

Goal 3.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Objective 3.1.A • Provide a regulatory environment that encourages a competitive housing market between private sector housing providers and encourages the provision of housing for all present and future residents, including workforce, college graduate, and low income households.

Policy 3.1.A.1 • In January of each year, a coalition of the Home Builders Association of West Florida, the Santa Rosa County Chamber of Commerce, and the Santa Rosa County Board of Realtors will present a “State of Housing Report” to the Board of County Commissioners. The report will quantify the number of housing units provided in the previous year by area, type, and price; it will evaluate the supply and demand for housing by standard income ranges; evaluate the availability of affordable housing for special income groups such as college graduates, service industries, and public sector employees; measure the change in homeownership rates; and project housing needs for the next year. The report will also identify factors with the potential impact the housing market such as development regulations, the availability of infrastructure, and market forces and make recommendations as appropriate.

Policy 3.1.A.2 • Prior to adopting or implementing new regulations, policies, or procedures that have the potential to impact the cost of housing the county will seek stakeholder input to determine the impact of the proposed action. Stakeholders for changes affecting the cost of housing will include, but not be limited to, the Homebuilders Association of Northwest Florida, the Santa Rosa County Board of Realtors, and the Santa Rosa County Chamber of Commerce. The county will notify stakeholders of the proposed change and allow 60 days for review and comment. Stakeholder comments will be provided to the Board of County Commissioners at a public meeting prior to enactment of the proposed change.

Policy 3.1.A.3 • The County will continue to utilize emerging technology to improve the permitting and inspections process in order to improve processing efficiency. Specifically, the County will continue to utilize its integrated permitting system to reduce application processing times and reduce errors; will develop and implement smart phone apps for use by inspectors and contractors in the field; will explore the use of photographs and smart phone locational apps for some minor inspections; and will develop a system for electronic submission of construction plans.

Policy 3.1.A.4 • The Future Land Use Map and Official Zoning Map shall provide for sufficient development or re-development opportunities (areas) within residentially designated areas and mixed use areas that allow for a variety of housing types including apartments, townhomes, and higher density residential structures. The availability of vacant land necessary to support a variety of housing options will be evaluated annually based upon the “State of Housing Report.”

Policy 3.1.A.5 • Housing for very low, low and moderate income families may be located in any residential or mixed-use category shown on the FLUM provided such housing complies with the construction and development standards contained within the LDC.

Policy 3.1.A.6 • 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.

Policy 3.1.A.7 • The County shall support the use of transitional housing for special needs populations, including homeless, temporarily unemployed and recently paroled individuals within the guidelines of the Land Development Code. The County shall support state or federal programs as well as any grant funding for the purposes of addressing this issue if a need is identified.

Policy 3.1.A.8 • The County shall support efforts of local non-profit organizations to develop programs which address homelessness within the County. This includes the seeking of federal and state funding sources, such as the Stewart B. McKinney Homeless Assistance Act (1987), to support the development of programs to address homelessness within the County.

Policy 3.1.A.9 • The County shall continue to implement the Concurrency Management System as a means to ensure that adequate infrastructure is provided to support a variety of housing options and types.

Policy 3.1.A.10 • The County shall assure freedom of choice in housing for its residents by designating a variety of residential densities on the Future Land Use Map and Official Zoning Map.

Policy 3.1.A.11 • The County shall continue to enforce its Land Development Code regulations and review Future Land Use Map Amendments, rezonings, conditional use and special exception requests in order to assure compatibility of land uses within established or planned residential areas in order to preserve and protect residential assets.

Policy 3.1.A.12 • Through the land development regulations found within the Land Development Code, the County shall encourage innovative land uses, such as clustered development, traditional neighborhood development and other techniques.

Policy 3.1.A.13 • The County shall provide for the creation and preservation of affordable housing for all current and anticipated future residents and special housing needs households including rural residents and farm workers by: allowing affordable housing in all residential areas; utilizing CDBG funds for infrastructure improvements and neighborhood revitalization; avoiding a concentration of low income housing units in specific areas; and undertaking other measures to minimize the need for additional local services.

Policy 3.1.A.14 • The County shall distribute public assisted housing throughout the County to provide for a wide variety of neighborhood settings for very low, low and moderate income households and to avoid undue concentration in any one neighborhood. Also, the County shall encourage developers of housing for very low, low and moderate income households, such as Habitat for Humanity, to disperse sites of their construction activities countywide.

Policy 3.1.A.15 • The County establishes criteria in the LDC guiding the location of community residential homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services and that foster non-discrimination. Such criteria shall allow the development of community residential alternatives to institutionalization and will 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.

Objective 3.1.B • The County will continue to reduce the number of substandard housing units and will continue providing for structural and aesthetic improvements to the existing housing stock through conservation, rehabilitation, or demolition efforts.

Policy 3.1.B.1 • The County shall use the data generated by the 2010 census, when available, to identify substandard housing within the County.

Policy 3.1.B.2 • The County shall continue to utilize the procedures provided in Ordinance No. 92-04 as its primary method for the elimination or reduction of the number of substandard housing units identified.

Policy 3.1.B.3 • Through the land development regulations found within the Land Development Code, the County shall encourage innovative land uses, such as clustered development, traditional neighborhood development and other techniques.

Objective 3.1.C • Encourage energy efficiency and the use of renewable energy resources in the design and construction of new housing.

Policy 3.1.C.1 • The County will support energy efficient construction standards as allowed by the State Building Code.

Policy 3.1.C.2 • The County will not prohibit the appropriate placement of photovoltaic panels. The County has established within the Land Development Code or utilizes Florida Building Code review criteria and standards for appropriate placement of photovoltaic panels and wind power infrastructure.