

SECTION 3
HOUSING ELEMENT
GOALS, OBJECTIVES and POLICIES

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INTRODUCTION

The City of Deltona Housing Element promotes the development of housing options that meet the diverse needs of the 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 the community a range of high quality housing options. The intent is to establish a community for a lifetime by providing housing alternatives for all age groups. As a result, the Housing Element helps implement the Strategic Plan and takes pride in our neighborhoods and 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:

- a. Provide affordable and diverse housing opportunities for all current and future residents.
- b. Identify and engage in activities which reduce the number of substandard housing units as identified by the City.
- c. 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.
- d. Encourage the integration of group living facilities by allowing said uses in compatible residential and commercial zoning classifications.
- e. Identify, recognize, preserve and protect historically significant housing.
- f. Coordinate with the other elements of the comprehensive plan and discourage residential development that results in urban sprawl.
- g. Prevent projects that dislocate existing residents from being approved without relocation measures included as part of the approval process.
- h. Identify, maintain and update governmental subsidy programs that are applicable to the City of Deltona.
- i. Maximize housing grant investments to maintain, enhance, and diversify City housing stock.

GOAL H1

Deltona, in cooperation with the private sector, shall provide for quality homes, in safe residential neighborhoods for the present and projected residents.

OBJECTIVE H1-1

Deltona shall provide affordable housing opportunities for all current and future residents.

Policy H1-1.1

The City will allow through land development regulations a variety of housing types.

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.

Policy H1-1.3

The City shall coordinate with those involved in the housing delivery process to ensure non-discriminatory housing practices and promote federal Fair Housing Act standards.

Policy H1-1.4

The City shall continue to implement methods to maintain and improve the housing stock including yard maintenance, solid waste management, vehicle parking, 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 by the City.

Policy H1-2.1

The City shall continue to coordinate with federal, state and local program funds to rehabilitate and revitalize housing units.

Policy H1-2.2

The City shall assure continued code compliance of the existing housing stock.

Policy H1-2.3

The City shall identify and prioritize dilapidated housing units for code enforcement and legal demolition, as deemed appropriate.

Policy H1-2.4

The City shall comply with the Florida Building Code, as amended and updated.

Policy H1-2.5

The City shall continue to encourage residential construction that meets the United States Green Building Council, Leadership in Energy and Environmental Design (LEED), other

appropriate building rating systems, and support appropriate installation of photovoltaic/solar cells associated with residential dwelling units through the building permit process.

Policy H1-2.6

As part of renovation activities associated with the City housing programs, the City shall continue to 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 and utilities 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 and land available at the time of the subsequent most up to date evaluation and appraisal report of the Comprehensive Plan.

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.

Policy H1-3.2

Bona fide affordable housing projects will be subject to expedited permitting.

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, the elderly, and persons with special needs.

Policy H1-3.4

The City shall continue to utilize the Florida Building Code and the Florida Fire Prevention Code as the primary guide in establishing standards for the quality of housing.

Policy H1-3.5

The City shall continue to foster the provision of a variety of housing types to meet the needs of residents of various income and needs groups in appropriate locations.

Policy H1-3.6

The City consistently reviews and updates its land development regulations to determine appropriate measures to create and maintain residential neighborhoods and community character for mixed use development and all housing types within sub-areas of the City.

Policy H1-3.7

The City shall seek opportunities to provide for high quality multi-family or other higher density residential uses in appropriate locations with utilities in order to provide for a wide range of housing options including 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, where appropriate, allow granny-flats, mother-in-law suites, and accessory apartments in residential areas, 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

If deemed appropriate and in conjunction with a government program involving City purchase and sale of real property, the City shall review City owned property to determine if such property could be used to implement affordable housing needs of the community.

OBJECTIVE H1-4

The City shall continue to encourage the integration of group living facilities by allowing said uses in compatible residential zoning classifications as a conditional use.

Policy H1-4.1

Group living facilities location criteria shall be included in the Zoning Ordinance, as amended.

Policy H1-4.2

The City shall establish within the development regulations appropriate lot size, setbacks, and buffering for group living facilities.

OBJECTIVE H1-5

The City shall identify, recognize, preserve and protect historically significant housing.

Policy H1-5.1

The City shall, as appropriate, identify, preserve and protect historically significant housing.

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.

Policy H1-6.1

The City shall discourage urban sprawl by encouraging compactness of development in tandem with the provision of central utility systems.

Policy H1-6.2

Housing development orders and permits issued shall not result in a reduction of level of service thresholds adopted in this Comprehensive Plan.

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.

Policy H1-6.4

The City shall encourage mixed land uses to include a residential component associated with supportive non-residential land uses.

Policy H1-6.5

The City shall seek to expand infrastructure, including potable water, wastewater, and reclaimed water in appropriate areas to support higher residential densities.

Policy H1-6.6

Where possible, City shall seek to improve multi-modal transportation options to encourage a range of housing choices.

OBJECTIVE H1-7

City projects that dislocate existing residents shall not be approved without relocation measures included as part of the approval process.

Policy H1-7.1

During the approval of any City projects resulting in the relocation of current residents, the City shall comply with all applicable laws and regulations.

Policy H1-7.2

All residents displaced as a result of government activity, other than enforcement activities, shall be provided with equitable compensation.

OBJECTIVE H1-8

The City shall maintain appropriate housing implementation programs that utilize subsidies of Federal, State or local governmental agencies.

Policy H1-8.1

The City shall continue to implement governmental subsidy programs applicable to Deltona.

Policy H1-8.3

The City shall evaluate the feasibility of job creation, job training and economic solutions to address low wages and the jobs/housing imbalance.