persons to meet housing production needs.

Policy 3-1: The County shall continue to support the Area Housing Committee and assist the private sector in determining and developing sites and programs for very-low, low- and moderate-income persons.

Policy 3-2: The Area Housing Committee will assess on an annual basis very-low, low- and moderate-income housing needs and recommend programs to facilitate the implementation of the County's Housing Goals, Objectives, and Policies.

The County is currently meeting this policy.

Policy 3-3: Pursue federal sources of funding earmarked for very-low, low- and moderate-income housing, and allocate 100% of all Community Development Block Grant (CDBG) housing funds received (less administrative expenses) for renovation and/or replacement of such housing.

The County is currently meeting this policy.

Policy 3-4: Provide siting of housing for very-low, low- and moderate income persons in all residential areas.

The county needs to evaluate the need to retain and reserve a percentage of county-owned properties for use in providing public facilities and affordable housing building sites. The various lots in Sunny Hills that the County has ownership have the potential to provide lots for affordable housing. A program offering the lots for affordable housing can be established, ensuring that they will retain their affordable housing status for at least 100 years. The lots might be loaned to the potential buyer for a nominal fee with the buyer responsible for financing of the residential structure to be built to Deltona Corporation standards and meet all deed restrictions. There may be other property owned by the County that can be utilized in the same

fashion. The County needs to examine the possibility of offering density bonuses to developers willing to ensure some percentage of any development as affordable housing. The issue of affordable housing will be discussed in the Identified Issues section of this report.

Recommendation: It is recommended that the following policy be added to the Plan.

Add the following policy: It will be the policy of the County that recreational vehicles will not be utilized as permanent housing in Washington County. Temporary use of recreational vehicles will be limited to use during construction of a new residence or displacement of the property owner or tenant due to disaster reasons as allowed under the Comprehensive Emergency Management Plan (CEMP).

Objective 4: Allow sites for mobile home parks and mobile home subdivisions to promote the provision of affordable housing.

Policy 4-1: Mobile home parks and subdivisions will be sited in accordance with the residential densities contained in the Future Land Use Element of this Plan. The LDRs will provide for adequate buffers between mobile home uses and surrounding developments.

The County's Comprehensive Plan Land Development Code allows mobile home parks in all land use categories where residential use is allowed. There are no restrictions in any of the residential sections or in the land use categories of the county that would preclude the siting of a mobile home park if developers can meet all density requirements. In some cases, deed restrictions may prevent the siting of mobile homes. The clustering provision of the Land Development Code allows more than one mobile home per acre to be sited on a parcel, not to exceed four mobile homes for any parcel unless the process changes a density

Policy 4-2: The future land use categories provided in this Plan (see Future Land Use Element) which provide for residential use shall permit the placement of mobile homes in accordance with the allowed residential densities provided they are anchored or attached to permanent foundations, meet safety and all other requirements of the County's adopted LDRs (subject to private restrictions and covenants).

The County is currently meeting this policy. This will be discussed further in the Identified Issues section of this report.

Objective 5: Identify, preserve, and protect all historically significant housing.

The County is currently meeting this objective...

Policy 5-1: The County and municipalities shall continue to support and coordinate with the proper agency to identify, preserve, and protect historically significant housing as well as all other historical structures, sites, artifacts, settlements, cemeteries, and other significant historical findings through provisions contained in the LDRs.

The County is currently meeting this policy.

The County shall continue to address this policy by actively working to acquire existing homes that may qualify has a historic structure.

Policy 5-2: The County shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs for rehabilitative purposes.

The County is currently meeting this policy.

Policy 5-3: The County shall continue to partnership with the Washington County Historical Society to identify and apply for sources of funding to identify and protect historically significant structures.

The County is currently meeting this policy.

Policy 5-4: To protect historically significant housing, the County shall periodically amend the overlay Historical Resource Future Land Use Map to include all identified historically significant housing.

No significant structures have been identified in the County. The Comprehensive Plan's list of historically significant housing will be updated as these are identified.

Objective 6: Conserve and extend the useful life of the existing housing stock and improve neighborhood quality.

The County is generally meeting this policy. Examination of the code enforcement procedures will be required. This will be discussed further in the Identified Issues section of this report.

Policy 6-1: Review and amend where necessary the County's building codes and housing and health codes and standards relating to the care and maintenance of residential environments and facilities. These building codes shall be the standards used to guide the County in conserving the existing housing stock.

The Building Codes are updated as required to be in compliance with the State Building Codes. The Washington County Health Department is charged with the responsibility of ensuring health and environmental standards are maintained so as to be compliant with requirements of the State.

The current method used for Code Enforcement does not always have the results that are desired.

Policy 6-2: Annually designate areas in the County and municipalities CDBG Target Areas, actively pursuing housing rehabilitation and/or infrastructures improvements grant programs, and carry out the program activities designed to improve housing conditions in a timely and efficient manner.

The County is currently meeting this policy.

Policy 6-3: The County shall encourage neighborhood improvement programs through public/private partnerships.

The County is currently meeting this policy...

Objective 7: The County and municipalities will continue to facilitate the meeting of special housing and household needs (including rural and farm worker needs) through improved coordination of public, private, and nonprofit sectors involved in housing production, and through implementation of the following housing policies and programs.

Policy 7-1: Continue to enforce the Washington County Fair Housing Ordinance.

Recommendation: While the current requirements of the Washington County Fair Housing Ordinance are adhered to by the County, the last update was in 1990. This ordinance should be examined closely with State mandates with revisions made as necessary.

Policy 7-2: Coordinate with appropriate local agencies (i.e., the Council on Aging, the Tri-County Community Council) for their review of the County's Building Code and LDRs to ensure adequacy in meeting the needs of the physically disabled and the frail elderly.

The County is currently meeting this policy, with liaisons provided by the Board of County Commissioners.

Policy 7-3: Coordinate annually with agencies involved in providing services to the County's special needs populations to determine the approximate unmet housing needs of those populations. Strengthen public/private sector partnerships with the potential of meeting special housing needs.

The County is currently meeting this policy.

Policy 7-4: Apply for, utilize, and support private sector efforts to secure federal and/or state funds to provide housing for residents with special needs, including the elderly, disabled, farm workers, rural, very-low, low-, and moderate income residents, and homeless citizens.

The County is currently meeting this policy.

Policy 7-5: Continue to promote location criteria, in keeping with the Transportation Disadvantaged Program, for housing for the elderly or disabled, which consider proximity to transportation, recreation, and health care facilities.

Transportation, recreation, and health care facilities may be located in any of the residential designated areas in Washington County. It is not practical to allow existing facilities located in isolated areas to continue to expand when no urban services are available, even though the density allowance might allow for these expansions.

Policy 7-6: Coordinate with the Farmers Home Administration (FmHA), the Florida Housing Finance Agency (FHFA), and other federal and state agencies to monitor loan and subsidy program activities and trends to support the rural housing needs being met by such agencies.

The County is currently meeting this policy.

Policy 7-7: Establish an agreement with the Florida Department of Children and Families to inform the County of any licensing of migrant labor housing.

Recommendation: There is no formal agreement. The County should draft such an agreement and cooperate with the Florida Department of Children and Families in the licensing process of migrant labor housing. This will be discussed further in the Identified Issues section of this report.

Policy 7-8: The adopted LDRs shall maintain provisions for housing options to meet the diverse housing needs of the elderly such as accessory apartments, adult foster homes, and congregate living facilities.

The County is currently meeting this policy.

Policy 7-9: Housing for rural and farm workers shall be located in accordance with the residential densities contained within the Future Land Use Element of this Plan.

The County is currently meeting this policy.

Objective 8: Ensure the provision of sites for group homes and foster care facilities to ensure that the needs of persons requiring such housing are met.

The County is currently meeting this objective.

Policy 8-1: The County and municipalities shall not discriminate in granting development approval to group homes and foster care facilities.

The County is currently meeting this policy.

Note: As stated in response to Policy 7-5 above, there is concern regarding the expansion of existing facilities in remote areas where transportation, emergency medical services, medical care, and law enforcement are not always available. This situation has come to the attention of the County recently with a request that a 50 patient facility located in a remote area be allowed to expand to house an additional 45 - 50 patients.

Policy 8-2: Group homes and foster care facilities shall be permitted in all future residential land use categories consistent with the Future Land Use Element and Maps to insure that the needs of persons requiring such housing are met in accordance with Florida law.

The County is currently meeting this policy.

Policy 8-3: Group homes and foster care facilities will be encouraged to locate in areas providing the highest level of public services (i.e., schools, recreation, social services, et and foster care facilities

The County is currently meeting this policy.

Policy 8-4: Consistency will be maintained between LDRs and Comprehensive Plan goals and policies addressing group homes and foster care facilities.

The County is currently meeting this policy.

Objective 9: Provide uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Florida law.

Policy 9-1: The County and municipalities shall assure that reasonable relocation standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

Note: There have been no circumstances where persons have been displaced through public action. However, at the present time, the Planning Office is working with the Florida Department of Transportation to ensure that persons displaced during the four-lane projects of SR 79, and eventually SR 77 are afforded solutions to housing requirements to include expediting building permits and inspections by the Building Inspectors that are consistent with Florida law.

Policy 9-2: Provide uniform and equitable treatment for persons and businesses displaced by state and local government programs, consistent with Florida law.

The County is currently meeting this policy.

Note: This objective becomes especially important as the four-lane projects of SR 79 and SR 77 progresses.

Policy 9-3: The County shall maintain ongoing cooperative relationships with the local Association of Realtors and other providers of replacement housing (rental agencies, etc.) to insure that suitable replacement housing is identified and is comparably priced to the displaced housing prior to causing displacement through public action.

The County is currently meeting this policy.

Note: Affordable housing is described as housing that is made available to a household that earns only 80 percent of the median income(\$38,400 for a family of four) for Washington County (\$32,720) A home that sells for approximately \$100,000, would meet this definition. However, due the increase over recent years of real estate prices, it is virtually impossible to find this type of housing in Washington County. The impacts that result from these type houses are the same as for any other home of higher values in the County.

Table 9-6. Housing Facts for Washington County Housing 2000 and 2005				
Owner Occupied	81.9%			
Married Couples	3,955			
Male Householder	214			
Female Householder	584			
Non-Family	1,740			
Group Quarters	1,449			
% of Total Population	6.9%			
Institutionalized Population (Prisons, nursing homes, juvenile and others)	1,341			
Non-Institutionalized Population (Other)	108			
Nursing Homes Available Beds	180			
Occupancy Rate	73.2%			
Assisted Living Facilities	7 (135 Beds)			
Public Lodging				17(398(Units))
Apartments, Public Apartments, Rooming Housing, Rental				9 (150 Units)
Mobile Homes and RV Vehicle Tags				Mobile Homes 509 Mobile Homes Parks 372 RVs 193
Single Home Value	\$56,092			
Mobile Home Value				33,913
Homes Sales Price (Average)				\$119,793
Median Sales Price	\$61,000			103,000
Median Rent	\$383			
Elderly Households (Headed by Age 65 or Older)				2,456
Elderly Who Own Their Homes				2,189
Pay More than 30% of Income for Rent or Mortgage				566 (23%)
Households Made Up of 1-2 persons				5,458 (62%)
% paying more than 30% of Income for Rent/Mortgage				1,420 (26%)
Household Made Up of 3 - 4 Persons				2,643(30%)
% Paying More than 30% of Income for Rent/Mortgage				582 (22%)
Households Made Up of 5 or More Persons				715 (8%)
% Paying More than 30% of Income for Rent/Mortgage				172 (24%)
Household by Size and Cost Burden		0-30%	31-50%	51- %
1 – 2 Persons in the Household		4,055	774	629
3 – 4 Persons in the Household		2,056	307	250
5 + Person in the Household		542	79	94
Low-Income Household with at Least One person with Disability (15 years or older)	1,596			
Source: Florida Housing Data Clearinghouse, Shimberg Institute, University of Florida				

Table 9-7. Housing Inventory for all Housing Units in Washington County 2000 - 2006			
Type	Housing Units by Type 2000	New Housing Units by Type 2000-2006	County Total
Single-Family	5,579	721	6,300
Multi-Family	297	0	297
Mobile Homes	3,539	1,088	4,627
Other	88	0	88
Total	9,503	1,809	11,312
Total Updated Housing Inventory for all type units in Washington County		11,312	
Source: Florida Housing Data, Shimberg Center for Affordable Housing and Washington County Building Department			