

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL C –TO MAINTAIN A SAFE AND ADEQUATE SUPPLY OF HOUSING BY PRESERVING EXISTING STABLE NEIGHBORHOODS, STABILIZING AND ENHANCING NEIGHBORHOODS THAT ARE IN TRANSITION, AND RESTORING AND REHABILITATING NEIGHBORHOODS THAT HAVE DECLINED.

OBJECTIVE C.1 – THE CITY WILL CONTINUE ITS PROGRAM OF INFORMATION EXCHANGE WITH ITS NEIGHBORHOODS. THE PURPOSE OF THE GREAT NEIGHBORHOOD PARTNERSHIP PROGRAM IS TO PROVIDE A MECHANISM THROUGH WHICH THESE AREAS ARE KEPT AWARE OF THE OVERALL CONDITION OF THE CITY, POTENTIAL THREATS TO THE STABILITY OF NEIGHBORHOODS, AND ANY INFORMATION AND ASSISTANCE WHICH IS AVAILABLE TO THEM. THE PROGRAM IS TO BE IMPLEMENTED THROUGH THE FOLLOWING POLICIES.

Policy C.1.1

The City will assist with the organization and continuation of neighborhood groups in order to work with residents to improve their neighborhoods. The City will maintain, and regularly update, a map of the boundaries of each neighborhood.

Policy C.1.2

The City will continue to provide information to the neighborhoods through various means, which can include notice on services, events, and activities that are of interest to the City's residents.

OBJECTIVE C.2 – THE CITY WILL MAINTAIN A RESIDENTIAL NEIGHBORHOOD CATEGORIZATION MAP AS AN INTEGRAL PART OF THIS HOUSING ELEMENT. THE MAIN OBJECTIVE OF THE CATEGORIZATION IS TO IDENTIFY THE LEVEL OF NEED IN EACH NEIGHBORHOOD, WHICH IN TURN WILL DETERMINE THE STRATEGIES TO BE TAKEN IN MEETING THAT NEED.

Policy C.2.1

Each residential area will be categorized in terms of the descriptions provided in this Housing Element, and will be identified as such on the Residential Neighborhood Categorization Map.

Policy C.2.2

The City will update the Residential Categorization Map at least once every five years.

OBJECTIVE C.3 – FOR THOSE AREAS IDENTIFIED AS STABLE RESIDENTIAL ON THE RESIDENTIAL NEIGHBORHOOD CATEGORIZATION MAP, THE CITY WILL TAKE ACTIONS TO ENSURE THAT THEY REMAIN STABLE AND DO NOT DECLINE.

Policy C.3.1

These stable residential areas will be provided assistance through the development/

maintenance of a neighborhood plan or Community redevelopment Area (CRA) Plan which is directed toward enhancing and promoting the neighborhood.

Policy C.3.2

The City, through its Great Neighborhood Partnership Program (or equivalent), will maintain periodic contact with the representatives of the neighborhood groups through attendance at neighborhood meetings or via telephone/email, acting as a liaison with the City to resolve matters of concern to the neighborhood.

Policy C.3.3

The City will protect its stable residential areas from the encroachment of more intensive adjacent uses by implementing land use transitions, such as the installation of buffers and screening, and requiring performance standards within the Land Development Code.

Policy C.3.4

The City will continue to maintain neighborhood parks and promote our neighborhoods. In addition, the City will continue to provide assistance for home improvement and home maintenance for the continued stabilization of neighborhoods.

Policy C.3.5

To solve specific problems, these areas will receive targeted code enforcement activities, home improvement programs, and beautification efforts, or other measures that increase the level of activity to produce results.

OBJECTIVE C.4 – FOR THOSE AREAS IDENTIFIED AS NEEDING REHABILITATION OR DILAPIDATED ON THE NEIGHBORHOOD CATEGORIZATION MAP, THE CITY WILL TAKE MEASURES TO PREVENT FURTHER DECLINE, AND TO HELP MOVE THE NEIGHBORHOOD TOWARD A CLASSIFICATION OF STABLE.

Policy C.4.1

These rehabilitation or dilapidated areas will be provided assistance through the development/maintenance of a “neighborhood plan” which is directed toward encouraging private investment, outlining needs for physical improvements, and mitigating critical concerns for the neighborhood.

Policy C.4.2

The City, through its Great Neighborhood Partnership Program (or equivalent), will maintain regular personal contact with the representatives of the associations through attendance (on at least a quarterly basis) at neighborhood meetings or via telephone/email and by acting as a liaison with the City to resolve matters of concern to the neighborhood.

Policy C.4.3

To solve specific problems, these areas will receive targeted code enforcement activities, home improvement programs, and beautification efforts, or any other measure that increases the level of activity to produce results.

Policy C.4.4

The City will target its housing programs within these areas to rehabilitate existing properties and also encourage private investment, public-private partnerships, and first-

time homebuyers.

Policy C.4.5

These areas will have the highest priority in terms of targeting of code enforcement and law enforcement activities, and also beautification efforts.

Policy C.4.6

These areas will have priority in terms of scheduling of capital improvements (infrastructure) which will assist in arresting visible signs of deterioration and encouraging private investment.

OBJECTIVE C.5 – THE CITY WILL ENCOURAGE DEVELOPMENT OF AFFORDABLE HOUSING PROJECTS AND WORKFORCE HOUSING PROJECTS IN APPROPRIATE LOCATIONS IN ORDER TO MEET LOCAL NEEDS, THROUGH INCENTIVES, FLEXIBILITY, AND EXPEDITED PERMITTING.

Policy C.5.1

The City will ensure the availability of land for housing in all income ranges, in part, through designation of residential land use categories on the Future Land Use Map to provide for a range of housing types and densities.

Policy C.5.2

The City will continue to provide technical assistance, information and referral services to the public and private sector on housing-related matters in order to maintain a housing production capacity sufficient to meet the projected housing market demand. The City will continue to coordinate with the Okaloosa Community Development Corporation to further fair housing and eliminate discrimination in housing.

Policy C.5.3

The City will monitor its permitting process for changes necessary to improve the public and private housing delivery process. The City will continue to provide information on development requirements and will encourage pre-development conferences with appropriate regulatory agencies.

Policy C.5.4

The City will begin immediately to identify and implement strategies to encourage development of workforce housing.

Policy C.5.5

The City will consider methods, standards, and locations for accessory residential units within established residential areas while maintaining stable and compatible neighborhoods.

Policy C.5.6

The City will identify appropriate alternative site design standards, such as parking ratios, setback standards, and zero lot line configurations, to encourage additional affordable and workforce housing.

Policy C.5.7

The City will consider the implications of adopting policies, procedures, ordinances, regulations, and plans which may increase the cost of housing and report such information to the Municipal Planning Board as part of the deliberation process.

Policy C.5.8

The City will coordinate with the Affordable Housing Alliance Committee to consider provisions in the Land Development Code to modify street requirements for affordable/workforce housing.

Policy C.5.9

The City will implement techniques such as affordable housing density bonuses consistent with recommendations in the CRA Plan.

Policy C.5.10

The City will encourage the development of affordable and workforce housing near transportation hubs and major employment centers and mixed-use, compact developments.

Policy C.5.11

The City will continue and improve, where needed, its current public/private partnerships to ensure an effective and efficient housing delivery system. In support of this policy, the City will continue to monitor population, housing, and economic data and coordinate with public and private housing providers to ensure the use of current data.

OBJECTIVE C.6 –THE CITY OF FORT WALTON BEACH WILL PROVIDE INCENTIVES FOR CRITICALLY NEEDED HOUSING IN ORDER TO FOSTER SUSTAINABILITY AND PROVIDE DIRECTION AND ASSISTANCE TO THE PRIVATE SECTOR.

Policy C.6.1

The City will allow development within a mixed-use land designated area which provides student and/or workforce housing at 80%-200% the Area Median Income (AMI) to request subsidies or other incentives by City Council. Inclusionary workforce units must be aesthetically similar to market rate units. For the duration of any subsidy or incentive offered:

- Proof of annual affordability restrictions must be submitted to the City Manager; and
- Proof of employment within a city census tract must be submitted to the City Manager.

Policy C.6.2

The City will implement procedures to expedite the development order and permitting process for housing projects which meet the definition for affordable housing, or contain inclusionary workforce units.

OBJECTIVE C.7 – ADEQUATE SITES FOR MANUFACTURED HOUSING. THE CITY OF FORT WALTON BEACH WILL CONTINUE TO PROVIDE ADEQUATE LAND AREA TO ACCOMMODATE MANUFACTURED HOMES WITHIN ITS CORPORATE LIMITS.

Policy C.7.1

The City will continue to encourage the provision of affordable housing requirements in the Land Development Code that Residential Design Manufactured Homes (RDMH) be permitted in all areas designated for Low Density Residential on the Future Land Use Maps subject to requirements for assuring similarity in exterior appearance between such residential design manufactured homes and site built homes constructed on contiguous or other lots in the same zoning district.

Policy C.7.2

The City will permit the provision of affordable housing by continuing to provide in the LDC that standard design manufactured homes may be placed:

- In manufactured home communities located in R-2, Multifamily Dwelling Districts (and not in a Coastal High Hazard Area);
- In private, temporary use (not longer than six (6) months) in any zoning district as a temporary office or accessory structure for storage of materials and tools incidental to development of a building site; and
- In temporary use (not longer than six months), in any zoning district, by a local, state or federal governmental agency for public purposes.

Policy C.7.3

The City will continue to require that manufactured home architectural and building design standards will be applied equally to site built homes

Policy C.7.4

The LDC will continue to prohibit moving any mobile home manufactured prior to June 15, 1976, into the City in any zoning district due to the lack of comprehensive implementation of federal building and safety standards for transportable structures.

Policy C.7.5

The City will continue to require in the LDC that all manufactured and mobile homes, both existing and new, and all parts thereof, be maintained in a safe and sanitary condition; kept in the same good working order and condition as when the certificate of occupancy was issued.

OBJECTIVE C.8 –THE CITY WILL PROMOTE HOUSING OPPORTUNITIES TO MEET THE UNIQUE HOUSING NEEDS OF THE ELDERLY, DEPENDENT CHILDREN, PHYSICALLY AND MENTALLY CHALLENGED, DEVELOPMENTALLY DISABLED AND THE TEMPORARILY HOMELESS.

Policy C.8.1

The City will continue to enforce performance standards consistent with Section 419, Florida Statutes, through provisions in the Land Development Code.

OBJECTIVE C.9 THE CITY WILL CONTINUE TO PROMOTE THE PRESERVATION AND PROTECTION OF HOUSING RESOURCES IDENTIFIED AS HISTORICALLY SIGNIFICANT.

Policy C.9.1

The City will continue to task the Historic Sites and Structures Advisory Board with the protection and explanation of the City's historic resources.

Policy C.9.2

The City will encourage the rehabilitation and adaptive re-use of historically significant housing by providing information to property owners seeking to preserve, rehabilitate, and appropriately reuse such housing.

OBJECTIVE C.10 THE CITY WILL USE CONSERVATION, REHABILITATION AND DEMOLITION PROGRAM TECHNIQUES TO ELIMINATE SUBSTANDARD HOUSING, OTHER THAN HISTORICALLY SIGNIFICANT HOUSING.

Policy C.10.1

The City will continue to assist very low, low and moderate income households to rehabilitate their homes City-wide through the use of federal and state programs and programs administered by the Okaloosa Community Development Corporation.

Policy C.10.2

The City will implement housing recommendations of the CRA Plan through education programs intended to provide information to very low, low, and moderate income households on funding sources for housing improvements and rehabilitation.

OBJECTIVE C.11- THE CITY WILL CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK. THE CITY WILL IMPLEMENT POLICIES AND PROGRAMS WHICH WILL CONSERVE THE QUALITY OF EXISTING NEIGHBORHOODS AND PRESERVE THE EXISTING HOUSING STOCK, INCLUDING CONSERVATION OF NATURAL AND HISTORIC RESOURCES, MAINTENANCE OF COMMUNITY FACILITIES AND CODE ENFORCEMENT ACTIVITIES.

Policy C.11.1

The City will use local, state, and federal funds, as they become available, to reduce instances of deteriorated and dilapidated housing and to provide, maintain, and improve public facilities and infrastructure.

Policy C.11.2

The City will continue to maintain an active code enforcement program as a means of causing the removal of housing stock with structural deficiencies toward the goal of eliminating deteriorated and dilapidated housing.

Policy C.11.3

The City will document the reduction of substandard dwellings by recording substandard dwelling removals and rehabilitation as well as consulting the U.S. Census data.

Policy C.11.4

The City will implement standards to ensure compatibility as part of the site plan approval process for all housing projects which propose more than three (3) dwelling units, or any mixed-use projects within the City which contains more than three (3) dwelling units.

Policy C.11.5

The City will implement buffer and landscape requirements to preserve the character and quality of life in residential neighborhoods.

Policy C.11.6

The City will continue its demand responsive street light improvement and maintenance program to protect the interest of public health, safety and welfare.

OBJECTIVE C.12 –THE CITY WILL ENSURE UNIFORM AND EQUITABLE TREATMENT OF PERSONS AND BUSINESSES DISPLACED BY FEDERAL, STATE AND LOCAL GOVERNMENT PROGRAMS CONSISTENT WITH SECTION 421.55, FLORIDA STATUTES, AND THE FEDERAL UNIFORM RELOCATION ACT.

Policy C.12.1

The City will assist any person that is required to move from any real property as a result of the acquisition of such real property for public purposes by making other sites and housing facilities available to them as replacement dwellings. Where federal aid is being used for public projects or programs the City will be guided by the appropriate Public Law requiring mandatory relocation assistance to persons displaced by certain federal-aid projects.

Policy C.12.2

The Fort Walton Beach Housing Authority will continue its housing referral program.

Policy C.12.3

The City will assist in the preparation of housing relocation plans for public programs and projects involving the displacement of residents on an interim or permanent basis within the City of Fort Walton Beach.

Policy C.12.4

The City will continue to make available CDBG grants to assist VL/L/M/I persons required to be relocated during the housing rehabilitation process.

OBJECTIVE C.13 –THE CITY WILL CONTINUE TO REGULARLY MONITOR AND EVALUATE THE EFFECTIVENESS OF ITS AFFORDABLE AND WORKFORCE HOUSING PROGRAMS.

Policy C.13.1

Major changes in the magnitude, distribution and characteristics of population and housing will serve as indicators of change in the various aspects of housing supply and demand. The policy implications of any major changes in housing supply and demand–will be evaluated during the Evaluation and Appraisal process in order to remain responsive to changing housing conditions in the City.

Policy C.13.2

The timely scheduling, programming, budgeting and implementation of housing programs

identified in this Element will be evidence of the City's effectiveness in carrying out a systematic program for implementing the adopted housing goals, objectives and policies.

Policy C.13.3

The City will continue to evaluate the implementation of the Housing Element through the process of coordination with other governmental agencies and coordination with private sector groups interested in housing policies and programs. The effectiveness of this approach will be evaluated by the success of coordination mechanisms in resolving housing issues.

OBJECTIVE C.14 – THE CITY WILL ENCOURAGE ENERGY EFFICIENCY AND THE USE OF RENEWABLE ENERGY RESOURCES IN THE DESIGN AND CONSTRUCTION OF NEW HOUSING.

Policy C.14.1

The City will develop incentives to encourage energy efficiency and the use of renewable energy in development plans.

Policy C.14.2

The City will increase services to green builders by having a "green inspector" certified to evaluate homes and businesses to determine whether they qualify for various green tax credits, certifications, awards, or recognition.

Policy C.14.3

The City will provide an efficient and effective permitting process for developments that provide for increased energy efficiency and use of renewable resources beyond what is required by State and Federal regulations.

Policy C.14.4

The City will provide educational materials to developers and builders on green building practices and benefits, including specific programs such as LEED certification and the Energy Star Program.

Policy C.14.5

The City will require the preservation of natural areas and the appropriate use of Florida Friendly Landscaping to conserve energy and water.

Policy C.14.6

The City will require energy efficiency standards in new housing at least as restrictive as the latest published version of the Florida Building Code/International Energy Code.