



Chapter 3 Housing Element

CHAPTER 3

HOUSING ELEMENT

Goals, Objectives, and Policies



INTRODUCTION

The purpose of the Housing Element is to ensure the provision of adequate, affordable and safe housing for the existing and future residents. The goals, objectives and policies support the quality of life and diverse community make-up for what makes the City of DeLand.



GOAL h-1: Ensure that a range of safe, sanitary, energy efficient and affordable housing is available to all the residents of the City of DeLand.

Objective h1.1: Periodically review Census housing data for the City of DeLand, projections from the Affordable Housing Needs Assessment and other appropriate data sources to help determine the City’s housing needs and if the Housing Element accurately reflects the City’s supply of affordable housing units.

Policy h1.1.1: Based upon the results of reviewing the housing data in the Affordable Housing Needs Assessment, revise the existing Housing Element to accurately reflect and address the City's affordable housing situation.

Policy h1.1.2: Seek options and alternatives to be made available to private developers that will serve as incentives for the provision of low- and moderate-income housing

Policy h1.1.3: Review local ordinances and practices to determine if streamlining the permitting process within the City for the development of housing will lower initial housing ‘front-end’ costs as well as costs borne by the applicants thereby make all housing available at lower costs.

Policy h1.1.4: Based upon demonstrated need, as shown in the Affordable Housing Needs Assessment, develop a comprehensive program including redevelopment of existing housing and new housing development, to increase the amount of affordable housing within the City. This program shall identify such practices as streamlining the City's permitting process, waiving development application fees, implementing density bonuses, implementing unit/set asides, donating excess City land to private and nonprofit housing providers, promulgating less restrictive development standards, amending development regulations as necessary and other similar measures to achieve this goal.



Objective h1.2: Continually seek the elimination of all substandard housing within the City and reduce the number of substandard dwelling units within the City of DeLand in order to remain at or below the state average. Include the use of green building construction technology to make new structures more energy efficient.

Policy h1.2.1: Work with the County to pursue all available state and federal funding sources allocated towards low- and moderate- income housing rehabilitation and utilize Energy Star Standards to increase energy efficiency.

Policy h1.2.2: Continue to monitor any identifiable concentrations of substandard dwellings within the City and target those structures that are currently inhabited and in dire need of repair to ensure the safety of its residents. Code enforcement shall maintain up-to-date information in its database of structures with safety issues in order to help identify and prioritize where available funds should be used.

Policy h1.2.3: The City of DeLand will continue to use the Florida Building Code as the primary guide in establishing standards for the quality of housing.

Policy h1.2.4: Continue to utilize the City of DeLand Magistrate to enforce the Florida Building Code and eliminate substandard housing.

Policy h1.2.5: All housing, except as exempted by the City's historic preservation ordinance, shall meet the minimum standards established by the Florida Building Code.

Policy h1.2.6: DeLand shall conduct all condemnation and demolition proceedings in a timely manner.



- Objective h1.3:** Ensure safe environments in all residential neighborhoods in the City.
- Policy h1.3.1: Promote the expansion of the 'Neighborhood Watch' program throughout the City.
- Policy h1.3.2: Based on availability of funding for capital improvements encourage the establishment of special assessment districts, and other such mechanisms, to fund specified capital improvements (i.e. lighting, etc.) and to identify trends and programs that will serve as a deterrent to neighborhood crime.
- Policy h1.3.3: Continually coordinate with the Police Department on successful means to deter street crime and implement those measures as needed.
- Policy h1.3.4: Provide programs through the Police Department to educate citizens about ways to lessen the occurrence of crime.

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- Objective h1.4:** Protect established neighborhoods and historic structures and districts within the City.
- Policy h1.4.1: Utilize the DeLand Historic Preservation Board to disseminate information to residents both in and out of the historic district who may be interested in historic structure rehabilitation and/or placement on the National Register of Historic Places.
- Policy h1.4.2: Maintain the list of historic structures within the City to ensure compliance with historic preservation measures when reviewing development proposals.
- Policy h1.4.3: Promote the rehabilitation and adaptive reuse of historic homes through property tax credit inducements and the use of the historic tax exemption. Include the use of green building construction technology to make the structures more energy efficient.
- Policy h1.4.4: Study the current land development regulations relating to the care and maintenance of neighborhoods within DeLand.



Objective h1.5: Ensure the inclusion of affordable housing units for senior citizens in City housing programs and initiatives.

Policy h1.5.1: Using projections of need for additional affordable housing for seniors as addressed in the housing needs assessment, promote the development of senior citizen multifamily housing (rental and/or ownership) through a joint effort of the City and the Volusia County Housing Finance Authority.

Policy h1.5.2: Using projections of need for additional affordable housing for seniors provide incentives for the development of affordable senior citizen housing.

Objective h1.6: The City of DeLand shall engage in activities which reduce the number of substandard housing units by aiding in the redevelopment and revitalization of neighborhoods identified as declining in property values or where a proliferation of substandard units is shown.

Policy h1.6.1: The City shall assure continued code compliance of the existing housing stock.

Policy h1.6.2: The City shall continue to monitor the housing stock for substandard properties and take actions necessary to bring the properties into compliance with current building codes including the use of green building construction technology to make the structures more energy efficient.

Policy h1.6.3: The City shall continue to participate in Volusia County's Community Development Block Grant program for funds to rehabilitate and revitalize declining neighborhoods. Utilize green building construction technology to help reduce greenhouse gas emissions.

Policy h1.6.4: The City shall conduct all condemnation and demolition proceedings in a timely manner.



Objective h1.7: The City shall periodically review its regulations and continue to identify and implement measures which facilitate the provision of additional decent, safe, and sanitary affordable housing in the community to address the unmet housing needs of the lower-income segment of the population. This objective shall be measured by the additional number of lower-income units provided and by the degree to which the following policies are implemented.

Policy h1.7.1: In order to improve the coordination of the delivery of affordable housing by private and nonprofit providers, the City shall periodically review its inventory of surplus property and consider its donation for low and moderate income housing sites, schedule the expenditure of CDBG (Community Development Block Grant) funds for infrastructure improvements in areas in which housing is planned, and disseminate information about the Home Ownership Bond Program to both potential buyers and developers.

Policy h1.7.2: The City shall periodically review the regulatory and permitting process and will improve it as deemed necessary.

Policy h1.7.3: The City shall review and update its standards addressing the quality of housing and the stabilization of neighborhoods and implement construction and rehabilitation measures to make the homes energy efficient.

Policy h1.7.4: The City shall investigate and evaluate streamlining of permitting processes and other such mechanisms for the provision of lower-income housing to determine which, if any, should be used by the City. The Land Development Regulations shall be revised to incorporate any such mechanisms determined to be appropriate and periodic reviews shall be performed to determine progress.



Policy h1.7.5: The City shall ensure that sufficient Medium and High-Density Residential property is designated on the Future Land Use Map throughout the City to accommodate the need for very low, low- and moderate- income housing identified upon review and analysis of the Affordable Housing Needs Assessment. Such housing shall be distributed so that there is no new concentration of low-income housing in a single area and there are reasonable transitions between different income levels.

Policy h1.7.6: The City shall expend a portion of the City’s allocation of Community Development Block Grant Funds to pave streets, improve drainage, and make other infrastructure improvements which will encourage the construction of new affordable housing units by the private sector and the rehabilitation of existing housing units, within the Southeast and Southwest quadrants of the City.

Policy h1.7.7: Consistent with Chapter 419 of the Florida Statutes, the City will maintain and implement land development regulations to allow community residential homes for six or fewer residents and foster homes as as-of-right uses in zones where single family uses are allowed, and to allow community residential homes for 7 to 14 residents as as-of-right use in zones where multi-family uses are allowed--provided that regulations also normally applicable to other single and, multi-family homes in those zones are satisfied.

Objective h1.8: Provide housing relocation when necessary.

Policy h1.8.1: All residents displaced as a result of government activity, other than enforcement activities, shall be provided relocation assistance when appropriate or as required by law.



Objective h1.9: Utilize land use patterns that create compact housing development and encourage less use of the automobile and more walkable communities.

Policy h1.9.1: The City will develop regulations to encourage new development in the core of the City including infill housing.

Objective h1.10: Balance varying housing types and sizes in appropriate locations to meet the increasing needs of the “missing middle” and create an environment that is supportive of infill development.

Policy h1.10.1: The City will review the current land development regulations to evaluate the City’s residential housing stock and residential land uses and identify key “missing” housing types.

Policy h1.10.2 Allow for a variety of housing types and lot sizes to increase the availability of affordable housing options.