

SECTION 3
HOUSING ELEMENT
GOALS, OBJECTIVES and POLICIES

Table of Contents

INTRODUCTION.....3

GOAL H1.....4

 Objective H1-14

 Objective H1-24

 Objective H1-35

 Objective H1-46

 Objective H1-57

 Objective H1-67

 Objective H1-78

 Objective H1-88

INTRODUCTION

The City of Deltona Housing Element promotes the development of housing options that meet the diverse needs of the Deltona community. The goals, objectives, and policies support the quality of life and diverse community make-up. Additionally, this element confirms the City's commitment to providing community housing options in order to ensure that those who work in the community also have the opportunity to live in it. The intent is to establish a community for a lifetime by providing housing alternatives all age groups. As a result, the Housing Element helps implement Vision Deltona 2026 as a City that, *"takes pride in our neighborhoods and embraces the diversity of our residents."*

The Housing Element achieves this vision by establishing goals, objectives, and policies that support the City's economic development efforts, sense of community place, and quality of life. As a result, the element ensures that Deltona's land use practices and development efforts accomplish the following objectives:

- Provide affordable housing opportunities for all current and future residents.
- Identify and engage in activities which reduce the number of substandard housing units as identified in the year 2000 U.S. Census.
- Provide adequate and appropriate land use categories based on the amount and variety of housing types available in the City to meet present and anticipated future residents housing needs, including very-low, low and moderate income households.
- Encourage the integration of group living facilities by allowing said uses in compatible residential zoning classifications.
- Identify, recognize, preserve and protect historically significant housing.
- Coordinate with the other elements of the comprehensive plan and discourage residential development that results in urban sprawl.
- Prevent projects that dislocate existing residents from being approved without relocation measures included as part of the approval process.
- Identify, maintain and update governmental subsidy programs that are applicable to Deltona.

GOAL H1

Deltona, in cooperation with the private sector, shall provide for quality homes, in safe residential neighborhoods for the present and projected residents. 9J-5.010(3)(a)

OBJECTIVE H1-1

Deltona shall provide affordable housing opportunities for all current and future residents. 9J-5.010(3)(b)(1)

Policy H1-1.1

The City will allow through Land Development Regulations a variety of housing types. 9J-5.010(3)(c)(1,2)

Policy H1-1.2

All housing related activities occurring in the City shall be administered in accordance with Title VIII of the Civil Rights Act of 1968, as amended, and the Florida Fair Housing Act, Chapter 760.020, Florida Statutes. 9J-5.010(3)(c)(1,2)

Policy H1-1.3

The City shall coordinate with those involved in the housing delivery process to ensure non-discriminatory housing practices. 9J-5.010(3)(c)(1,2)

Policy H1-1.4

The City shall consider methods to reduce negative impacts of housing units; including yard maintenance, vehicle parking, the number of vehicles per unit, noise and physical maintenance of the structure.

OBJECTIVE H1-2

The City shall identify and engage in activities which reduce the number of substandard housing units as identified in the year 2000 U.S. Census. 9J-5.010(3)(b)(2)

Policy H1-2.1

The City shall coordinate with federal, state and local program funds to rehabilitate and revitalize housing units. 9J-5.010(3)(c)(3)

Policy H1-2.2

The City shall assure continued code compliance of the existing housing stock. 9J-5.010(3)(c)(3)

Policy H1-2.3

The City shall identify and prioritize those areas with a concentration of substandard and declining housing units for code enforcement. 9J-5.010(3)(c)(3)

Policy H1-2.4

The City shall enhance the built environment through effective code enforcement activities.

9J-5.010(3)(c)(3)

Policy H1-2.5

The City shall periodically review and improve building codes. 9J-5.010(3)(c)(3)

Policy H1-2.6

The City shall develop and utilize incentives programs to renovate, refurbish or revitalize homes and neighborhood(s). 9J-5.010(3)(c)(3)

Policy H1-2.7

The City shall not prohibit the appropriate installation of photovoltaic/solar cells associated with residential dwelling units.

Policy H1-2.8

The City shall continue to encourage residential construction that meets the United States Green Building Council, Leadership in Energy and Environmental Design and other appropriate building rating systems by facilitating expedited permitting, density increases consistent with the adopted Future Land Use Map or other incentives.

Policy H1-2.9

As part of renovation activities associated with the City housing programs, the City shall utilize, where possible, energy efficient construction techniques such as upgrading insulation and retrofit dwellings with energy star rated appliances and energy efficient HVAC systems.

OBJECTIVE H1-3

Deltona shall provide adequate and appropriate land use categories based on the amount and variety of housing types available in the City to meet present and anticipated future residents housing needs, including very-low, low and moderate income households. This objective will be measured based on the amount of housing available at the time of the 2000 U.S. Census to the subsequent evaluation and appraisal reports of the comprehensive plan. 9J-5.010(3)(b)(3, 4)

Policy H1-3.1

The City of Deltona shall designate lands for residential development consistent with the Future Land Use Map and the Comprehensive Plan. 9J-5.010(3)(c)(3,4,5,6&11)

Policy H1-3.2

The City of Deltona shall provide density bonuses consistent with the existing density requirements of the Future Land Use Element, a diversity of lot sizes, floor areas, setbacks and other design features which allow for flexibility and choice in housing types and may provide incentives to private developers to meet the City's housing goals. 9J-5.010(3)(c)(1,2&3)

Policy H1-3.3

The City shall designate lands for residential development consistent with the availability of public facilities at the Level of Service as outlined in this Comprehensive Plan for all households, including low and moderate income families, mobile homes, group homes and foster facilities and households with special needs. 9J-5.010(3)(c)(5,6)

Policy H1-3.4

The City shall continue to utilize the Florida Building Code as the primary guide in establishing standards for the quality of housing. 9J-5.010(3)(c)(3)

Policy H1-3.5

The City shall foster the provision of a variety of housing types to meet the needs of residents of various income and needs groups in appropriate locations identified by the City. The availability of such housing stock will be assessed at the end of this planning period. 9J-5.010(3)(c)(3,5)

Policy H1-3.6

By the end of the planning period, the City, shall evaluate the land development regulations to determine appropriate measures to create and maintain residential neighborhoods and community character for all housing types within sub-areas of the city.
9J-5.010(3)(c)(3,5)

Policy H1-3.7

The City shall seek opportunities to provide for multi-family or other higher density residential uses in appropriate locations in order to provide additional opportunities for rental, workforce and/or affordable housing, and housing appropriate for residents and households at all stages of life.

Policy H1-3.8

The City shall allow for the provision of granny-flats, mother-in-law suites, and accessory apartments in residential areas, and for ensuring the availability of housing types appropriate to various age and needs groups, including families with children, multi-generational households, young and/or single adults, empty nesters, and senior citizens.

Policy H1-3.9

The City shall periodically review City owned lands, including park sites to determine if these City owned land resources, or any portion thereof, would be appropriate to support affordable housing.

OBJECTIVE H1-4

The City shall continue to encourage the integration of group living facilities by allowing said uses in compatible residential zoning classifications. This objective will be measured based on the amount of group housing available at the time of Plan adoption as compared to the completion of the evaluation and appraisal report of the Comprehensive Plan. 9J-5.010(3)(b)(4)

Policy H1-4.1

Group living facilities location criteria shall be included in the Zoning Ordinance as amended. 9J-5.010(3)(c)(6)

Policy H1-4.2

The City shall establish within the development regulations appropriate lot size, setbacks and buffering for group living facilities. 9J-5.010(3)(c)(6)

OBJECTIVE H1-5

The City shall identify, recognize, preserve and protect historically significant housing. 9J-5.010(3)(b)(5)

Policy H1-5.1

The City shall develop a program to identify, preserve and protect historically significant housing. 9J-5.010(3)(c)(3)

Policy H1-5.2

The City shall conduct a survey to identify historically significant housing consistent with Florida Department of State Historic Resources Department's master site file criteria. 9J-5.010(3)(c)(3)

Policy H1-5.3

The City shall encourage and promote historic housing for nomination and listing on The National Register of Historic Places. 9J-5.010(3)(c)(3)

OBJECTIVE H1-6

The Housing Element shall be internally consistent with the other elements of the comprehensive plan and discourage residential development that results in urban sprawl. 9J-5.010(3)(b)(1,2,3&4)

Policy H1-6.1

The City shall discourage urban sprawl by encouraging compactness of development. 9J-5.010(3)(c)(11)

Policy H1-6.2

The City shall provide that housing development orders and permits issued shall not result in a reduction of level of service classification adopted in this Comprehensive Plan. 9J-5.010(3)(c)(2,11)

Policy H1-6.3

The City shall promote the reduction of sprawl by providing for higher residential densities in appropriate locations in order to minimize the consumption of land to meet residential needs.

Policy H1-6.4

The City shall encourage mixed land uses to include a residential component associated with office and other commercial type uses.

OBJECTIVE H1-7

City projects that dislocate existing residents shall not be approved without relocation measures included as part of the approval process. 9J-5.010(3)(b)(6)

Policy H1-7.1

During the approval of any City projects that will require the relocation of current residents, the City shall include detailed relocation measures to protect health, safety and welfare of affected residents. 9J-5.010(3)(c)(9)

Policy H1-7.2

All residents displaced as a result of government activity, other than enforcement activities, shall be provided with relocation housing or equitable compensation. 9J-5.010(3)(c)(3)

OBJECTIVE H1-8

The City shall maintain appropriate housing implementation programs that utilize subsidies of federal, state or local governmental agencies. 9J-5.010(3)(b)(7)

Policy H1-8.1

The City shall continue to identify, maintain and update governmental subsidy programs that are applicable to Deltona. 9J-5.010(3)(c)(7)

Policy H1-8.2

The City shall coordinate housing programs with housing providers and agencies that operate within Deltona. 9J-5.010(3)(c)(7)

Policy H1-8.3

The City shall evaluate the feasibility of job creation, job training and economic solutions to address affordable housing concerns. 9J-5.010(3)(c)(8)