

**9J-5.010 HOUSING ELEMENT**

**WASHINGTON COUNTY, CARYVILLE, EBRO, VERNON, AND WAUSAU  
2020 COMPREHENSIVE PLAN**

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## HOUSING EXECUTIVE SUMMARY

This data and analysis is support data and is not adopted with the Goals, Objectives and Policies.

The *State of Florida Housing 2008 Report* as published by the Florida Housing Data Clearinghouse, Shimberg Center reports in Table 6 (County Affordability Index and Rank) that in the year 2007, Washington County ranked seventh in state in affordability of housing. The factors that affect the affordability rate of the smaller rural counties are the income, the housing prices, and the mortgage rates within a particular county.

The updated housing element data and analysis provides an array of data taken directly from the Shimberg Center's Affordable Housing Needs Assessment (AHNA) vs. 8.1-2009. The data tables show the distribution of various housing needs in Washington County including the unincorporated portion of the County as well as each individual municipality including the City of Chipley. This summary provides a few key observations and the final projected need for housing units, affordability, and land to accommodate the projected Washington County population for the years 2010, 2015, 2020, and some supplemental data for 2025 and 2030.

### A. Inventory, Vacancy, and Age of Existing Housing Units

- The 2000 Census reports 9,503 total housing units in the County (Table C-3). Of these total units, 7,931 units were occupied by permanent residents and 570 were vacant permanent units for a total of 8,501 permanent dwellings. Of the total housing units, 1,002 are vacant, seasonal, etc. units. The total number of units existing in the County in 2000 was 9,503.
- In Table C-4, the 2000 Census count is updated to include units added by building permits from 2000 to 2008. The cumulative total for housing units added through 2008 was 2,214. Adding this figure to the 9,503 existing units in 2000, brings the total housing unit available in the County to 11,717 housing units.
- Table C-2 shows housing units by age characteristics. Out of a total of 9,503 housing units, existing in 2000, approximately 1,675 or 17.6 percent were 40 years old or older (constructed prior to 1960).
- Out of a total of 11,717 total housing units existing in 2008, 2,678 housing units or 22.9 percent were 40 years old or older (constructed prior to 1969).

### B. Existing Substandard Housing Units

- Table C-13 shows that in 2000, 252 units had 1.01 or more persons per room, 19 units had no heating fuel, 78 units lack complete kitchen facilities, and 81 units lack complete plumbing facilities.

- Table C-14 shows that in 2000, five percent of the 8,501 permanent housing units (430) exhibited one or more of the substandard indicators used by the Census.

C. Affordable Housing Defined

Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, F.S.

D. Median Income Defined

Median income is the amount which divides the income distribution into two equal groups, half having incomes above this amount, half having incomes below this amount. The medians for households, families, and unrelated individuals are based on the entire universe of all households, families, and unrelated individuals, regardless of size. The medians for individuals are based on the entire universe of people 15 years old and older with income. The data for area median income (AMI) is based upon a family or household size of four. The active housing programs in Washington County utilize the HUD Area Median Income.

Depending on the source used, the median income can vary.

E. Surplus/Deficit of Affordable Rental and Owner Housing Using Shimberg Data

- Renter: Table C-32 shows the greatest deficits of rental units to be for those households within the 30.1 to 50 percent income range.
- Owner: Table C-31 shows deficits of owner-occupied units to occur in all three planning years for all income ranges except the \$5,000 to \$22,500 income ranges.
- Total deficits for all income ranges of owner-occupied units are: 61 units in 2010; 59 units in 2015; 61 units in 2020; and 56 units in 2030.
- Total deficits for all income ranges, renter-occupied units are 14 units for year 2010; 13 units for 2015; 13 units for year 2020 and 12 units for 2030.

F. Affordable Housing Projections Using Percent of Area Median Income

In 2007, the median income for Washington County was \$34,535 (Source: U. S. Census Bureau). Applying the HUD percentages for the affordability group's results in the following income groups:

Very Low Income	<30% of median	\$10,361
Low Income	50% of median	\$17,268



Low/Moderate Income	80% of median	\$27,628
Moderate Income	120% of median	\$41,442

The majority of households paying more than 30% of their income towards housing to be in the less than \$10,000 to the \$19,999 income range.

G. Projected Demand for Housing by the Elderly

As "baby boomers" approach their elder years, affordable housing for the elderly will become more of a concern. Table C-35 shows projected total (rent/own) households aged 65+ to be 2,235 in the year 2000; 2,449 in 2010; 2,904 in the year 2,015; 3737 in 2020; 4,368 in 2025, and 4,963 in 2030. The majority of these households are projected to be owner households.

**9J-5.010 HOUSING ELEMENT**  
**2020 WASHINGTON COUNTY COMPREHENSIVE PLAN**

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**Section C**

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**I. PURPOSE**

The purpose of this element is to provide guidance in developing appropriate plans and policies for governmental activities that will meet identified and projected needs in the supply of housing, particularly by workforce housing, while meeting the development needs of Washington County's future population, and to define what constitutes affordable housing. There is a single goal with 14 objectives.

**II. INTRODUCTION**

Housing affects the economic strength of the County and provides a basis for directing the manner and type of economic development within an area. The County and municipalities will attempt to protect existing housing values and develop policies that result in the appreciation of existing neighborhoods. In addition, new development should contribute to a favorable quality of life conditions within the community and reduce any housing deficiencies that may exist.

Major updates to the basic housing data for Washington County as required in Rule 9J-5, Florida Administrative Code (F. A. C.) directs local governments to incorporate the best available data in the Plan. Because most local governments do not collect or analyze extensive housing information themselves, the housing element data and analysis is heavily dependent on other sources, such as the most recent U.S. Census report, local building permits, and information from sources.

The inventory and data analysis section of this element evaluates existing housing conditions within the County and provides projections and analysis for the future housing needs of the County, Emphasis is placed on identifying and projecting deficits in the housing supply for moderate, low, very low income households and those with special needs. Much of the data used to project the future needs for very low, low and moderate income housing groups comes from the *Affordable Housing Needs Assessment (AHNA)* provided from the Shimberg Center for Housing Studies. The data provided in the *AHNA* is to assist local communities with developing and writing their comprehensive plans. There are limitations to the data and these limitations have been noted where relevant throughout this document. It should also be noted that the most recent *AHNA* available at the time of drafting this document was the 2008 assessment, which is based on the 2000 U.S. Census and 2008 BEBR (Bureau of Economic and Business Research) projections. Projections are made out to 2030.

There are several key relationships between the Housing Element and other elements of the Comprehensive Plan that include the following:

The Future Land Use Element identifies land to accommodate the housing needs of the county by designating land for residential use, sufficient amounts of land for related uses and providing for a physically compatible pattern of development.

The Transportation Element addresses the requirements necessary to meet traffic needs resulting from the trips to and from shopping, work, and leisure activities.

The Infrastructure Element addresses the infrastructure needs in providing a safe and sanitary living environment.

The Recreation and Open Space Element addresses the facilities necessary to meet the recreational needs of households.

The Capital Improvements Element addresses the provision, timing, and financing of the various capital improvements needed to maintain or achieve identified levels of service for a variety of public facilities.

### **III. CHARACRTERISTICS OF THE HOUSING INVENTORY**

#### **A. Populations of the Municipalities and County**

The counts and estimates in this element refer only to permanent residents of the municipalities of the Washington County and Unincorporated Washington County. According to Census Bureau guidelines, one's permanent residence is the place one lives and sleeps most of the time. Consequently, temporary residents such as tourists and snowbirds are not included in these estimates. Estimates of inmates and hospital patients are not included in this count and are separately stated from the population as a whole in Washington County

1. Current Conditions of Population. Table C-1 outlines the past and projected population growth of the County during 1990 through 2030 and are based on permanent residents residing in or expected to reside in Washington County. As shown in this table, the town of Wausau has shown modest growth in recent decades. The decline in growth in Caryville between 1990 and 2000 results from the FEMA buyout program of homes located within the floodplains of Caryville. These property owners relocated outside of the town limits of Caryville. Currently, there is no significant new development within Caryville and this trend is expected to continue over the next planning period. Ebro and Chipley experienced a slight decline in population during the same period. Despite the population declines from 1990-2000, and excluding Ebro these municipalities have all grown since 2000, according to the Shimberg Center. Even so, the municipalities are projected to generally lose population to the unincorporated Washington County areas with the exception of Wausau. The unincorporated County is the fastest growing district in the County starting with 11,076 people and projecting to 27,523 by the year 2030. The

four-lane expansion of SR 79 in combination with the relocation of the Panama City-Bay County International Airport will influence the increased development of both Ebro and Vernon as well as unincorporated portions of Washington County between Vernon and Ebro along SR 79.

**Table C-1. Total Populations, 1990 – 2030,  
Caryville, Chipley, Ebro, Vernon, Wausau, Unincorporated Washington County**  
(Figures in bold type reflect a loss of population)

Jurisdiction	1990	2000	2008	2010	2015	2020	2025	2030
Caryville Permanent Residents	631	<b>218</b>	367	370	<b>335</b>	<b>304</b>	<b>292</b>	305
Chipley Permanent Residents	3,886	<b>3,592</b>	3,639	3,651	3,579	<b>3,525</b>	<b>3,465</b>	<b>3,398</b>
Ebro Permanent Residents	255	<b>250</b>	<b>245</b>	246	<b>241</b>	<b>238</b>	<b>233</b>	<b>231</b>
Vernon Permanent Residents	778	<b>743</b>	745	748	<b>745</b>	<b>744</b>	<b>742</b>	<b>735</b>
Wausau	313	398	444	465	500	540	576	610
Municipalities Sub Total	5,843	<b>5,201</b>	5,440	5,480	<b>5,400</b>	<b>5,351</b>	<b>5,308</b>	5,579
Unincorporated County Permanent	11,076	15,772	19,341	20,617	22,396	24,252	26,093	27,523
Washington County Permanent	16,919	20,973	24,781	26,097	27,796	29,603	31,401	33,102

Source: Shimberg Center for Housing Research March 2010

- Overall Growth Rate of County. The overall estimated growth rate of the County (unincorporated county and all municipalities) increased from 20,973 in 2000 to an estimated amount of 26,097 in 2010, about 24.44 percent or less than 2.4 percent a year.

2000	2010	% Increase	2020	% Increase	2025	% Increase	2030	% Increase
<u>20,973</u>	<u>26,097</u>	<u>24.44%</u>	<u>29,607</u>	<u>13.44%</u>	<u>31,401</u>	<u>6.05%</u>	<u>33,102</u>	<u>5.41%</u>

- Correctional Facilities Population. According to *BEBR's Florida Estimates of Population, 2009*, approximately 2,304 inmates are housed in Washington County. This count is not included in the population count in this element as the inmates are housed by the Department of Corrections whom assumes full responsibility for their housing needs.

**B. Housing Characteristics**

Maintaining an existing housing stock will ensure the availability of safe and affordable housing throughout Washington County. This can be accomplished through maintaining the existing housing stock and meeting identified or projected deficits in the supply of housing.

- Housing Units by Age. The age threshold commonly used to signal a potential deficiency in housing unit age is 40 years or older. Table C-2 shows that the greatest for any one decade was in the 1990s with 26.8% of the housing units constructed during that

timeframe. As a result, the County has a significant supply of newer residential units with the majority being located in the rural unincorporated areas of the County. Housing constructed prior to 1969 increased the need for rehabilitation activity during the planning period of 2000 through 2010.

Place	Year Structure Built								Percentage Share by Decade				
	1999-March 2000	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 or Earlier	1990s	1980s	1970s	1960s	Before 1960s
Washington County Total	293	2,254	2,115	2,163	1,003	619	449	607	26.8	22.3	22.8	10.6	17.6
Caryville	0	24	40	17	20	8	0	0	22.0	36.7	15.6	18.3	7.3
Chipley	21	181	235	276	212	195	178	366	12.1	14.1	16.6	12.7	44.4
Ebro	2	36	34	20	15	12	0	5	29.5	27.9	16.4	12.3	13.9
Vernon	0	45	62	71	72	22	33	52	12.6	17.4	19.9	20.2	30.0
Wausau	5	25	62	50	16	19	0	12	13.6	33.7	27.2	8.7	16.8
Unincorporated Area	271	1944	1682	1729	668	363	238	172	31.3	23.8	24.5	9.5	10.9

Source: U. S. Census, 2000 and Washington County Building Department

2. Vacancy and Occupancy Status. Table C-3 shows total housing inventory and occupancy states of all housing units in the County. Washington County had 7,931 occupied units and 570 vacant units, for a 2000 total of 8,501 permanent units. Adding 1,002 non-permanent units, the grand total of all units is 9,503. The percent of vacant housing units remained steady from 1990 to 2000 as shown in the last two columns of Table C-2. The slight increase in the vacancy rate for Caryville resulted from the flood buyouts of 19990 - 2000 and the relocation of those displaced homeowners outside the city limits of Caryville. Vernon's occupancy rate also increased. The occupancy rate for the town will decrease during 2010 – 2020 resulting from the expansion of Hwy 79 into a four-lane roadway. Numerous properties adjacent to the two-lane road have been or will be vacated and demolished to make way for the four-lane project.

Jurisdiction	Occupied	Vacant	Total	Vacancy Rate	Vacant Non-Permanent Seasonal	Total Units	2000 Vacancy Rate Total Unit (%)	1990
Caryville	86	13	99	13.1	10	109	21.1	18%
Chipley	1,414	137	1,551	8.8	113	1,664	15.0	11%
Ebro	107	3	110	2.7	12	122	12.3	14%
Vernon	283	38	321	11.8	36	357	20.7	23%
Wausau	159	17	176	9.7	8	184	13.6	12%
Unincorp County	5,882	362	6,244	5.8	823	7067	16.8	18%
Washington County Total	7,931	570	8501	6.7	1,002	9,503	16.5	16%

Source: Shimberg Center for Housing Studies, 2010

3. Housing Type. Table C-4 presents the AHNA 2000 updated housing units by type. During the period, Washington County added 891 single-family units category) 88 “other” type housing units, 0 multi-family structures, and 1,223 mobile homes or approximately 58 percent of the total units added. The use of mobile home housing units from 2000 through 2008 as represented in Table C-4 establishes an increase in the number of mobile homes utilized as housing units within the County. In 2000, 59 percent of the dwelling units were single-family units and 37 percent were mobile home units. Comparison to the 2008 proportion of 55 percent single-family units to 41 percent mobile homes represents a trend that mobile homes may be more attractive as affordable housing than in the past.

Type of Housing	2000 Inventory	Addition to 2000 Inventory - By Building Permits								Total Inventory 2008
		2001	2002	2003	2004	2005	2006	2007	2008	
Single-Family	5,579	95	75	113	127	186	125	112	58	6,470
Multi-Family	297	0	0	0	0	0	0	0	0	297
Mobile Homes	3,539	214	188	162	164	185	175	144	91	4,862
Other	88	0	0	0	0	0	0	0	0	88
Total Units	9503	309	263	275	291	371	300	256	149	11,717
Cumulative	9503	9,812	10,075	10,350	10,641	11,012	11,312	11,568	11,717	11,717
% Increase		3.28%	2.68%	1.86%	2.84%	3.52%	2.75%	2.28%	1.3%	17.84

Source: Shimberg Center for Housing Studies, 2009, Washington County Building Department  
 Note: The County issues the permits and performs inspections for City of Chipley. The City does not actively participate in the County Comp Plan. Chipley has an active role in providing housing for the County.

4. Housing Tenure. As shown in Table C-5, there are 8,998 units in the baseline countywide total with 7,363 owned units and 1,635 rental units. Due to differences in calculations, the owner and renter households do not add up to total households in other tables, but does give approximations of units within the county by tenure. As shown in the table, approximately 82 percent of the county’s dwellings are occupied by the owner, while renters occupy approximately 18 percent of the occupied dwellings in the County.
- a. Renter-Occupied Housing. Affordability is defined in the rental market as paying no more than 30 percent of income toward rent, consistent with the federal definition of cost burden.
  - b. Owner-Occupied Housing. For owner-occupied housing, the household is assumed to pay no more than 2.11 times their income in housing costs. The 2.11 number, calculated by the Florida Housing Finance Agency based on experience with their ownership programs, is designed to reflect the price of home a household can consistently afford.

	Caryville	Chipley	Ebro	Vernon	Wausau	Unincorporated County**	Total County
Owner-Occupied	46	977	79	229	125	5,907	7,363
Renter-Occupied	14	572	28	76	36	909	1,635
Total	60	1,549	107	302	151	6,816	8,998

Source: U. S. Census Bureau, Shimberg Center for Housing Studies (7-28-09)  
\* Includes only permanent, non-seasonal housing units.  
\*\* Estimates of housing units by type, tenure, value are calculated separately, and may not equal estimates for total housing units

5. Household Size. According to the 2000 Census, the average number of persons per occupied units was 2.43 persons per unit in the entire County. Table C-6 indicates that Chipley has the largest household size with Washington County having the second largest. The presences of family-oriented activities and urban services are the factors that influence this larger size with the urban area of Chipley. The utilization of smaller housing units indicates a trend toward a smaller family unit and a slower growth rate for Washington County as a whole.

Jurisdiction	Average Household Size	Size	2000	2005	2010	2015	2020	2025	2030
Caryville	2.53	1-2	51	55	19	12	12	12	13
Caryville		3-4	26	26	6	2	2	2	2
Caryville		5+	4	5	2	0	0	0	0
Caryville Total			81	86	27	14	14	14	15
Chipley	2.33	1-2	898	922	935	932	930	927	920
Chipley		3-4	453	465	468	462	455	451	444
Chipley		5+	118	121	122	120	119	116	113
Chipley Total			1,469	1,508	1,525	1,514	1,504	1,494	1,477
Ebro	2.45	1-2	62	66	68	74	79	84	91
Ebro		3-4	31	32	33	35	37	40	42
Ebro		5+	5	6	6	6	6	9	9
Ebro Total			98	104	107	115	122	133	142
Vernon	2.38	1-2	177	184	184	190	193	192	190
Vernon		3-4	89	94	93	95	95	94	92
Vernon		5+	24	25	24	25	25	25	24
Vernon Total			290	303	301	310	313	311	306
Wausau	2.44	1-2	98	99	107	118	116	117	114
Wausau		3-4	48	50	53	59	57	58	59
Wausau		5+	11	11	12	14	15	15	15
Wausau Total			157	160	172	191	188	190	188
Unincorp County	2.46	1-2	3,644	4,114	4,678	5,238	5,760	6,304	6,802
Unincorp County		3-4	1,739	1,964	2,226	2,478	2,714	2,949	3,158
Unincorp County		5+	489	552	627	696	762	827	8
Unincorp County Total			5,872	6,630	7,531	8,412	9,236	10,080	9,968
County Total	2.43	1-2	4,930	5,458	5,990	6,569	7,089	7,644	8,132
County Total		3-4	2,387	2,643	2,881	3,147	3,361	3,605	3,812
County Total		5+	640	715	780	849	912	980	1040
County Total			7,950	8,816	9,651	10,565	11,362	12,229	12,984

Source: Shimberg Center for Housing Studies, 2010

6. Monthly Costs - Owner-Occupied Housing With a Mortgage. Table C-7 serves to illustrate the monthly owner costs of a homeowner with a home in Washington County. Selected monthly owner costs is defined by the Census as the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgage, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood.). It also includes, where appropriate, the monthly condominium fees or mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees).

Monthly Costs	Caryville	ChIPLEY	Ebro	Vernon	Wausau	Unincorporated County	County Total	% By Cost Group
< 200	0	0	0	4	0	14	18	1%
200 – 299	0	21	2	4	0	17	44	3%
300-399	0	11	6	9	4	66	96	7%
400-499	2	36	3	12	13	104	170	10%
500 – 599	4	119	4	2	7	175	311	18%
600 – 699	4	20	4	6	2	174	210	12%
700 - 799	0	54	1	2	4	217	277	16%
800 - 899	0	17	3	2	0	201	221	13%
900 - 999	0	38	0	2	0	61	101	6%
1000 - 1249	0	23	0	2	0	138	163	10%
1250 - 1499	0	14	0	2	0	43	59	3%
1500 - 1999	0	0	0	0	0	10	10	1%
2000 - 2499	0	0	0	2	0	9	11	1%
2500 - 2999	0	0	0	0	0	0	0	0%
>3000	0	0	0	0	0	0	0	0%
Total Mortgaged	10	353	23	49	30	1229	1694	100%
% Share Total Mortgages	1%	21%	1%	3%	2%	73%		

Source: Shimberg Center for Housing Studies, 2010

7. Monthly Costs – Owner Occupied Without a Mortgage. Because of differences of reported ranges, owner cost with a mortgage is reported in Table C-7 and owner cost without a mortgage in Table C-8. For owner cost without a mortgage, the cost range of \$500 to \$599 contains the greatest number of mortgaged units in Washington County. Of the 1,694 units reported in this table, 311 (18 percent) units appear in this category. Table C-8 shows owner costs without a mortgage with the greatest number (366) of units appear in the \$200 – \$249 (25 percent) category followed by 239 in the \$100 - \$149 category (16 percent).



**Table C-8. Owner Monthly Costs – Without a Mortgage  
Specified Owner-Occupied Housing Units 2000**

Monthly Costs	Caryville	Chipley	Ebro	Vernon	Wausau	Unincorporated County	County Total*	% By Cost Group
< 100	2	44	0	0	0	94	140	10%
100 – 149	2	19	0	16	4	198	239	16%
150 – 199	16	124	4	33	6	183	366	25%
200 – 249	2	62	3	23	13	177	280	19%
250 – 299	0	59	0	6	2	149	216	15%
300 – 349	0	0	0	0	0	69	69	5%
350 – 399	0	28	0	0	2	3	33	2%
\$400-\$499	1	48	0	0	0	28	77	5%
\$500-\$599	0	22	0	0	0	8	30	2%
\$600-\$699	0	0	0	2	0	7	9	1%
\$700-\$799	0	0	0	0	0	8	8	1%
\$800-\$899	0	0	0	0	0	0	0	0%
\$900-\$999	0	0	0	0	0	0	0	0%
>\$1000	0	0	0	0	0	0	0	0%
Total Not Mortgaged	23	406	7	80	27	924	1467	100%
Percentage Share with No Mortgage	2%	28%	1%	5%	2%	63%		

Source: Shimberg Center for Housing Studies, 2010

8. Rental Housing Units by Gross Rent Levels. Table C-9 shows the number of housing units available for contract rents within specified limits as reported by the 2000 Census. Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. The table distributes renter households by various gross rent categories. Distributing the gross rent into eight categories is useful to assess the number of rental units by rent affordability levels. In Washington County, the rent categories with the most units are those between \$300 and \$499. Housing is affordable when 30 percent or less of household income is spent on housing. The Census reports the median gross rent for Washington County in 2000 was \$383 per month compared to a statewide median rent of \$641. In Washington County, the HUD Fair Market Rent in 2009, representing rent for a typical modest apartment, was \$384 for a studio apartment, \$437 for a one-bedroom, \$577 for a two-bedroom, \$827 for a three-bedroom, and \$850 for a four-bedroom unit.

**Table C-9. Gross Rent: Specified Renter-Occupied Housing Units, 2000**

Place	<\$200	\$200-\$299	\$300-\$499	\$500-\$749	\$750-\$999	\$1000-\$1499	\$1500 or More	No Cash Rent	Total
Caryville	0	0	11	3	0	0	0	5	19
Chipley	60	104	145	122	44	0	19	32	526
Ebro	3	10	10	2	0	0	0	9	34
Vernon	4	5	52	3	0	0	0	5	77
Wausau	2	2	26	11	0	0	0	8	49
Unincorporated Washington	29	76	249	111	16	16	0	187	684
Washington County Total	98	197	493	252	60	16	19	246	1,381

Source: Shimberg Center for Housing Studies, 2010

9. Specified Owner Occupied Units by Value Ranges. Data in the following Table C-10 shows number of housing units categorized into eight value ranges. Exclusions of mobile homes, residential units greater than 10 acres, units with a medical office on the site, and condominiums in multifamily units make totals in this table differ from those in other tables. According to Table C-10, the greatest number (1,537) of Washington County's owner-occupied housing stock is valued between \$50,000 and \$99,999 followed by 442 units valued at less than \$50,000. The majority (77%) of units in Washington are valued under \$99,999.

Place	<\$50,000	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000-\$199,999	\$200,000-\$299,999	\$300,000-\$499,000	\$500,000-\$999,999	>1,000,000	Total
Caryville	16	16	1	0	0	0	0	0	33
Chipley	337	322	56	23	10	11	0	0	759
Ebro	6	20	0	4	0	0	0	0	30
Vernon	58	62	9	0	0	0	0	0	129
Wausau	31	21	2	3	0	0	0	0	57
Unicorp Washington-	442	1096	388	125	81	21	0	0	2,153
Washington County	890	1,537	456	155	91	32	0	0	3,161

Source: Shimberg Center for Housing Studies  
Specified Owner Occupied unite include only one-family houses on fewer than 10 acres without a business or medical office on the property. The data excludes mobile homes and multi-family housing.

10. Rental Housing Distributed by Rent-to-Income Ratios for Households at Different Income Levels. Table C-11 distributes the number of renter households into various income ranges based on cost to income ratio. The common affordability standard for renters, as well as owners, is no more than 30 percent of income to spend on housing costs. In Washington County, the less than \$10,000 income category contains 227 total households spending 35+percent of their income on rent with the \$10,000 - \$19,000 income category having 118 households paying 35+percent of their income on rent.

Income \$	Cost to Income Ratio %	Caryville	Chipley	Ebro	Vernon	Wausau	Unincorp County	County Total*
Less than \$10,000	<20%	0	0	0	0	0	0	0
	20 – 24%	0	0	0	0	0	0	0
	25 – 29%	0	35	0	2	0	14	51
	30 – 34%	0	23	0	0	0	9	32
	35% +	9	100	8	12	14	84	227
	Not Computed	0	19	2	5	2	55	83
\$10,000 to	<20%	0	0	0	0	0	0	0

19,999	20 – 24%	0	0	0	0	0	0	0
	25 – 29%	0	49	3	2	5	88	147
	30 – 34%	0	20	0	5	2	21	48
	35% +	2	68	3	10	9	26	118
	Not Computed	0	7	3	0	2	79	91
\$20,000 to \$34,999	<20%	0	0	0	0	0	0	0
	20 – 24%	0	0	0	0	0	0	0
	25 – 29%	3	126	8	23	9	110	2749
	30 – 34%	0	5	0	0	0	23	28
	35% +	0	19	0	0	0	16	35
	Not Computed	0	6	4	0	4	21	35
\$35,000 to \$49,000	<20%	0	0	0	0	0	0	0
	20 – 24%	0	0	0	0	0	0	0
	25 – 29%	0	16	3	4	2	70	95
	30 – 34%	0	0	0	0	0	0	0
	35% +	0	0	0	0	0	0	0
	Not Computed	5	0	0	3	0	0	18
>\$50,000 to \$74,999	<20%	0	0	0	0	0	0	0
	20 – 24%	0	0	0	0	0	0	0
	25 – 29%	0	15	0	0	0	0	43
	30 – 34%	0	0	0	0	0	0	0
	35% +	0	0	0	0	0	0	0
	Not Computed	0	0	0	0	0	11	11
>\$75,000 or more	<20%	0	0	0	0	0	0	0
	20 – 24%	0	0	0	0	0	0	260
	25 – 29%	0	18	0	3	0	5	26
	30 – 34%	0	0	0	0	0	0	0
	35% +	00	0	0	0	0	0	0
	Not Computed		0	0	0	0	14	14
Source: Shimberg Center for Housing Studies, 2010								

11. Rental Housing Distributed by Cost-to-Person Ratios for Households at Different Income Levels. Table C-12 shows the number of owner households in various income ranges and distributes them into ranges based on the percentage of their income spent for housing. There are 133 households in the less than \$10,000 income range who pay 35 percent plus of their income on owner cost and 230 households in the category whose income range are between \$10,000 to \$ 19,999.

Jurisdiction	Cost to Income Ratio %	Caryville	Chipley	Ebro	Vernon	Wausau	Unincorp County	County Total*
Less than \$10,000	<30%	2	46	0	5	4	99	156
	30 – 34.9%	0	27	0	3	0	22	52
	35% or more	3	33	3	13	6	75	133
	Not Computed	2	12	0	7	0	22	43
\$10,000-\$19,999	<30%	7	70	0	23	7	213	3220
	30 – 34.9%	0	27	2	5	0	20	524
	35% or more	0	43	0	8	2	175	23028
	Not Computed	0	0	2	0	0	0	0

\$20,000- \$34,999	<30%	12	105	9	28	17	344	515
	30 – 34.9%	0	0	0	2	5	75	82
	35% or more	0	10	0	8	0	60	78
	Not Computed	0	0	0	0	0	0	0
\$35,000 - \$49,999	<30%	2	2	0	12	12	337	502365
	30 – 34.9%	0	0	4	0	0	4	12
	35% or more	0	0	0	0	0	4	4
	Not Computed	0	0	0	0	0	0	0
\$50,000 - \$74,999	<30%	4	167	0	9	2	423	612
	30 – 34.9%	0	0	7	0	0	0	07
	35% or more	0	0	0	0	0	0	0
	Not Computed	1	0	0	0	0	0	01
\$75,000 or more	<30%	0	76	3	6	0	271	3576
	30 – 34.9%	0	0	0	0	0	0	0
	35% or more	0	0	0	0	0	0	0
	Not Computed		0	0	0	2	9	11
Source: Shimberg Center for Housing Studies, 2010								
* Includes only permanent, non-seasonal housing units.								

C Substandard Housing Conditions. Table C-13 provides a summary of housing unit conditions provided by 2000 Census data using indicators (selected by the U. S. Department of Housing) of over crowdedness, lack of heating fuel, kitchens, or plumbing facilities. According to 2000 data, over crowdedness is the primary substandard condition in Washington County with 252 households having more than 1.01 persons per room followed by 81 households who are without complete plumbing facilities and 78 who are without complete kitchen facilities. Households without house heating fuel number 19. As shown in Table C-14, 437 housing units in Washington county exhibit one or more of the characteristics. . There was a substantial decrease in the number of substandard housing conditions between 1990 and 2000 with 189 fewer substandard units in 2000 (31 percent reduction). This may be the result of better enforcement of the building codes, initiation of a Code Enforcement program, and consistent enforcement the Comprehensive Plan and the Land Development Code.

Jurisdiction	Persons per Room		House Heating Fuel		Kitchen Facilities		Plumbing Facilities	
	1.01 or More per Room	Share of Occupied Units (%)	No Fuel Used (%)	Share of Occupied Units (%)	Lacking Complete Facilities	Share of Units (%)	Lacking Complete Facilities	Share of Units (%)
Caryville	4	4.7	0	0.0	2	1.8	2	0.9
Chipley	50	3.5	0	0.0	18	1.1	17	1.0
Ebro	4	3.7	3	2.8	2	1.6	2	1.6
Vernon	7	2.5	5	1.8	1	0.3	1	0.3
Wausau	9	5.7	0	0.0	1	0.5	0	0.0
Washington-Unincorporated	178	-4.2	11	0.2	54	0.8	59	0.8
Washington Total	252	3.2	19	0.2	78	0.8	81	0.9
1990 Totals	265		34		104		216	
Source: Shimberg Center for Housing Studies, 2010								
*Note: A single housing unit may fall into more than one category.								

<b>Table C-14. Total Substandard Units, 2000 Relative to Total 8,501 Units</b>		
Place	Substandard Units	Percentage of Substandard Units
Caryville	2	0.02%
Chipley	143	1.68%
Ebro	3	0.04%
Vernon	24	0.28%
Wausau	0	0%
Unincorporated Washington County	265	3.12%
Washington County Total of Substandard Units	437	5.14%
Total Number of Units in County	8,501	
Source: Sources: special cross-tabulation of the 1990 Census of Population and Housing prepared by the US Census Bureau for the Shimberg Center for Housing Studies 2010 at the University of Florida.		
Notes: Occupied housing units exhibiting one or more of the following characteristics: Lacking complete plumbing or kitchen facilities, 1.01+ person per room, no heating fuel		

D. Changes to Inventory – Permits and Annexations

1. Annexations. The annexations that occurred within the County during the planning period had minimal impact on either increasing or reducing the available housing units or property available for future residential development within the County. All of the annexations involved undeveloped property with only one home removed from the County and placed within the Ebro town limits.

Chipley. The City of Chipley annexed 18 adjacent acres (0.03 square mile) into the city for the purpose of supplying central water and sewage for a proposed residential subdivision. This parcel went from vacant Agriculture/Silviculture in the unincorporated portion of the County to residential within the City. This annexation had no impact on the County and resulted in the City of Chipley assuming responsibility for providing services for future residential development to the area.

Ebro. The Town of Ebro annexed in a 12-acre (0.02 square mile) parcel to correct the boundaries of the town. There was no change in the land use from the annexation. The annexation had minimal impact on the County and the Town of Ebro with only one residence added to the town and did not change the provision of the services already provided by the County. The Town of Ebro annexed a vacant 2,163-acre parcel (3.8 square miles) of land known as Pine Log State Forest into the Town in the early 1970s. Through oversight, a change to the boundary lines of the town limits was omitted from both the town and County maps when the annexation ordinance was adopted. The error was corrected and the town limits adjusted accordingly. Since the discovery of the error, the land use for the large parcel of land, Pine Log State Forest, designated by amendment as conservation land on the Future Land Use Maps. This had minimal impact on the County, but did significantly increase the area of the Town of Ebro by 55 percent. There was no change to the provision of the services already provided by the County and the State Forestry Service.

Vernon. Fifty acres were annexed into the Town in 2008 and included some General

Commercial and High/Medium Density Property. No residential units were affected.

<b>Table C-15. Washington County Households Gained by Annexation 2000 - 2008</b>					
Place	2000 – 2008 Annexation				Total Households Gained by Annexation
	Single Family	Multi Family	Mobile Home	Total Household	
Caryville	0	0	0	0	0
Chipley	0	0	0	0	0
Ebro	0	0	1	1	1
Vernon	0	0	0	0	0
Wausau	0	0	0	0	0
Washington-Unincorporated	0	0	-1	0	0
Washington County Total	0	0	0	0	0

Source: Washington County Planning Office,

2. Permitting and Construction Activity. According to certificates of occupancy and building permits issued by the Washington County Building Department, 6,985 units were added to the housing stock in Unincorporated Washington County and all municipalities between 2001 and 2008. Of these, 43 percent were single-family dwellings and 52 percent was multi-family. The new mobile homes permits accounted for 43 percent of the new permits issued during the eight-year period.
  - a. Permanent Dwellings. The current single-family permanent housing inventory for the County is 6,300 units; there is another 297 multifamily housing units available for a total of 6,597 permanent site built homes. While permanent site built dwellings have been constructed, the escalating cost of building supplies and real estate has served as a deterrent to the construction of site built homes. In 2008,
 

single-family dwellings accounted for 59 percent 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 3.15 percent of the housing in Washington County qualifies as multi-family.
  - c. Mobile Homes. In 2000, mobile homes comprise 38 percent of the housing units. While some mobile homes have been replaced with permanent dwellings in

recent years, at times, the vacated mobile homes are retained on the property to be used as residences for rental units and housing for aging parents or family members.

<b>Table C-16. Addition to 2000 Inventory - By Building Permits</b>									
Jurisdiction	2001	2002	2003	2004	2005	2006	2007	2008	2001-08 Total Permits
Caryville	14	11	16	12	23	16	16	9	117
Chipley	212	179	187	191	244	195	186	117	1,511
Ebro	11	4	7	9	4	7	3	3	48
Vernon	39	36	36	39	50	37	35	29	301
Wausau	5	7	3	3	3	3	1	2	27
Unincorporated Washington County	26	26	27	36	31	39	22	14	221
Washington County Total	307	263	276	290	355	297	263	174	2,225
Source: Washington County Building Department									
Note: The County issues the permits and performs inspections for City of Chipley. The City does not actively participate in the County Comp Plan. Chipley has an active role in providing housing for the County.									

E. Subsidized/Assisted Housing Developments

There are no restrictions as to the placement of subsidized or assisted housing developments, but they do require central water and/or a central wastewater treatment facility.

1. Public Housing Developments. The City of Chipley has four structures that provide a total of 88 housing units under the directorship of the Chipley Housing Authority. According to the Shimberg Center for Housing Studies, there are 82 of these units usually occupied with nine household on a waiting list for public housing units. The U. S. Department of Housing and Urban Development (HUD) funds this facility.
2. Privately Provided Subsidized Housing. The Tri-Community Council of Washington serves as the resource agency for 155 additional subsidized housing units in area. The Section 8 Rental Voucher Program increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. In this case, the Tri-County Community Council generally pays the difference between 30 percent of household income and the PHA-determined payment standard-about 80 to 100 percent of the fair market rent (FMR). The rent must be reasonable. The household may choose a unit with a higher rent than the FMR and pay the difference or choose a lower cost unit and keep the difference (Table C-17).

<b>Table C-17. Private Housing Units Subsidized by Tri-County Community Council in Washington County</b>				
Public Housing Authority (PHA)	Development Name	Development Area Served	Total Units	Population Served
Chipley Housing Authority	Chipley Housing Authority	Holmes and Washington Counties	88	Family
Tri-County Community Council	Tri-County Housing Private Homes	Holmes and Washington Counties	155	Family
Source: Florida Housing Data Clearinghouse – Public Housing Developments				

3. Other Subsidized Housing Units. Table C-18 shows additional housing units that are subsidized rental housing units. There are four in Chipley providing 102 units and one in Vernon providing another eight for a total of 110 housing units.

<b>Table C-18. Current Inventory of Federally, State and Locally Assisted Rental Housing, Washington County, 2008</b>								
Development Name	Street Address	City	Zip Code	Total Units	Assisted Units	Occupancy Status	Housing Program(s)	Target Area
Fox meadow Pats HUD	844 Glenwood Avenue	Chipley	32428	24	24	Ready for Occupancy	Rental Assistance/RD; Section 515	Family
Fox meadow Apts II HUD	542 2nd St	Chipley	32428	20	20	Ready for Occupancy	Rental Assistance/RD; Section 515	Elderly
Sherwood Apartments HUD	1413 Brickyard Road	Chipley	32428	33	33	Ready for Occupancy	Housing Credits 9%;Rental Assistance/RD; Section 515	Elderly and Family
Summerbrook Apts	853 Orange Hill Hwy	Chipley	32428	25	25	Ready for Occupancy	Rental Assistance/RD; Section 515	Family
Mandi Lea Apts	3319 Jackson Avenue	Vernon	32462	8	8	Ready for Occupancy	Rental Assistance/RD; Section 515	Family
Source: Census 2000, Washington County Planning office, and Shimberg Center for Housing Studies, 2010								

4. Group Homes, Assisted Living Facilities, Adult Congregate Living Facilities. The facilities in this category are licensed by the State of Florida. This group includes foster homes, adult congregate living facilities (ACLFs) and homes operated under a variety of state-funded childcare program (Table C-19). There are no laws or codes that restrict the location of these facilities, but their placement must depend on whether services are readily available. Evacuation during disasters is particularly problematic especially when the facility relinquishes responsibility for the evacuation of the residents to the County. These types of residential housing units are encouraged to be placed near urban areas so that medical, shopping, entertainment, and other such activities are readily available to the residents. The County will focus on group homes, assisted living facilities, and adult congregate living facilities meeting their residents' special needs while providing safeguards to ensure compatibility of occupancy in those areas that will provide a stable and secure living environment for residents.



<b>Table C-19. Residential Group Homes (Assisted Living Facilities) Washington County, 2008</b>			
Jurisdiction	Name of Facility	Capacity	Type of Facility
Unincorporated Washington County	Brown's Harbor House 1919 Monroe Sheffield Chipley FL 32428	11	Assisted Living Facility
Unincorporated Washington County	Broxton's ACLF 2233 Pate Pond Road Caryville FL 32427	22	Assisted Living Facility
Unincorporated Washington County	Grandview Living 3250 Douglas Ferry Road Bonifay FL 32425	16	Assisted Living Facility
Unincorporated Washington County	Hammack Retirement Homes 4919 Hammack Road Vernon FL 32462	12	Assisted Living Facility
Unincorporated Washington County	Sunshine Acres 2563 River Road Caryville FL 32427	52	Assisted Living Facility
Vernon	Holmes Creek ALF 3732 Roache Ave Vernon FL 32462	22	Assisted Living Facility
Caryville	Duke Group Home 2008 Duke Lane Caryville FL 32427	6	Assisted Living Facility
Chipley	Tropical Paradise Villa 1593 Brickyard Road Chipley FL 32428	7	Assisted Living Facility
Chipley	Alpha House 801 4 <sup>th</sup> Street Chipley FL 32428	8	Group Home
Chipley	Country Lane Home 1027 Hwy 277 Chipley FL 32428	6	Group Home
Chipley	Rainbow Cottage 719 5 <sup>th</sup> Street Chipley FL 32428	6	Group Home
Chipley	Wind Song Place 863 2 <sup>nd</sup> Street Chipley FL 32428	5	Group Home
Total Number of Facilities	12	Total Occupancy	173
Source: Washington County Planning Office and Washington County Environmental Services			

5. Skilled Nursing Facilities. There are two Skilled Nursing Facilities (SNFs) in the County. SNFs are freestanding, which means that they are not part of a hospital. Some SNFs are part of a continuing care retirement community (CCRC) governed through special contracts. They provide housing and care for the ill or physically infirm. Washington County Convalescent Center in Chipley has 180 beds with an 83 percent occupancy rate and the Northwest Florida Community Hospital houses an independent SNF 34-bed unit for a total of 214 SNFs beds in Washington County.

F. Manufactured Housing and Mobile Home Parks

Manufactured/Mobile home parks provide a significant inventory for the elderly, low income and low-income workforce. As outlined in Table C-20, in 2009, there were provisions in 24 parks for 273 mobile home lots within licensed manufactured/mobile parks in the County as shown in Table C-20. Manufactured/mobile home parks, lodging and recreational vehicle parks, and recreational camps are licensed annually by the Department of Health in accordance with Chapter 64E-15, Florida Administrative Code (F.A.C.), rules. The county health departments provide direct services in the operational aspect of the program through routine inspections, plan reviews, educational programs, and enforcement actions. Manufactured/mobile home parks within the County and the municipalities of Caryville, Ebro, Vernon, Wausau, and Unincorporated Washington County must not exceed densities as provided for in the Future Land use Element of this plan. Housing within the manufactured/mobile parks must be suitable and adequate. Most manufactured/mobile parks are located within the City of Chipley since the central water and wastewater treatment facilities are available.

The County has no restrictions regarding placement of mobile homes on any private property. However, deed restrictions/covenants may prohibit mobile homes from being sited on some subdivisions lots and on other undeveloped land. It is the responsibility of the property owner to carefully exam deed restrictions/covenants before placement a mobile home on any parcel of land in the County. It is critical that the County and municipalities not discourage adequate and appropriate sites for manufactured/mobile parks or mobile homes unless there are specific restrictions against doing so. Generally, there is a negative attitude toward the mobile facilities, but the manufactured/mobile parks provide a valuable avenue for affordable housing both in the municipalities and within the unincorporated areas of Washington County. Local comprehensive plans are required to make provision for "adequate sites for future housing" and this includes manufactured/mobiles.

Manufactured housing and mobile homes have been and will continue to be the primary source of affordable housing for the County.

<b>Table C-20. Washington County Mobile Home Parks, April 2009</b>			
Park Name and Address	Owner's Name and Address	Capacity	Recreational Sites
Pinehurst Mobile Home Park 865 Jelly Bean Road Chipley FL 32428	Wayne Saunders 847 Candy Lane Chipley FL 32428	9	0
Camellia Circle Trailer Park 4316 Camellia Circle Drive Caryville FL 32427	Henry Chambers P. O. Box 233 Caryville FL 32427	17	0
Chipley Mobile Home Park 1 <sup>st</sup> Street and Coleman Ave. Chipley FL 32428	James J. Phillips P. O. Box 977 Chipley FL 32428	17	0
Cedar Beach Mobile Home Park 809 N 8 <sup>th</sup> St Chipley FL 32428	Danny Finch P. O. Box 443 Chipley FL 32428	40	0
Rosie Lane Village 876 Melody Lane Chipley FL 32428	Wanda K. Jones 885 Melody Lane Chipley FL 32428	10	0
C & J Trailer Park	Gerald Vickery	8	0

724 Sparkleberry Circle Chipley Fl 32428	1488 Rudd Road Cottondale FL 32431		
Driftwood 731 Trailer Court Chipley Fl 32428	Irene Fish P. O. Box 506 Chipley Fl 32428	8	0
McNeill Trailer Park 4 <sup>th</sup> Street Chipley Fl 32428	James McNeill 1167 Jackson Ave Chipley Fl 32428	17	0
Falling Waters State Park 1130 State Park Road Chipley Fl 32428	Fl. Dept of Natural Resources 1130 State Park Road Chipley Fl 32428	0	25
Circle J Trailer Park 915 N 2 <sup>nd</sup> St Chipley 32428	South Park Property 548 Scotland Dunedin FL 34698	30	0
Big Tree Park 209 Bell Road Chipley Fl 32428	Wayne Saunders 847Candy Lane Chipley Fl 32428	12	0
Spanish Trail Park 799 Gordy Lane Chipley Fl 32428	Louis Valencia P. O. Box 992 Chipley Fl 32428	10	0
Vosika's 658 Ray's Place Chipley Fl 32428	Barbara Ogburn 2671 Marion Drive Bonifay Fl 32425	11	0
Nicholas Trailer Park 302 Brickyard Road Chipley Fl 32428	893 8 <sup>th</sup> Street Chipley Fl 32428	6	0
Evelyn Joiner's Trailer Park 610 Griffin Road Chipley Fl 32428	Evelyn Joiner 610 Griffin Road Chipley Fl 32428	12	0
Lake Estates 448 2 <sup>nd</sup> Street Chipley Fl 32428	Jimmy Napier P. O. Box 858 Chipley FL 32428	15	0
Joiner's Mobile Home Park 696 Griffin Road Chipley FL 32428	Cloys Joiner 1136 Overpass Road Cottondale FL 32431	12	0
Sasser's Trailer Park 725 Brown Street Chipley Fl 32428	Milton Sasser 725 Brown Street Chipley FL 32428	9	0
Holmes Creek Trailer Park Hwy 79 and SR 279 Vernon Fl 32462	Willard Sexton P. O. Box 354 Vernon FL 32462	14	0
Dogwood Acres 3320 Harmony Drive Vernon Fl 32462	N/A	1	6
Southwood Mobile Home Park 1188 1 <sup>st</sup> Avenue Chipley Fl 32428	Rodney and Myra Sewell 1095 Hwy 90 Chipley FL 32428	8	0
Pleasant Ridge 3572 Roche Avenue Vernon FL 32462	Jerry and May Leisz P. O. Box 727 Vernon Fl 32462	7	0
Southern Trails RV Park 4866 Holmes Valley Road Vernon FL 32462	Susan and Bernard Belanger 4866 Holmes Valley Road Vernon FL 32462	0	24
Winn Corp Trailer Park 2630 Blocker Church Road	George Baber 1022 Sunset Lane	8	8

Chipley FL 32428	Lynn Haven FL 32444		
Total		273	57
Source: Washington County Environmental Health Services, 2009			

G. Historically Significant Housing

Table C-36 (renumbered from Table 26) shows the both the previously listed sites combined with the new sites added during the planning period. Most of the historical housing is located within the city limits of Chipley. Generally, these homes are well cared for and protected from demolition or renovations that will detract from their historical significance.

H. Seasonal, Recreational or Occasional Use

Tourist and Transient Housing is defined by the Department of Revenue and the Florida statutes as any living quarters or accommodations in any hotel, motel, apartment house, multiple unit structure (e.g., duplex, triplex, condominium), rooming house, tourist or mobile home court (trailer court, R.V. camp, etc.), single family dwelling, garage apartment, beach house or cottage, cooperatively-owned apartment, condominium parcel or mobile home used for a term of six months or less. The County has 253 hotel units with 232 located in Chipley and 21 in Ebro (22).

Units	Jurisdiction						
	Caryville	Chipley	Ebro	Vernon	Wausau	Unincorporated County	Washington County Total
Housing Units Held for Seasonal, Recreational, or Occasional Use	6	76	9	22	0	672	785
Hotel and Motel Units	0	232	21	0	0	0	253
Total Seasonal and Tourist Units	6	308	30	22	0	672	1,038
Source: U.S. Census Bureau, 2000 and Survey by Washington County Building Department							

I. Emergency Housing

Currently, 2,356 adequate shelter spaces exist to accommodate 2,356 persons during a weather-related event that might require emergency evacuations and shelter. The projected shelter demand is 1,702 leaving an excess of 654 spaces. In addition to the availability of these units, a county-owned parcel of land located in the center of the County and serving as a recreational site for the county, is designated as an emergency site to house recreational vehicles and FEMA emergency housing. An emergency plan is in place to install infrastructure to accommodate 100 sites for emergency vehicles. Should this is not being adequate, the County has other open spaces recreational areas that can be used for emergency RV or trailer housing. In addition to consideration for emergency housing, Washington County encourages new homes be built with safe rooms and mobile home parks be provided with community rooms that will offer safe shelter during storm events.

#### IV. POPULATION/HOUSEHOLD PROJECTIONS AND HOUSING NEED

In the past, new residential development was focused toward the central part of the county. In recent years, most new development in the Unincorporated Washington County have moved to southeastern Washington County around the Sunny Hills' area and south along the SR 77 corridor to Panama City. This pattern is not expected to change over the next planning period as economic growth continues and employment opportunities exist in this area of the County and adjacent counties. Factors that may limit the growth in the County is the demographic trend toward smaller families, the lack of infrastructure which is prohibitive, the rural nature of the County, and the attraction of Bay County as a place to live that can offer a variety of amenities not available in a smaller rural county.

- A. Growth Rate of Municipalities and the County. As outlined by the Shimberg Center for Housing Studies, the 2000 population of 19,874 will increase to an estimated 21,701 by 2010, about 9.19 percent (0.76percent per year) for the planning period of 2000 – 2010. Between 2010 and 2020, the population projection indicates an increase from 21,701 to 24,602 13.4percent (1.12 percent per year). By 2025, the population is expected to increase to 25,898, a 5.27percent growth rate for the five-year period or 1.05 percent per year. The growth rate for 2025 – 2030 is projected to be less than 1 percent per year. Generally, the growth in Washington County will be steady, but at a slower pace. Table C-1 summarizes the anticipated growth for the County and the municipalities.
  1. Caryville. Flood frequency and the FEMA acquisition mitigation project (residential buyout) have contributed to a population decline during 1990 through 2000. There has been no significant growth primarily due to flood ordinance and development restrictions on areas within the flood plains and the lack of suitable property for development, either for commercial or residential purposes. There are 173 addressed structures in the town and twenty-eight commercial-types such as 1 store, town hall, churches, cemeteries, or communication towers and 145 residences. There are 1,542 acres in Caryville. There is a central water system. For Caryville we have shown the number of residents to demonstrate the reduction population due to FEMA buyouts. The projections for the growth appear to be high given the most recent experience in the reduction of the population within the town.
  2. Ebro. Ebro, located in the southwestern section of the County, is also located adjacent to a flood area and adjacent to the Choctawhatchee River. The relocated Bay County International Airport ~~will open~~ opened in May of 2010. Ebro will have some positive development in the future resulting from the new international facility. The Knight Family Trust property consisting of 55,000 acres is also located adjacent to and actually extends into the city limits of Ebro. Eventual future development of this large tract of land will have a positive effect on Ebro. Utilities – There is no central water and wastewater treatment. There are 181 addressed structures in the town. Thirty-six (36) are businesses, one store, a dog track, churches, cemeteries, or communication towers and there are 145 residential units. The total acreage for Ebro is 3,962 acres.
  3. Vernon. During 2008 and 2009, several residential and commercial structures were demolished to provide right-of-ways for the four-lane project of SR 79 and the

replacement of the 70-year old Vernon Bridge that crosses Holmes Creek. All but one of the eight commercial businesses business displaced by the demolition of downtown has relocated in Vernon. The Washington County Correctional Institute is nearby and there are three County schools located within the town limits. There is central water and wastewater treatment available. There are 584 addressed structures in the town. One hundred twenty six (126) are businesses, schools, stores, churches, cemeteries, or communication towers. The remaining 458 are residential. There are 2,989 acres within the town limits of Vernon.

4. Wausau. The town of Wausau is centrally located between Chipley and the planned unit development of Sunny Hills. The water system within the town will undergo major improvements to correct water pressure and water main leaks in the system. There are 241 addressed structures in the Town of Wausau. Twenty-nine (29) are businesses, stores, churches, cemeteries, or communication towers. The remaining 212 are residential. There are 775 acres in Wausau.
5. Unincorporated Washington County. Unincorporated Washington County consists of rural lands that are for the most part sparsely populated. The attraction is a rural lifestyle with development in and around the numerous lakes and creeks. There is a pattern of development in the northeast corner of the county in and around the City of Chipley and in the geographical center of the county around Vernon. A more distinctive concentration of population continues in the southeastern section of the county in and around the Sunny Hills and south toward the Bay County line at SR 77 and SR 20. Population in other parts of the county remains constant with the most notable reduction in density occurring in the extreme northwestern section in and around Caryville.

B. Household Projections by Size and Income

The Future Land Use Element of the Comprehensive Plan shows certain social and economic characteristics of the County's population as well as population projections through the year 2020. In addition to population projections, the size and income of households are two factors that dictate the type and size of housing unit that a household desires and can afford.

1. Household Projections by Size. Table C-23 shows 1 and 2 persons will dominate the household size followed by 3-person households throughout the 10-year planning period.

<b>Table C-23. Households by Household Size Projection Washington County and Municipalities, 2000 – 2030</b>								
Place	SIZE	2000	2005	2010	2015	2020	2025	2030
Caryville	1-2	51	55	19	12	12	12	13
	3-4	26	26	6	2	2	2	2
	5+	4	5	2	0	0	0	0

Chipley	1-2	898	922	935	932	930	927	920
	3-4	453	465	468	462	455	451	444
	5+	118	121	122	120	119	116	113
Ebro	1-2	62	66	68	74	79	84	91
	3-4	31	32	33	35	37	40	42
	5+	5	6	6	6	6	9	9
Vernon	1-2	177	184	184	190	193	192	190
	3-4	89	94	93	95	95	94	92
	5+	24	25	24	25	25	25	24
Wausau	1-2	98	99	107	118	116	117	114
	3-4	48	50	53	59	57	58	59
	5+	11	11	12	14	15	15	15
Washington- Unincorporated	1-2	3644	4114	4678	5238	5760	6304	
	3-4	1739	1964	2226	2478	2714	2949	3158
	5+	489	552	627	696	762	827	890
Washington County Total	1-2	4930	5458	5990	6569	7089	7644	8132
	3-4	2387	2643	2881	3147	3361	3605	3812
	5+	640	715	780	849	912	980	1040

Source: Shimberg Center for Housing Studies, 2010

2. Household Projections by Income. Table C-24 shows that the greatest number of owner households will be in the 0 -12.5K income categories with the 5-10K income categories showing the highest numbers.

Jurisdiction	Income	2000	2005	2010	2015	2020	2025	2030
Caryville	<= 30% AMI	9	11	2	2	2	2	2
	30.01-50% AMI	13	16	5	4	4	4	4
	50.01-80% AMI	16	16	5	3	3	3	3
	80.01-120% AMI	14	16	6	3	3	3	4
	120.01+% AMI	31	27	9	4	4	4	4
Chipley	<= 30% AMI	237	243	251	255	257	260	260
	30.01-50% AMI	237	243	249	251	252	251	251
	50.01-80% AMI	317	324	327	327	322	318	311
	80.01-120% AMI	228	235	237	236	234	233	230
	120.01+% AMI	448	460	458	445	441	434	426
Ebro	<= 30% AMI	14	14	14	17	17	20	23
	30.01-50% AMI	11	11	12	13	14	15	16
	50.01-80% AMI	22	23	23	26	27	29	32
	80.01-120% AMI	17	19	19	21	22	24	23
	120.01+% AMI	36	39	41	43	46	47	49

Vernon	<= 30% AMI	40	40	41	44	46	44	42
	30.01-50% AMI	42	43	43	47	48	48	47
	50.01-80% AMI	60	62	62	65	66	66	64
	80.01-120% AMI	49	51	51	53	53	52	52
	120.01+% AMI	99	104	102	101	102	101	100
Wausau	<= 30% AMI	22	22	25	29	29	29	27
	30.01-50% AMI	21	21	22	27	26	26	26
	50.01-80% AMI	33	33	37	41	40	40	39
	80.01-120% AMI	28	29	32	33	35	35	37
	120.01+% AMI	54	56	58	60	58	59	58
Unincorp Washington County	<= 30% AMI	695	785	902	1028	1144	1275	1394
	30.01-50% AMI	768	868	994	1128	1246	1380	1501
	50.01-80% AMI	1124	1268	1448	1628	1787	1957	2112
	80.01-120% AMI	1033	1167	1329	1487	1633	1782	1918
	120.01+% AMI	2249	2544	2858	3143	3425	3689	3926
Washington County Total	<= 30% AMI	1017	1115	1235	1375	1495	1630	1748
	30.01-50% AMI	1092	1202	1325	1470	1590	1724	1845
	50.01-80% AMI	1572	1726	1902	2090	2245	2413	2561
	80.01-120% AMI	1369	1517	1674	1833	1980	2129	2264
	120.01+% AMI	2917	3230	3526	3796	4076	4334	4563
Source: Shimberg Center for Housing Studies, 2010								

### C. Estimates and Projections of Need for Housing

The final phase in the Affordable Housing Needs Analysis provides estimates for need for housing in the base year and projections of housing needs for years beyond 2010. Projections are shown by total number needed, need by type, tenure, and cost or rent.

1. Estimated and Projected Need of Permanent Housing. AHNA assumed the vacancy rate was the same as the 2000 and calculated projections for permanent housing stock only, not seasonal. Need determined by calculating the difference between the supply (est. 2000 units) and demand. During the year, 2010, Washington County's projected need for new permanent housing is 835 units, increasing to 914 units in 2015 and declining downward to 797 units in 2015 (Table 25).



**Table 25. Projections of Permanent Residents (Non-Seasonal)  
Municipalities and Washington County, 2005 - 2030**

Jurisdiction	1990	2000	2005	2010	2015	2020	2025	2030
Caryville	517	129	238	210	181	151	137	132
ChIPLEY	3866	3592	3655	3509	3465	3413	3350	3284
Ebro	255	250	259	249	252	253	251	251
Vernon	778	705	767	736	744	747	745	746
Wausau	313	398	434	424	454	481	509	529
Unincorporated Washington County	11076	14773	16818	16573	18107	19557	20906	22157
Washington County Total	16805	19847	22171	21701	23203	24602	25898	27099

Source: Shimberg Center for Housing Studies, 2010

2. Estimated and Projected Need for Housing by Type. The mix between single-family construction and mobile homes is determined by local conditions. In Table C-26, the Shimberg Center combined the two into a single-family home category to project the need for single-family homes, both permanent dwelling and mobile homes. Housing needs in Washington County are predominately single-family housing with little demand for multi-family housing.

**Table C-26. Estimated and Projected Housing Units by Type, 2005 – 2030  
Municipalities and Washington County**

Jurisdiction	Unit Type	2000	2007	2010	2015	2020	2025	2030
Caryville	Single-Family	80	58	18	15	13	13	13
	Multi-Family	0	0	0	0	0	0	0
	Total Units	80	58	18	15	13	13	13
ChIPLEY	Single-Family	1,469	1,549	1,513	1,510	1,517	1,518	1,525
	Multi-Family	0	0	0	0	0	0	0
	Total Units	1,469	1,549	1,513	1,510	1,517	1,518	1,525
Ebro	Single-Family	98	105	106	115	116	127	133
	Multi-Family	0	0	0	0	0	0	0
	Total Units	98	105	106	115	116	127	133
Vernon	Single-Family	290	306	300	311	315	311	313
	Multi-Family	0	0	0	0	0	0	0
	Total Units	290	306	300	311	315	311	313
Wausau	Single-Family	157	160	153	153	156	155	154
	Multi-Family	0	0	0	0	00	0	0
	Total Units	157	160	153	153	156	155	154

Unincorporated Washington County	Single-Family	5,872	6,816	6,759	7,458	8,162	8,877	9,566
	Multi-Family	0	0	0	0	0	0	0
	Total Units	5,872	6,816	6,759	7,458	8,162	8,877	9,566
Washington County Total	Single-Family	7,966	8,994	8,849	9,562	10,279	11,001	11,704
	Multi-Family	0	0	0	0	0	0	0
	Total Units	7,966	8,994	8,849	9,562	10,279	11,001	11,704
Source: Shimberg Center for Housing Studies, 2010								

3. Estimated and Projected Demand of Housing by Tenure. As shown in Table C-27, generally there are 7,967 units in the 2000 baseline total with owned-occupied units numbering 6,490 (81%) and renter-occupied units numbering 1,477 (19%). For 2005, of the 8,790 units, there are 7,196 (82%) owner-occupied units and 1,594 (18%) renter-occupied units. In 2020, 9,508 (84%) units will be owner occupied and 1,878 renter-occupied. (16%). It is not anticipated that there will be any measurable increase in the use of rental units within the County and the new development will continue to be in the form of homes that will be owner-occupied.

Jurisdiction	Owner-Occupied Units						Renter-Occupied Units					
	2000	2007	2010	2015	2020	2030	2000	2007	2010	2015	2020	2030
Caryville	66	46	15	11	9	9	17	14	6	6	6	6
Chipley	922	977	967	972	991	1,019	545	572	545	540	527	505
Ebro	72	79	90	90	94	109	28	28	28	28	27	26
Vernon	216	229	225	236	240	240	74	76	74	74	75	76
Wausau	122	125	120	118	118	115	36	36	34	35	41	43
Unincorp County	5,092	5,907	5,876	6,483	7,771	8,393	777	909	885	974	1,042	1,173
County Total	6,490	7,363	7,283	7,910	8,568	9,885	1,477	1,635	1,572	1,659	1,718	1,829
Source: Shimberg Center for Housing Studies, 2010												

4. Land Requirements for the Total Estimated Housing Need. Based on projections of proposed need for new housing units during the new planning period, 4,168 new homes will be needed by 2020. Estimation of land requirements to accommodate the projected need can be made by applying an average density of 3.57 units per acre to the number of units needed (Table C-28).

Year	Cumulative Number of Units Required	Required Housing Units	Average Density	Total Acres Needed
2010	8,855	888	3.57 DU per Acre	248
2020	10,286	1431	3.57 DU per Acre	401
2030	11,714	1,428	3.57 DU per Acre	400
Total Units Required		3,747	Total Acres Required 1,049	
Source: Washington County Planning Office				

There are approximately 27,350 vacant platted lots totaling 29,000 acres available in the County. There are approximately another 1,500 lots in some phase of planning as a platted subdivision lots or planned unit developments (PUDs). Total vacancy of platted and known potential platted subdivision lots is 28,850 at this time.

Type of Residential Land Uses	Residential Acres
Residential	16,772
Mixed Use Residential Sunny Hills	16,519
Planned Unit Development	253
Agriculture Allowing Potential for Residential Development	284,778
City of Chipley	1,218
Total Lands Available for Residential Development	319,540
Source: Washington County Planning Office	

There is sufficient land available within the County to address the housing needs through the year 2030.

5. Affordable Owner-Occupied Housing Units Estimates and Projections 2007 – 2030. Based on projections compiled by the Shimberg Center for Housing Studies, the need for affordable housing designated to be owner occupied is expected to rise. The following tables further illustrate the need based on the income level of the projected owner need of affordable housing. Washington County has used the following definition that mirrors HUD parameters for affordable housing needs based on income levels:

*Percentage of household income spent for mortgage costs or gross rent. According to HUD programs, households spending more than 30 percent of income for these housing costs are considered to be "cost-burdened." Households spending more than 50 percent are considered to be "severely cost-burdened." Housing is generally considered to be affordable if the household pays less than 30 percent of income.*

Washington County has chosen to utilize the Shimberg Center’s data to fulfill the requirements of the Evaluation and Appraisal Report requirements.

**Table C-30. Affordable Housing Need Detail 2007-2030  
Number of Severely Cost Burdened (50+ Households with Income Less than 80% AMI by Tenure  
and Income Level Tenure, Owner**

Jurisdiction	Household Income as % of AMI	2007	2010	2015	2020	2025	2030
Washington-Unincorporated	0-30% AMI	250	249	279	307	339	368
Washington-Unincorporated	30.1-50% AMI	171	167	184	199	213	226
Washington-Unincorporated	50.1%-80% AMI	152	151	165	181	196	210
Washington-Unincorporated	Total	573	567	628	687	748	804
Caryville	0-30% AMI	3	1	1	1	1	1
Caryville	30.1-50% AMI	2	1	1	1	1	1
Caryville	50.1-80% AMI	0	0	0	0	0	0
Caryville	Total	5	2	2	2	2	2
Ebro	0-30% AMI	4	4	5	5	6	6
Ebro	30.1-50% AMI	1	1	1	1	1	1
Ebro	50.1-80% AMI	1	1	1	1	1	1
Ebro	Total	6	6	7	7	8	8
Vernon	0-30% AMI	10	10	11	12	11	11
Vernon	30.1-50% AMI	6	6	7	7	7	6
Vernon	50.1-80% AMI	5	5	6	6	6	5
Vernon	Total	21	21	24	25	24	22
Wausau	0-30% AMI	5	5	5	5	5	5
Wausau	30.1-50% AMI	4	4	4	4	4	4
Wausau	50.1-80% AMI	3	3	3	2	2	2
Wausau	Total	12	12	12	11	11	11

Source: Shimberg Center for Housing Studies, 2010

The projected need for owner occupied housing under the 80% of the average median income level over the next 20 years appears to remain steady. The current need remains relatively stable with little deviation over the same planning period.

The projected growth in severely cost burdened households based on tenure and income level for the unincorporated areas for Washington County is expected to rise at a similar pace as the need. The cities of Caryville and Wausau have projected reductions in the growth of severely cost burdened households. These households are projected to need affordable assistance.

**Table C-31. Growth in Severely Cost-Burdened (50+) Household with  
Income Less than 80% of AMI by Tenure and Income Level, Owner**

Jurisdiction	Household income as % of AMI	2007-2010	2010-2015	2015-2020	2020-2025	2025-2030	Total
County Unincorp	0-30% AMI	-1	30	28	32	29	118
County Unincorp	30.1-50%	-4	17	15	14	13	55
County Unincorp	50.1%-80%	-1	14	16	15	14	58
County Unincorp	Total	-6	61	59	61	56	231
County Unincorp	Total below 80% AMI	-6	61	59	61	56	231
Caryville	0-30% AMI	-2	0	0	0	0	-2

Caryville	30.1-50%	-1	0	0	0	0	-1
Caryville	Total	-3	0	0	0	0	-3
Caryville	Total below 80% AMI	-3	0	0	0	0	-3
Ebro	0-30% AMI	0	1	0	1	0	2
Ebro	30.1-50%	0	0	0	0	0	0
Ebro	50.1-80%	0	0	0	0	0	0
Ebro	Total	0	1	0	1	0	2
Ebro	Total below 80% AMI	0	1	0	1	0	2
Vernon	0-30% AMI	0	1	1	-1	0	1
Vernon	30.1-50%	0	1	0	0	-1	0
Vernon	50.1-80%	0	1	0	0	-1	0
Vernon	Total	0	3	1	-1	-2	1
Vernon	Total below 80% AMI	0	3	1	-1	-2	1
Wausau	0-30% AMI	0	0	0	0	0	0
Wausau	30.1-50%	0	0	0	0	0	0
Wausau	50.1-80%	0	0	-1	0	0	-1
Wausau	Total	0	0	-1	0	0	-1
Wausau	Total below 80% AMI	0	0	-1	0	0	-1
Source: Shimberg Center for Housing Studies, 2010							

Very Low Income	<30% of median	\$10,361
Low Income	50% of median	\$17,268
Low/Moderate Income	80% of median	\$27,628
Moderate Income	120% of median	\$41,442

6. Affordable Renter-Occupied Housing Units Estimates and Projections 2000 – 2030. Like the owner occupied need, renter occupied need for affordable housing is slightly increased over the next twenty year planning period. The current projections indicated that the need for affordable housing for renter with an income below 80% of the average median income remains steady over the planning period.

<b>Table C-32. Affordable Housing Need Detail 2007-2030. Number of Severely Cost Burdened (50+) Households with Income Less Than 80%AMI by Renter Tenure and Income Level</b>							
Jurisdiction	Household income as % of AMI	2007	2010	2015	2020	2025	2030
Washington-Unincorporated	0-30% AMI	100	97	106	113	121	128
Washington-Unincorporated	30.1-50% AMI	47	46	50	55	60	65
Washington-Unincorporated	50.1%-80% AMI	7	6	7	8	8	8
Washington-Unincorporated	Total	154	149	163	176	189	201
Caryville	0-30% AMI	2	1	1	1	1	1
Caryville	Total	2	1	1	1	1	1

Ebro	0-30% AMI	3	3	3	3	3	3
Ebro	30.1-50% AMI	1	1	1	1	1	1
Ebro	Total	4	4	4	4	4	4
Vernon	0-30% AMI	8	8	8	8	7	8
Vernon	30.1-50% AMI	4	4	4	4	4	5
Vernon	Total	12	12	12	12	11	13
Wausau	0-30% AMI	3	3	3	3	3	3
Wausau	30.1-50% AMI	1	1	1	1	1	1
Wausau	Total	4	4	4	4	4	4

Source: Shimberg Center for Housing Studies, 2010

All of the jurisdictions have projected needs for renter occupied units for those citizens with an income below 80% of the average median income.

The projected growth in severely cost burdened renter households indicate an increase demand in the unincorporated areas and only an increase of one (1) unit over the twenty year planning period in the city of Vernon. The cities of Caryville, Ebro, and Wausau either have no projected growth in renter units or a decrease in the projected growth of renter units with incomes that is less than 80% of the average median income.

Jurisdiction	Household income as % of AMI	2007-2010	2010-2015	2015-2020	2020-2025	2025-2030	Total
Washington – Unincorp	0-30% AMI	-3	9	7	8	7	28
Washington – Unincorp	30.1-50%	-1	4	5	5	5	18
Washington - Unincorp	50.1%-80%	-1	1	1	0	0	1
Washington - Unincorp	Total	-5	14	13	13	12	47
Washington - Unincorp	Total below 80% AMI	-5	14	13	13	12	47
Caryville	0-30% AMI	-1	0	0	0	0	-1
Caryville	Total	-1	0	0	0	0	-1
Caryville	Total below 80% AMI	-1	0	0	0	0	-1
Ebro	0-30% AMI	0	0	0	0	0	0
Ebro	30.1-50% AMI	0	0	0	0	0	0
Ebro	50.1-80%	0	0	0	0	0	0
Ebro	Total	0	0	0	0	0	0
Ebro	Total below 80% AMI	0	0	0	0	0	0

Jurisdiction	Household Income as % of AMI	2007-2010	2010-2015	2015-2020	2020-2025	2025-2030	Total
Vernon	0-30% AMI	0	0	0	-1	1	0
Vernon	30.1-50% AMI	0	0	0	0	1	1
Vernon	Total	0	0	0	-1	2	1
Vernon	Total below 80% AMI	0	0	0	-1	2	1
Wausau	0-30% AMI	0	0	0	0	0	0
Wausau	30.1-50% AMI	0	0	0	0	0	0
Wausau	Total	0	0	0	0	0	0
Wausau	Total below 80% AMI	0	0	0	0	0	0
Source: Shimberg Center for Housing Studies, 2010							

7. Portion of Need to be Provided by Private Sector. As in the past, the private sector will have the primary responsibility of supplying the projected housing needs within the County. The County will continue to encourage and promote the availability of safe, sanitary, and affordable housing to supply the housing needs for residents with proper infrastructure.
  
8. Existing Housing Delivery System. The County's principal role in the existing housing delivery system is to ensure that adequate residential land area is possible for all income groups with regard to future population needs as well as ensure that facilities and services are available concurrent with the impacts of development. Additionally, the County can create partnerships and promote cooperation between public and private sectors to combine available resources and cost-saving measures to preserve and produce housing for Washington County residents, with special emphasis on special need groups. The County can apply for and utilize all available State and Federal housing programs and hold administrators of such programs accountable for providing the maximum benefits to those in need. Through State and Federal programs such as the SHIP and CDBG programs, deteriorating housing is addressed and existing housing stock is preserved by bringing substandard dwellings up to minimum Housing Quality Standards (HQS) for safe, decent, and sanitary living conditions. During such rehabilitation and/or demolition activity by the County, relocation housing will be provided consistent with s. 421.55, F.S.

In addition to ensuring that adequate land is available for all income groups, the County will ensure such land is supported by adequate and well-maintained infrastructure and will expand the infrastructure necessary to accommodate new development of affordable housing. The County will also provide infrastructure regulatory circumstances and utilize other strategies to encourage and promote the development of affordable housing.

The County recognizes that affordable housing is most effectively provided by combining available public and private resources to conserve and improve existing housing. In order to maintain an adequate supply of safe and sanitary housing, the County's goal is to bring all substandard housing up to HUD's Housing Quality Standards (HQS), which utilizes Section 8 criteria to address specific area-by-area minimums of a housing unit. The Building Inspector through code enforcement responds to substandard and/or unsafe conditions.

D. Provision of Infrastructure

Provision of central water and wastewater treatment is a concern for the County. In the past, the development of a central water and wastewater systems for the unincorporated areas of the County has not been an issue. However, the County is now beginning the task of investigating the options open to the County on funding and identification of those areas of the County that would be most benefited by a central utilities system.

Developers that wish to develop at densities that require central water/and or wastewater treatment will be required enter into a developer’s agreement with the County that will support infrastructure development concurrent with the impact of the development consistent with Chapter 9J-5.0055, F. A. C.

<b>Table C-34. Types of Allowable Residential Use for Washington</b>			
Type Residential	Density per Acre	Required Service	Area Allowed
Low Density	1 unit	Septic tank/well	Suitable areas of County
Low/Medium Density	3.57 units	Central Sewer or Well	Vernon, Caryville, Chipley, and Wausau
High/Medium Density	3.57 to 10 units	Central Sewer and Water	Vernon and Chipley
High Density	10 to 20 units	Central Sewer and Water	Vernon and Chipley
Agriculture/Silviculture	1 unit per 10	Septic tank/well	Suitable Ag lands
Source: 2020 Washington County Comprehensive Plan			

E. Housing Assistance

HUD’s Section 8 program provides housing assistance payments to participating owners of existing moderately rehabilitated, newly constructed and substantially rehabilitated housing units on behalf of eligible tenants to provide decent, safe and sanitary rental housing for very low-income families at rents they can afford. Housing assistance payments make up the difference between the approved rent (HUD Fair Market Rents for that area) due to the owner for the dwelling unit and the occupant family required contribution towards rent. Assisted families are required to contribute up to 30 percent of the adjusted family income towards rent.

Under certain circumstances, HUD can approve rents up to 120 percent of Fair Market Rents for the area. In the Existing Housing Program, the Local Public Housing Agency must support its application by furnishing data that the program proposed is consistent with the Local Housing Assistance Plan. In the absence of such a plan, the Public Housing Agency must demonstrate that the proposed program is responsible to the condition of the housing stock in the community and the housing assistance needs of lower-income families. Eligible rental housing under Section 8 includes single-family homes, multi-family housing, congregate housing and new mobile homes. Mobile homes, however, are not eligible under Section 8 Rehabilitation Program. As stated previously, eligible participants are very low-income families (defined as a family whose income does not meet 50 percent of the median income for the area). On an exception basis, low-income families, those whose incomes do not exceed 80 percent of the median income for the area, are determined eligible. Federal funding is utilized for this program. It is expected to continue in



Washington County unless an unknown factor affects the funding status.

F. Housing for Populations with Special Needs

1. Moderate/Low Income/Very Low Income/Extremely Low Income Households. Florida Housing administers the State Housing Initiatives Partnership program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program is designed to serve very low, low and moderate-income families and is applied locally by the Washington County Grants Department. The SHIP program includes rehabilitation and addresses homes needs such as roofing, electrical, plumbing, sanitary disposal or structural deficiencies. Emergency repairs are funded to assist homeowners with health and safety violations. The First Time Home Buyer program provides funds to support down payment and/or closing costs for the purchase of a home.
2. Special Needs Households. Housing programs for special needs households are the same as though listed in Item 1 above. In addition, there are additional programs that various County agencies administer to aid in the housing needs of this group of households to enable them toward homeownership, fiscal responsibility and long-term self-sufficiency.
3. Rural and Farm Workers Housing. Washington County has no work camps, but there are farm workers coming here from other areas on a temporary or seasonal basis. The workers utilize local housing and housing assistance programs existing within the County and adjacent counties. Accompanied farm workers are those living with a spouse, children, or parents, or minor farm workers living with a sibling. An estimated 19 percent of farm workers and 53 percent of seasonal farm workers in Florida are accompanied. The average is 3.24 members for accompanied workers and 3.6 members for accompanied seasonal workers. Households may contain more than one farm worker; an average of 1.86 farm workers live in each household containing accompanied workers and an average of 1.37 farm workers live in each household containing accompanied seasonal workers.
4. Demand for Housing for the Elderly. The Florida Housing Data Clearinghouse defines "elderly" as an elderly individual is a person age 65 or older, while an "elderly household" is one headed by a person in this age group. However, the definition of elderly varies for some of the data sets. The Special Needs Household Characteristics data set includes age categories for individuals and householders of 62-74 and 75 and older. The 2004 Rental Market Study divides households into those headed by persons below and above age 55.  
Using over 60 as being an aging population, C indicates that approximately 21.90 percent of the County's 2000 population is in this category. This compares with Florida's number of elderly of 22.7 percent of the total population. The number destination of retiring baby boomers is Florida, with some choosing Washington County as their retirement home. Different type of homes will be required for the senior citizen. The County and developers are to recognize these differences and take an innovative approach to solving the housing needs of this demographic group. Single-family homes

will need to be designed to be compatible with the elderly. Smaller dwelling units should be considered when they are located on the premises of a relative, but the County will continue not to allow recreational vehicles or park models to be used as permanent housing for the elderly. The exception to this will be the use of a unit of this type only if it is installed in an appropriate mobile/RV/Park Model park. Assisted living facilities are to be encouraged that offer some degree of supporting urban services the option of private apartments.

Table C-35 provides more data of elderly population distribution over the municipalities and unincorporated Washington County.

Age Group	2000	2010	2020	2030
Population Base	19,847	21,701	24,602	27,099
60+	4,341	5,512	7,246	8,887
% of Population 60+	21.90%	25.40%	29.45	32.79%

Source: Shimberg Center for Housing Studies, 2010

	2000	2010	2015	2020	2025	2030
Caryville	17	4	0	0	0	0
Chipley	486	585	637	699	758	810
Ebro	17	22	34	39	50	56
Vernon	91	99	118	128	128	142
Wausau	46	51	51	50	49	46
Unincorporated Washington County	1,578	1,989	2,411	2,821	3,383	3,909
Washington County Total	2,235	2,750	3,251	3,737	4,368	4,963
<b>Housing Demand for 65+ by Tenure</b>						
Owner	1,988	2,449	2,904	3,345	3,919	4,461
Renter	247	301	347	392	449	502
<b>Total</b>	<b>2,235</b>	<b>2,550</b>	<b>3,251</b>	<b>3,737</b>	<b>4,368</b>	<b>4,963</b>

Source: Shimberg Center for Housing Studies, 2010

### G. Housing Affordability

HUD establishes definitions for income groups to determine income eligibility standards for various housing programs based on percentages of median income.

- Less than 30% of Median Income: Very Low Income Household
- 30% to 50% of Median Income: Low Income Household
- 50% to 80% of Median Income: Low to Moderate Income Household
- 80% to 120% of Median Income: Moderate Income Household
- 120% of Median Income: Moderate to Upper Income Household

While some lenders may choose either a higher or lower percentage of the gross income as being the threshold determining the cost of affordable housing, Washington County uses the HUD standard, which sets housing affordability as not exceeding 30 percent of the mortgagor's gross income. This 30 percent should include principal, insurance, interest, and taxes.

Escalating real estate values makes a significant impact on a housing unit's affordability, as does building costs, property taxes, mortgage terms, impact fees, increased building regulations, as does counties' lack creating and maintaining land for affordable housing and interest rates. Washington County provides for several homestead exemptions and other exemptions that make housing more for different groups.

1. Homestead Exemption. Every person who has legal or equitable title to real property in the State of Florida and who resides thereon and in good faith makes it his or her permanent home is eligible to receive a homestead exemption of up to \$50,000. The first \$25,000 applies to all property taxes and the additional \$25,000 applies to any assessed value over \$50,000.
2. Additional \$50,000 Homestead Exemption for Persons 65 and Older. Every person who is eligible for the homestead exemption described above is eligible for an additional homestead exemption up to \$50,000 under certain circumstances:
3. Disabled Veterans Homestead Property Tax Discount. Any veteran age 65 and older may qualify for a homestead property tax discount if the veteran has an honorable discharge from military service, is partially disabled with a permanent service connected disability that is combat-related, and was a Florida resident at the time of entering military service. The discount is equal to the percentage of the veteran's permanent service connected disability as determined by the United States Department of Veterans Affairs.
4. \$500 Widow's Exemption. Any widow who is a permanent Florida resident may claim this exemption. If the widow remarries, she is no longer eligible. Applies to any property owned by the eligible person.
5. \$500 Widower's Exemption. Any widower who is a permanent Florida resident may claim this exemption. Applies to any property owned by the eligible person.
6. \$500 Disability Exemption. Every Florida resident who is totally and permanently disabled qualifies for this exemption. Applies to any property owned by the eligible person.
7. \$5,000 Disabled Veteran Any ex-service member who is a permanent resident of Florida and is disabled at least 10 percent in war or by service-connected misfortune is entitled to a \$5000 exemption. Applies to any property owned by the eligible person.
8. \$500 Exemption for Blind Persons. Every Florida resident who is blind qualifies for this exemption if proper certification is provided. Applies to any property owned by the

eligible person.

9. Service-Connected Total and Permanent Disability Exemption. Any honorably discharged veteran with a service-connected total and permanent disability, surviving spouses of qualifying veterans and spouses of Florida resident veterans who died from service-connected causes while on active duty as a member of the United States Armed forces are entitled to an exemption on real estate used and owned as a homestead less any portion thereof used for commercial purposes. Applies only to eligible person's homestead property.
10. Exemption for Totally and Permanently Disabled Persons. Any real estate used and owned as a homestead, less any portion thereof used for commercial purposes by any quadriplegic, a paraplegic, hemiplegic or other totally and permanently disabled person, as defined in Section 196.012(11),F.S., who must use a wheelchair for mobility or who is legally blind, shall be exempt from taxation if income limits can be met. Applies only to eligible person's homestead property.

#### H. Shimberg Center Data on Housing Affordability

The Florida Housing Data Clearinghouse (FHDC) was founded in 2000 to provide public access to data on Florida's housing needs and supply, subsidized rental housing, and household demographics. Sources of the data available from FHDC include the U.S. Census, other federal population and housing surveys, the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture Rural Housing Service, Florida Housing Finance Corporation, local housing finance authorities, Public Housing Agencies, the Florida Association of Realtors, the Florida Department of Revenue, the Florida Agency of Workforce Innovation, and the Bureau of Economic and Business Research at the University of Florida.

### V. **CONSIDERATION AND REVIEW OF OTHER COMPREHENSIVE PLAN ELEMENTS**

#### A. Background and Overview

State rules require that all elements of the Comprehensive Plan be consistent. Therefore, the goals, objectives, and policies adopted in the Housing Element should be consistent with plan elements that address related issues. The Land Use, Transportation, Capital Improvements, Infrastructure, Recreation and Open Space and Economic elements will all be impacted by, and must be consistent with the Housing Element.

#### B. Consistency Review

The following presents an analysis of the consistency of the other elements of the Washington County Comprehensive Plan with the impacts created by the Housing Element.

1. Future Land Use Element. The Housing Element must be coordinated with the Future Land Use Element in order to meet the requirements of the Housing Element, particularly

with regard to the amount, type, and density of housing units. The Future Land Use Element requires an analysis of the amount of land needed to accommodate the projected population, and the corresponding Plan map requires the proposed distribution, extent and location of all types of uses including residential uses.

2. Infrastructure Element. As noted in the preceding section, expansion of water, sewer, and stormwater management services will be required for both residential and commercial for proper development where the facilities will meet the needs of potential occupants in an area easily served by existing and/or future infrastructure.
3. Conservation Element. Placement of new housing within the County must be done to protect natural and man-made resources, and ensure the protection of key ecosystems to provide adequate supplies of clean and safe water for natural, human and future residential units. It will serve to place future housing development in an area easily served by existing and/or future infrastructure, and will have little or no negative impact on environmentally sensitive areas.
4. Intergovernmental Coordination Element. The Intergovernmental Coordination Element is consistent with the Housing Element and other elements supporting the provision of housing. To ensure future consistency, the county as well as the municipalities, should continue to maintain a joint comprehensive plan to ensure the provision of housing units within the County and cooperation between governmental entities as to the placement of that housing.
5. Transportation Element. The transportation element appears to be generally consistent with the Land Use Element, serving to place and/or direct future residential development to an area easily connected to the existing paved road network. In the future, the transportation element should identify, prioritize and provide funding mechanisms such that the improvements to the county's secondary and local roadway system can be expedited thus providing adequate access to developable residential properties within the County.
6. Recreation and Open Space Element. The Recreation Element is consistent with the Housing Element as it will facilitate the expansion of expand future recreational facilities in residential areas.
7. Economic Development Element. The Economic Element is consistent with the Housing Element as it will discourage urban sprawl by clustering economic development activities along the major transportation corridors and ensures that higher density residential development and affordable housing is within close proximity to employment centers.

## **VI. GOALS, OBJECTIVES, AND POLICIES OF THE HOUSING ELEMENT OF THE WASHINGTON COUNTY COMPREHENSIVE PLAN**

Pursuant to Section 163.3177(6)(f), F.S. and Sections 9J-5.0010(3)(b) and (c), F.A.C, the following represents the Housing Goals, Objectives, and Policies of Washington County and the municipalities of Caryville, Ebro, Vernon, and Wausau. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the housing programs and activities of the community are ultimately directed.

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

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 2020, in order to meet the housing needs for the existing and projected population of Washington County. Between 2000 and 2008, 2214 new dwellings, to include single family, multi-family, and mobile homes, were permitted in the County.

Policy 1-1: The County will 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.

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.

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.

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.

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

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

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.

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.

Policy 1-9: With the assistance of the appropriate State and Federal agencies, the County shall incorporate measures to assist property owners with green building, housing conservation, and rehabilitation programs.

Policy 1-10: Building permits shall not be issued for proposed construction that is not in conformance with the requirements and guidelines of the County Floodplain Ordinance and other approved policies of the County.

Policy 1-11: Using the Planned Unit Development (PUD) concept to meet expected demand, age-restrictive communities for active adults and retirees will be permitted for those desiring a more rural setting as opposed to the Gulf coast lifestyle. A development agreement between the developer and the County will be executed setting the conditions of the specific PUD as approved by the Board and DCA.

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 2020, through demolitions and/or renovations, compared to the number of substandard, structures as defined by the 1990 U.S. Census Bureau "Substandard Indicator" statistics.

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

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.

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

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.

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

Policy 3-5: It will be the policy of the County that recreational vehicles will not be utilized as permanent housing or considered as affordable 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: Encourage and 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 Land Development Code will provide for adequate buffers between mobile home uses and surrounding developments.

Policy 4-2: The future land use categories provided in this Plan (see Future Land Use Element) that 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 Land Development Code (subject to private restrictions and covenants).

Policy 4-3: The County, in accordance with Florida Statutes 723.083 will not approve comprehensive plan amendments, which serve to close mobile home parks and displace tenants without alternative housing being available.

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



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 Land Development Code.

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.

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.

Policy 5-4: ~~To protect historically significant housing, the County shall periodically amend the Future Land Use Map to include all identified historically significant housing~~ The County will maintain an inventory of historically significant housing that will include houses that are significant examples of architectural design of their period and those placed on the Historic Places and State Master File list.

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

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.

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.

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

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: The County will continue to enforce the Washington County Fair Housing Ordinance.

Policy 7-2: The County will 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 Land Development Code to ensure adequacy in meeting the needs of the physically disabled and the frail elderly.

Policy 7-3: The County will 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.

Policy 7-4: The County will 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.

Policy 7-5: The County will 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.

Policy 7-6: The County will coordinate with the Farmers Home Administration (FHHA), 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.

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

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

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.

Policy 7-10: It will be the policy of the County to reserve 10 percent of the the Sunny Hills lots owned by the County exclusively for affordable housing and workforce housing. Reservation of these lots as affordable housing will be by permanent covenants. An individual qualifying for affordable housing mortgage rates can purchase a single lot at 10 percent under fair market value and must construct a home on the site within one-year.

Objective 8: The County will ensure the provision of sites for group homes and foster care facilities to ensure that the needs of persons requiring such housing are met. In newly proposed development and expansion of such facilities, it is understood that all locations may not be appropriate for this type of housing due to the lack urban services and logistical problems

associated with disaster evacuations.

Policy 8-1: The County and municipalities shall not discriminate in granting development approval to group homes and foster care facilities. The County will maintain development standards in the Land Development Code that are consistent with the Federal Fair Housing Amendments Act of 1988 and which shall be no more restrictive than the standards set forth in Chapter 499, F. S.

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.

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, foster care facilities, etc.).

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

Policy 8-5: The County will coordinate with the West Florida Regional Planning Council and appropriate State and Federal agencies to receive and disseminate information on housing opportunity ordinances, programs, and initiatives to encourage the development of housing units for special needs housing groups.

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.

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

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.

OBJECTIVE 10: Provide technical assistance and information on available county-owned parcels for low-income, very low-income and extremely low-income housing developments to private or non-profit housing providers who request housing assistance.

Policy 10-1: The County shall continue to develop a working relationship or partnership with the private sector by disseminating information in the form of brochures annually on new housing techniques involving innovative ways to save energy and water, utilize alternative building

materials, better protect indoor air quality and encourage cost-effective construction techniques. Brochures on codes and grants available to facilitate the production of affordable housing for low-income, very low-income and extremely low-income residents will also be made available. Policy 10-2: The County shall evaluate available county-owned parcels to assess their potential for the development of affordable housing including low-income, very low-income and extremely low-income households).

Policy 10-3: The County shall review and evaluate the Land Development Code and other regulations that pertain to housing to insure that requirements continue to be reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations.

Policy 10-4: Housing programs and projects, where feasible, shall be coordinated with the Housing Authorities and any other groups involved in providing affordable housing

Policy 10-5: Lobby the State Legislature for broad based sources of recurring revenue to provide funds to pay for the construction of new housing units for low-income, very low-income and extremely low-income households.

Policy 10-6: The County shall implement a Fast Track permitting process for certified Affordable housing units or developments. (Unless the project or unit is a certified affordable housing project, I suggest that these minor permits are not guaranteed to be for affordable housing).

Policy 10-7: The County shall modify the Land Development Code to establish guidelines and criteria for affordable housing projects are implemented as Special Exception, with the appropriate conditions and requirements to achieve affordable housing criteria.

Policy 10-8: The County shall encourage the application of Traditional Neighborhood Development design as a means of promoting affordable housing development.

OBJECTIVE 11: The County shall allocate sufficient acreage on the Future Land Use Map including an appropriate mix of land use types and densities in appropriate locations to meet the future housing needs of the County residents.

Policy 11-1: The Land Use Element shall provide for residential use to meet the existing and projected future housing needs through the year 2020, including land use densities capable of accommodating and promoting low-income, very low-income and extremely low-income and moderate-income housing and mobile homes.

OBJECTIVE 12: The County shall continue to have Land Development Regulations which ensure that new housing developments preserve on-site environmental features and conserve environmental resources.

Policy 12-1: The County shall encourage infill housing and cluster subdivisions in order to protect environmentally sensitive lands and to promote energy conservation.

Policy 12-2: The County shall continue to review and update the Land Development Regulations to guide the location, support services requirements, building orientation and landscaping of new housing units / developments to promote energy and water conservation, ensure compatibility with the surrounding area, minimize impacts on the environment, and enhance visual appeal.

OBJECTIVE 13: The County shall work with architects, designers and other housing professionals (providers) to encourage the innovative design of affordable housing.

Policy 13-1: The County shall continue to seek innovative ways to encourage affordable housing which could include use of alternative building materials, reduced lot size requirements, design competitions for affordable housing and a design advisory committee to advise housing providers on the development of affordable housing designs.

OBJECTIVE 14: The County shall develop strategies to guide energy efficient land use patterns accounting for existing and future electric power generation and transmission systems and the reduced greenhouse emissions.

Policy 14-1: Plan for jobs and appropriately priced housing located close to one other so people at all income levels can live near their places of work. Adopt policies that incentivize mixed-income development near job centers and recognize the positive fiscal impacts on households in transit accessible, high density locations.

Policy 14-2: Support urban design strategies that maximize use of renewable, sustainable, active and passive sources of energy design in architecture. Increase and/or extend tax credits for the use of active energy in design and construction practices.

Policy 14-3: Fully fund federal energy efficiency and conservation block grants to communities.

Policy 14-4: Create development permitting processes with developer incentives, including tax credits and regulatory mechanisms for greenfield, infill, and redevelopment projects, which encourage the fast-tracking of development that reduces energy consumption and lowers greenhouse gas emissions. Encourage demonstration projects with evaluation mechanisms.

**Table C-21. Significant Historical Resources of Washington County, Florida**

Name of Structure	Section, Township, Range	Use of Structure
MOSS HILL CHURCH	18 02N 14W	HSEW
LANGSTON, THOMAS E HOUSE	*04 04N 13W	RESI
MITCHELL, STEPHEN JR HOUSE	*04 04N 13W	RESI
CAMPBELL, ALEXANDER DOUGLASS HOUSE	*04 04N 13W	RESI
DEKLE, ELIJAH NEEL HOUSE	*04 04N 13W	RESI
BUTLER, WILLIAM OSCAR HOUSE	*04 04N 13W	RESI
COLEMAN HOUSE	*04 04N 13W	RESI
DANIEL HOUSE	*04 04N 13W	RESI
MCGEACHY, J S RENTAL HOUSE	*04 04N 13W	RESI
MERCHANT, MRS W L HOUSE	*04 04N 13W	RESI
ARMSTRONG, R E HOUSE	*04 04N13W	RESI
FARRIOR, WILL HOUSE	*04 04N13W	RESI
LEWELLENG, EDWARD HOUSE	*04 04N 13W	RESI
FORRESTER, J D HOUSE	*04 04N 13W	RESI
DEKLE-CAMPBELL HOUSE	*04 04N 13 W	RESI
COOK, ROBERT E HOUSE	*04 04N 13W	RESI
MYERS, GEORGE M HOUSE	*04 04N 13W	RESI
FARRIOR-JUDSON HOUSE	*04 04N 13W	RESI
SOUTH THIRD STREET HISTORIC DISTRICT	*04 4N 13 W	RESI
SPIVEY AND WILLIAMS INSURANCE BLDG	*04 04N 13W	COMM
HELTON HOUSE	*33 05N 13W	RESI
513 NORTH SECOND STREET	*33 05N 13W	RESI
511 NORTH SECOND STREET	*33 05N 13W	RESI
SHULER, ARTHUR K AND ANN HOUSE	*33 05N 13W	RESI
BRUNSON HOUSE	*33 05N 13W	RESI
CRAVINS HOUSE	*33 05N 13W	RESI
208 NORTH BOULEVARD WEST	*33 05N 13W	RESI
FRED COLEMAN HOUSE	*33 05N 13W	RESI
509 NORTH FOURTH STREET	*33 05N 13W	RESI
505 NORTH FOURTH STREET	*33 05N 13W	RESI
HAYES, LEE HOUSE	*33 05N 13W	RESI
510 NORTH FIFTH STREET	*33 05N 13W	RESI
500 NORTH SIXTH STREET	*33 05N 13W	RESI
501 NORTH SIXTH STREET	*33 05N 13W	RESI
MCGRAW, GEORGIA HOUSE	*33 05N 13W	RESI
FOWLER, ELKIN HOUSE	*33 05N 13W	RESI
TRUMBELL, V J HOUSE	*33 05N 13W	RESI
520 NORTH SIXTH STREET	*33 05N 13W	RESI
HILTON HOUSE	*33 05N 13W	RESI
GARDNER HOUSE	*33 05N 13W	RESI
VAN BLECK, L HOUSE	*33 05N 13W	APTM
NORTHCUTT HOUSE	*33 05N 13W	RESI
612 NORTH SIXTH STREET	*33 05N 13W	RESI
SETTERLAND, CARL S HOUSE	*33 05N 13W	RESI
RAWLINS, ROSCO HOUSE	*33 05N 13W	RESI

CARSWELL HOUSE	*33 05N 13W	RESI
JUSTICE- WINDSOR HOUSE	*33 05N 13W	RESI
WEBB, DYKES HOUSE	*33 05N 13W	APTM
KITCHEN HOUSE	*33 05N 13W	RESI
300 CAMPBELLTON AVE	*33 05N 13W	RESI
606 NORTH EIGHTH STREET	*33 05N 13W	RESI
620 NORTH EIGHTH STREET	*33 05N 13W	RESI
619 NORTH EIGHTH STREET	*33 05N 13W	RESI
405 NORTH GLENWOOD AVE	*33 05N 13W	RESI
407 NORTH GLENWOOD AVE	*33 05N 13W	RESI
GUSSIE HOUSE	*33 05N 13W	RESI
508 NORTH BOULEVARD EAST	*33 05N 13W	RESI
508 1/2 NORTH BOULEVARD EAST	*33 05N 13W	RESI
TOLLFVER STORE	*04 04N 13W	RESI
608 EAST CHURCH AVENUE	*04 04N 13W	RESI
LEE, WILL HOUSE	*04 04N 13W	RESI
602 EAST CHURCH AVENUE	*04 04N 13W	RESI
PEARSON HOUSE	*04 04N 13W	RESI
ALEXANDER-EVERETT HOUSE	*04 04N 13W	RESI
THOMAS-POMPEY HOUSE	*04 04N 13W	RESI
OLD, MR BULAH HOUSE	*04 04N 13W	RESI
WILLIAMS, WELTHY ANN HOUSE	*04 04N 13W	RESI
507 NORTH BOULEVARD EAST	*04 04N 13W	COMM
SLACK- WRIGHT HOUSE	*04 04N 13W	RESI
DAVIS HOUSE	*04 04N 13W	RESI
422 NORTH SIXTH STREET	*04 04N 13W	RESI
ADAMS, TILLMAN HOUSE	*04 04N 13W	RESI
418 NORTH SIXTH STREET	*04 04N 13W	RESI
FARRIOR-HUGGINS HOUSE	*04 04N 13W	RESI
DEERMONT HOUSE	*04 04N 13W	RESI
CALLAWAY, B HOUSE	*04 04N 13W	RESI
FAULK, J H HOUSE	*04 04N 13W	RESI
ABBOTT-TOWNSEND HOUSE	*04 04N 13W	RESI
DANIELS, W O HOUSE	*04 04N 13W	RESI
WILSON, DR F C HOUSE	*04 04N 13W	RESI
307 NORTH SIXTH STREET	*04 04N 13W	RESI
FOWLER, E M HOUSE	*04 04N 13W	RESI
FARRIOR HOUSE	*04 04N 13W	RESI
CALLAWAY, B F HOUSE	*04 04N 13W	RESI
COOK, S A	*04 04N 13W	RESI
JONES-DANIEL HOUSE	*04 04N 13W	RESI
OLD LIBRARY	*04 04N 13W	COMM
DAVIS, RUSS HOUSE	*04 04N 13W	RESI
GINGERBREAD HOUSE	*04 04N 13W	COMM
304 NORTH FIFTH STREET	*04 04N 13W	APTM
CHANCE, J P HOUSE	*04 04N 13W	RESI
408 NORTH FIFTH STREET	*04 04N 13W	RESI
WOMEN'S CLUB OF CHIPLEY	*04 04N 13W	CLUB
201 NORTH BOULEVARD WEST	*04 04N 13W	RESI
PAYNE, W G HOUSE	*04 04N 13W	RESI

211 NORTH THIRD AVENUE	*04 04N 13W	RESI
106 WEST WATTS AVENUE	*04 04N 13W	RESI
SMITH HOUSE	*04 04N 13W	RESI
THURMAN, BRYANT HOUSE	*04 04N 13W	RESI
ALFORD, LES HOUSE	*04 04N 13W	RESI
DARING-MILLER HOUSE	*04 04N 13W	RESI
BRITT HOUSE	*04 04N 13W	RESI
407 NORTH SECOND STREET	*04 04N 13W	RESI
405 NORTH SECOND STREET	*04 04N 13W	RESI
CARMICHAEL HOUSE	*04 04N 13W	RESI
316 NORTH SECOND STREET	*04 04N 13W	RESI
PRATT, WILL HOUSE	*04 04N 13W	RESI
HUSTON, CHARLES HOUSE	*04 04N 13W	RESI
BENSON HOUSE	*04 04N 13W	RESI
FARRIOR, J R HOUSE	*04 04N 13W	RESI
314 NORTH THIRD STREET	*04 04N 13W	RESI
309 NORTH THIRD STREET	*04 04N 13W	RESI
320 NORTH THIRD STREET	*04 04N 13W	RESI
313 NORTH THIRD STREET	*04 04N 13W	RESI
WARREN HOUSE	*04 04N 13W	RESI
302 NORTH THIRD AVENUE	*04 04N 13W	RESI
305 NORTH THIRD AVENUE	*04 04N 13W	RESI
FARRIOR, W L HOUSE	*04 04N 13W	RESI
407 NORTH THIRD STREET	*04 04N 13W	RESI
404 NORTH THIRD STREET	*04 04N 13W	RESI
406 NORTH THIRD STREET	*04 04N 13W	RESI
410 NORTH THIRD STREET	*04 04N 13W	RESI
CHIPLEY HIGH SCHOOL	*04 04N 13W	RESI
311 SOUTH RAILROAD AVENUE WEST	*04 04N 13W	RESI
100 SOUTH THIRD STREET	*04 04N 13W	RESI
104 SOUTH THIRD STREET	*04 04N 13W	RESI
301 WEST CHURCH AVENUE	*04 04N 13W	RESI
GANNY'S HOUSE	*04 04N 13W	RESI
CAMPBELL-SCARLETT HOUSE	*04 04N 13W	RESI
CAMPBELL HOUSE	*04 04N 13W	RESI
CARTER HOUSE	*04 04N 13W	RESI
203-205 NORTH THIRD STREET	*04 04N 13W	APTM
21 1 WEST WATTS AVENUE	*04 04N 13W	RESI
BUCHANAN, LEE HOUSE	*04 04N 13W	RESI
WASHINGTON COUNTY COURTHOUSE	*04 04N 13W	GOVT
CAIN HOUSE	*04 04N 13W	RESI
506 WEST JACKSON AVENUE	*04 04N 13W	RESI
HARPER, DR C W HOUSE	*04 04N 13W	RESI
OLD PRESBYTERIAN CHURCH	*04 04N 13W	RELI
MCGEACHY, J R HOUSE	*04 04N 13W	RESI
OLD CITY HALL	*04 04N 13W	COMM
MCGEACHY, J R DRUG STORE	*04 04N 13W	COMM
PORTER BUILDING	*04 04N 13W	COMM
WATFORD'S DRUG STORE	*04 04N 13W	COMM



CHIPLEY SHOE STORE	*04 04N 13W	COMM
206 NORTH RAILROAD AVENUE EAST	*04 04N 13W	COMM
HOME MARKET	*04 04N 13W	COMM
OLD FIRE HOUSE	*04 04N 13W	COMM
ELECTRONIC REPAIR	*04 04N 13W	COMM
LEE, JAY CLEANERS	*04 04N 13W	COMM
CHIPLEY OFFICE SUPPLY	*04 04N 13W	COMM
THE COUNTRY STATION	*04 04N 13W	COMM
WATTS BUILDING	*04 04N 13W	COMM
FIRST NATIONAL BANK	*04 04N 13W	COMM
106 SOUTH FIFTH STREET	*04 04N 13W	RESI
NEW LIFE FELLOWSHIP CHURCH OFF	*04 04N 13W	RELI
108 SOUTH FIFTH STREET	*04 04N 13W	RESI
ROZIER, DR R A HOUSE	*04 04N 13W	RESI
NEW LIFE FELLOWSHIP CHURCH	*04 04N 13W	RELI
WASHINGTON CO HISTORICAL SOC.	*04 04N 13W	MUSEM
TILLER HOUSE	*04 04N 13W	RESI
UNIQUE DESIGN FLOWERS	*04 04N 13W	COMM
MAXINES	*04 04N 13W	COMM
CHILDREN'S WAREHOUSE	*04 04N 13W	COMM
R & R PETS	*04 04N 13W	COMM
OVERLAND CAR AGENCY	*04 04N 13W	COMM
CARLILE'S	*04 04N 13W	COMM
SANITARY GROCERY STORE	*04 04N 13W	COMM
YOSHUKAI KARATE	*04 04N 13W	COMM
WAITS, JOHNNY PHOTOGRAPHY	*04 04N 13W	COMM
ALFORD, S A INSURANCE	*04 04N 13W	COMM
STYLES D'ELEGANCE	*04 04N 13W	COMM
VANCE THEATER	*04 04N 13W	THEA
CHIPLEY GUN & PAWN	*04 04N 13W	COMM
BELSER PHYSICAL THERAPY	*04 04N 13W	COMM
BLACKBURN, J O HOUSE	*04 04N 13W	RESI
CARMICHAEL-MCGEACHY HOUSE	*04 04N 13W	RESI
OLD SHIVERS HOTEL	*04 04N 13W	COMM
FIRST UNITED METHODIST CHURCH	*04 04N 13W	RESI
MYERS, GEORGE HOUSE	*04 04N 13W	RESI
1 ST UNITED METHODIST EDUC BLDG	*04 04N 13W	RESI
PEARSON, WELL HOUSE	*04 04N 13W	RESI
KEMP-SMITH HOUSE	*04 04N 13W	RESI
405 EAST CHURCH AVENUE	*04 04N 13W	RESI
CARTER, MARTY PAINTS	*04 04N 13W	COMM
FERRELL'S WOODCRAFT	*04 04N 13W	COMM
DAVIS, W F HOUSE	*04 04N 13W	RESI
ALLIED DEVELOPMENT COMPANY	*04 04N 13W	RESI
802 EAST BOULEVARD SOUTH	*04 04N 13W	RESI
804 EAST BOULEVARD SOUTH	*04 04N 13W	RESI
LANEY, J C HOUSE	*04 04N 13W	RESI
GILBERT, A B HOUSE	*04 04N 13W	RESI
GILBERT CHICKEN BARN	*04 04N 13W	APTM
MCQUAGGE, MILDRED HOUSE	*04 04N 13W	RESI

COX HOUSE	*04 04N 13W	RESI
GARDNER, J C HOUSE	*04 04N 13W	RESI
GILBERT-CHELDS HOUSE	*04 04N 13W	RESI
507 SOUTH SIXTH STREET	*04 04N 13W	RESI
JOHNS, RADIUS HOUSE	*04 04N 13W	RESI
DAVIS RENTAL HOUSE #1	*04 04N 13W	RESI
DAVIS RENTAL HOUSE #2	*04 04N 13W	RESI
DAVIS RENTAL HOUSE #3	*04 04N 13W	RESI
DAVIS RENTAL HOUSE #4	*04 04N 13W	RESI
DAVIS, D D HOUSE	*04 04N 13W	RESI
WELLS HOUSE	*04 04N 13W	RESI
WELLS-ATKINS HOUSE	*04 04N 13W	RESI
JONES, W C HOUSE	*04 04N 13W	RESI
MILLER, DR HOUSE	*04 04N 13W	RESI
NAPIER-MCRAE HOUSE	*04 04N 13W	RESI
404 SOUTH SIXTH STREET	*04 04N 13W	RESI
ALBERSON, AUSTIN HOUSE	*04 04N 13W	RESI
FOLSOM HOUSE	*04 04N 13W	RESI
CAWTHON HOUSE	*04 04N 13W	RESI
SELLARS HOUSE	*04 04N 13W	RESI
SELLARS APARTMENTS	*04 04N 13W	RESI
JOHNS, J J HOUSE	*04 04N 13W	RESI
500 SOUTH SIXTH STREET	*04 04N 13W	RESI
BLUE, NEAL HOUSE	*04 04N 13W	RESI
FOWLER HOUSE	*04 04N 13W	RESI
PETERS, W D HOUSE	*04 04N 13W	RESI
CREAMER HOUSE	*04 04N 13W	RESI
541 SOUTH FIFTH STREET	*04 04N 13W	RESI
DOUGLAS, J A HOUSE	*04 04N 13W	RESI
ROOKS-HARDIN HOUSE	*04 04N 13W	RESI
533 SOUTH FIFTH STREET	*04 04N 13W	RESI
532 SOUTH FIFTH STREET	*04 04N 13W	RESI
TOBIAS HOUSE	*04 04N 13W	RESI
SHIVER'S PARK PAVILION	*04 04N 13W	RESI
505 SOUTH FIFTH STREET	*04 04N 13W	RESI
501 SOUTH FIFTH STREET	*04 04N 13W	RESI
YATES HOUSE	*04 04N 13W	RESI
420 SOUTH FIFTH STREET	*04 04N 13W	RESI
425 SOUTH FIFTH STREET	*04 04N 13W	APTM
423 SOUTH FIFTH STREET	*04 04N 13W	RESI
418 SOUTH FIFTH STREET	*04 04N 13W	RESI
416 SOUTH FIFTH STREET	*04 04N 13W	RESI
421 SOUTH FIFTH STREET	*04 04N 13W	RESI
HARRELL, JOHN P HOUSE	*04 04N 13W	RESI
410 SOUTH FIFTH STREET	*04 04N 13W	RESI
EARL, J J HOUSE	*04 04N 13W	RESI
400 SOUTH FIFTH STREET	*04 04N 13W	RESI
CARROLL, SHELTON HOUSE	*04 04N 13W	RESI
SHIVERS HOUSE	*04 04N 13W	RESI
SCHNEIDER, M M HOUSE	*04 04N 13W	RESI

FARRIOR HOUSE	*04 04N 13W	RESI
BAPTIST PASTORIUM	*04 04N 13W	RESI
DANFORD HOUSE	*04 04N 13W	RESI
WATTS, T Y HOUSE	*04 04N 13W	RESI
COX, MERCER HOUSE	*04 04N 13W	RESI
WELLS, Whitefield HOUSE	*04 04N 13W	RESI
WELLS, LEE HOUSE	*04 04N 13W	RESI
COGGIN, THELMA HOUSE	*04 04N 13W	RESI
BAGGETT HOUSE	*04 04N 13W	RESI
CRM, FANNIE HOUSE	*04 04N 13W	RESI
208 SOUTH THIRD STREET	*04 04N 13W	RESI
CAIN, R P HOUSE	*04 04N 13W	RESI
CAILEY HOUSE	*04 04N 13W	RESI
210 SOUTH SECOND STREET	*04 04N 13W	COMM
MARTIN, LUCILLE HOUSE	*04 04N 13W	RESI
306 FORREST AVENUE	*04 04N 13W	RESI
BOWEN HOUSE	*04 04N 13W	RESI
41 1 WEST JACKSON AVENUE	*04 04N 13W	RESI
PRESCOTT STORE	*04 04N 13W	COMM
PRESCOTT RENTAL HOUSE #1	*04 04N 13W	RESI
PRESCOTT RENTAL HOUSE #2	*04 04N 13W	RESI
PRESCOTT RENTAL HOUSE #3	*04 04N 13W	RESI
207 SOUTH FIRST STREET	*04 04N 13W	RESI
204 SOUTH FIRST STREET	*04 04N 13W	RESI
213 SOUTH FIRST STREET	*04 04N 13W	RESI
MILLER HOUSE	*04 04N 13W	RESI
CARLILE HOUSE	*04 04N 13W	RESI
FOXWORTH, R J HOUSE	*04 04N 13W	RESI
MARTIN HOUSE	*04 04N 13W	RESI
403 FORREST AVENUE	*04 04N 13W	RESI
409 FORREST AVENUE	*04 04N 13W	RESI
JOE ODOM HOUSE	*04 04N 13W	RESI
421 ESTELLE AVENUE	*04 04N 13W	RESI
OLD THARP PLACE	*04 04N 13W	RESI
GOODWIN HOUSE	*04 04N 13W	RESI
MCCORMICK, J A HOUSE	*09 04N 13W	RESI
THOMPSON HOUSE	*09 04N 13W	RESI
417 SOUTH BOULEVARD EAST	*09 04N 13W	RESI
DICKINSON HOUSE	*10 04N 13W	RESI
CAMPBELL, ROBERT HOUSE	*03 04N 13W	RESI
WYNN, CLIFFORD HOUSE	*03 04N 13W	RESI
DANIEL, LILLIE HOUSE	*03 04N 13W	RESI
TURPENTINE HOUSE	*03 04N 13W	RESI
313 EAST BOULEVARD NORTH	*03 04N 13W	RESI
RHYNES, LESTER RENTAL HOUSE	*03 04N 13W	RESI
RHYNES, HOUSE	*03 04N 13W	RESI
313 EAST BOULEVARD NORTH	*03 04N 13W	APTM
BENNETT HOUSE	*34 05N 13W	VACA
BLACKBURN HOUSE	*33 05N 13W	RESI
201 NORTH THIRD AVENUE	*04 04N 13W	RESI

MCNEILL HOUSE	*33 05N 13W	RESI
509 SOUTH FIFTH STREET	*04 04N 13W	RESI
521 ION A STREET	*04 04N 13W	RESI
802 FORREST AVENUE	*05 04N 13W	RESI
CHRISTIAN FAMILY WORSHIP CENT	*05 04N 13W	VACA
805 FORREST AVENUE	*05 04N13W	VACA
414 SOUTH FIFTH STREET	*8888888	RESI
CARYVILLE BRIDGE	10 04N 16W	BRID
RESIDENCE OFF US 90, CARYVILLE	04N/16W/11	RESI
ARMSTRONG MILL, NEW HOPE	02N/16W/22	RESI
STRICKLAND CABIN, 6224 STRICKLAND RD, EBRO	01S/12W/10	RESI
278 HIGHWAY 77, CHIPLEY	05N/13W/28	RESI
228 HIGHWAY 77, CHIPLEY	05N/13W/28	RESI
220 HIGHWAY 77, CHIPLEY	05N/13W/28	RESI
166 HIGHWAY 77, CHIPLEY	05N/13W/21	RESI
MARTIN, DOROTHY HOUSE, SR 79, EBRO	01S/16W/6	RESI
EBRO HOUSE # 1	01S/16W/6	RESI
OBEE STRICKLAND HOUSE, EBRO	01S/16W/6	RESI
EBRO HOUSE #2 4362 EBRO	01S/16W/6	RESI
EBRO HOUSE #3 14769 6736 SR 79 RD, EBRO	01S/16W/6	RESI
3558 S.R. 79, VERNON	02N/15W/4	RESI
3208 S.R. 79 VERNON	02N/15W/3	RESI
3211 SR 79, Vernon	02N/15W/3	RESI
SIGNS BY STACY 7162 VERNON	02N/15W/2	RESI
3190 S.R. 79, VERNON	02N/15W/2	RESI
3311 S.R. 79, VERNON	02N/15W/2	RESI
3311 POMPEY LN, VERNON	02N/15W/2	RESI
3112 MAIN STREET VERNON	02N/15W/2	RESI
SAPP FARMHOUSE MAIN ST, VERNON	03N/15W/35	RESI
WILLIAMS-ELLIOT HOUSE, 3306 MAIN ST, VERNON	03N/15W/35	RESI
7162 4568 SR 79, NEW HOPE	03N/15W/35	RESI
5665 SR 79 7162 5665 SR 79, REDHEAD	02N/16W/14	RESI
1332 MAIN ST, CHIPLEY	01N/16W/10	RESI
1159 MAIN ST, CHIPLEY	04N/13W/4	RESI
1069 MAIN ST, CHIPLEY	04N/13W/4	RESI
1067 MAIN ST, CHIPLEY	04N/13W/4	RESI
1049 MAIN ST WAUSAU/ CHIPLEY	04N/13W/4	RESI
12537 SW MAIN & GIBSON ST, CHIPLEY	04N/13W/4	RESI
688 N MAIN ST, CHIPLEY	05N/13W/33	RESI
682 N MAIN ST, CHIPLEY	05N/13W/33	RESI
657 N MAIN ST, CHIPLEY	05N/13W/33	RESI
646 N MAIN ST, CHIPLEY	05N/13W/33	RESI
603 MAIN ST, CHIPLEY	05N/13W/33	RESI
596 MAIN STREET, CHIPLEY	05N/13W/33	RESI
592 MAIN ST, CHIPLEY	05N/13W/33	RESI
589 MAIN ST, CHIPLEY	05N/13W/33	RESI
586 MAIN ST CHIPLEY	05N/13W/33	RESI
584 MAIN ST, CHIPLEY	05N/13W/33	RESI
583 MAIN ST, CHIPLEY	04N/13W/33	RESI
579 MAIN ST, CHIPLEY	04N/13W/33	RESI

578 MAIN ST, CHIPLEY	05N/13W/33	RESI
577 MAIN ST, CHIPLEY	05N/13W/33	RESI
566 MAIN ST, CHIPLEY	05N/13W/33	RESI
564 MAIN ST, CHIPLEY	05N/13W/33	RESI
506 NORTH MAIN ST CHIPLEY	05N/13W/33	RESI
581 N SEVENTH ST, CHIPLEY	05N/13W/33	RESI
591 N SEVENTH ST, CHIPLEY	05N/13W/33	RESI
601 NORTH SEVENTH ST, CHIPLEY	05N/13W/33	RESI
605 NORTH SEVENTH ST CHIPLEY	05N/13W/33	RESI
653 NORTH SEVENTH ST, CHIPLEY	04N/13W/4	RESI
707 SOUTH SEVENTH ST, CHIPLEY	04N/13W/4	RESI
499 MARTIN LUTHER KING DR,CHIPLEY	05N/13W/33	RESI
500 BLOCK, MARTIN LUTHER KING DR, CHIPLEY	05N/13W/33	RESI
526 MARTIN LUTHER KING DR, CHIPLEY	05N/13W/33	RESI
528 MARTIN LUTHER KING DR, CHIPLEY	05N/13W/33	RESI
534 MARTIN LUTHER KING DR, CHIPLEY	05N/13W/33	RESI
539 MARTIN LUTHER KING DR, CHIPLEY	05N/13W/33	RESI
543 MARTIN LUTHER KING DR, CHIPLEY	05N/13W/33	RESI
555 MARTIN LUTHER KING DR, CHIPLEY	05N/13W/33	RESI
571 MARTIN LUTHER KING DR, CHIPLEY	05N/13W/33	RESI
582 MARTIN LUTHER KING DR, CHIPLEY	05N/13W/33	RESI
583 MARTIN LUTHER KING DR, CHIPLEY	05N/13W/33	RESI
600 MARTIN LUTHER KING DR, CHIPLEY	04N/13W/4	RESI
603 MARTIN LUTHER KING DR, CHIPLEY	04N/13W/4	RESI
604MARTIN LUTHER KING DR, CHIPLEY	04N/13W/4	RESI
610 MARTIN LUTHER KING DR, CHIPLEY	04N/13W/4	RESI
613 MARTIN LUTHER KING DR, CHIPLEY	04N/13W/4	RESI
1257 PLUM AVE, CHIPLEY	05N/13W/33	RESI
MLK DRIVE AND GLENWOOD AVE, CHIPLEY	05N/13W/33	RESI
748 E GLENWOOD AVE CHIPLEY	05N/13W/33	RESI
750 E GLENWOOD AVE CHIPLEY	05N/13W/33	RESI
756 E GLENWOOD AVE CHIPLEY	05N/13W/33	RESI
1240 CAMPBELLTON AVE CHIPLEY	05N/13W/33	RESI
1243 CAMPBELLTON AVE CHIPLEY	05N/13W/33	RESI
1250 CAMPBELLTON AVE CHIPLEY	05N/13W/33	RESI
1248 OLD BONIFAY RD 12537 CHIPLEY	05N/13W/33	RESI
1252 OLD BONIFAY RD CHIPLEY	05N/13W/33	RESI
313 COGGIN ST, CHIPLEY	05N/13W/33	RESI
1226 COGGIN ST CHIPLEY	04N/13W/4	RESI
1229 COGGIN ST CHIPLEY	04N/13W/4	RESI
1230 COGGIN ST CHIPLEY	04N/13W/4	RESI
1233 COGGIN ST CHIPLEY	04N/13W/4	RESI
1200 CHURCH AVE, CHIPLEY	04N/13W/4	RESI
537 1243 CHURCH AVE, CHIPLEY	04N/13W/4	RESI
1247 CHURCH ST, CHIPLEY	04N/13W/4	RESI
1248 CHURCH AVE, CHIPLEY	04N/13W/4	RESI
1229 SOUTH BLVD, CHIPLEY	04N/13W/4	RESI
1232 SOUTH BLVD, CHIPLEY	04N/13W/4	RESI
804 S EIGHTH ST, CHIPLEY	04N/13W/9	RESI
815 S EIGHTH ST, CHIPLEY	04N/13W/4	RESI

828 S EIGHTH ST, CHIPLEY	04N/13W/9	RESI
833 S EIGHTH ST, CHIPLEY	04N/13W/9	RESI
844 S EIGHTH ST, CHIPLEY	04N/13W/9	RESI
1240 WOODROW AVE, CHIPLEY	04N/13W/9	RESI
1241 WOODROW AVE, CHIPLEY	04N/13W/9	RESI
815 FALLING WATERS, CHIPLEY	04N/13W/9	RESI
1224 COURT AVE, CHIPLEY	04N/13W/9	RESI
1229 COURT AVE, CHIPLEY	04N/13W/9	RESI
1231 COURT AVE, CHIPLEY	04N/13W/9	RESI
1235 COURT AVE, CHIPLEY	04N/13W/9	RESI
1237 COURT AVE, CHIPLEY	04N/13W/9	RESI
1239 COURT AVE, CHIPLEY	04N/13W/9	RESI
1244 COURT AVE, CHIPLEY	04N/13W/9	RESI
1187 BRICKYARD RD, CHIPLEY	04N/13W/9	RESI
1187 BRICKYARD RD, CHIPLEY	04N/13W/9	RESI
1164 BRICKYARD RD, CHIPLEY	04N/13W/10	RESI
1158 BRICKYARD RD, CHIPLEY	04N/13W/10	RESI
PEACH ST, CHIPLEY	04N/13W/10	RESI
779 PEACH ST, CHIPLEY	04N/13W/3	RESI
782 PEACH ST, CHIPLEY	04N/13W/3	RESI
786 PEACH ST, CHIPLEY	04N/13W/3	RESI
HOLINESS CHURCH PEACH NEAR 5TH, CHIPLEY	04N/13W/3	RESI
PEACH ST, CHIPLEY	04N/13W/3	RESI
407 HIGHWAY 77, CHIPLEY	04N/13W/3	RESI
320 HIGHWAY 77, CHIPLEY	05/13W/28	RESI
3292 COURT AVE, VERNON	05/13W/28	RESI
3295 COURT AVE, VERNON	03/15W/35	RESI
3005 MAIN ST, VERNON	03/15W/35	RESI
2852 CHURCH ST, VERNON	03/15W/35	RESI
2845 CHURCH ST, VERNON	03/15W/35	RESI
3709 ROCHE AVE, VERNON	03/15W/35	RESI
3714 ROCHE AVE, VERNON	03/15W/35	RESI
MAY FILLING STATION, VERNON	03/15W/35	RESI
3717 ROCHE AVE, VERNON	03/15W/35	RESI
3718 ROCHE AVE, VERNON	03/15W/35	RESI
3719 ROCHE AVE, VERNON	03/15W/35	RESI
3721 ROCHE AVE, VERNON	03/15W/35	RESI
3722 ROCHE AVE, VERNON	03/15W/35	RESI
2855 CHURCH ST, VERNON	03/15W/35	RESI
2857 CHURCH ST, VERNON	03/15W/35	RESI
2860 CHURCH ST, VERNON	03/15W/35	RESI
2864 CHURCH ST, VERNON	03/15W/35	RESI
2867 CHURCH ST, VERNON	03/15W/35	RESI
2878 CHURCH ST, VERNON	03/15W/35	RESI
3780 MCFATTER ST, VERNON	03/15W/35	RESI
3285 MCFATTER ST, VERNON	03/15W/35	RESI
4483 79 HWY, NEW HOPE	02/16W/14	RESI
HIGHTOWER HOUSE 3084 MAIN ST, VERNON	03/15W/35	RESI
6620 DOGTRACK RD, EBRO	01N/16W/31	RESI

Source: Florida Historic Site File, Florida Secretary of State, Tallahassee FL, July 2009







