

Comprehensive Plan

HOUSING ELEMENT

GOALS, OBJECTIVES and POLICIES

Prepared for

The City of Deltona

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GOAL

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 1

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

9J-5.010(3)(b)(1)

POLICY 1a

The City shall provide a variety of housing types; consistent with the character of the area, to meet affordable housing needs of current and future residents.

9J-5.010(3)(c)(1,2)

POLICY 1b

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 1c

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 1d

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

Objective 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 2a

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

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

POLICY 2b

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

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

POLICY 2c

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 2d

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

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

POLICY 2e

The City shall periodically review and improve building codes.

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

POLICY 2f

The City shall develop and utilize incentives programs to renovate, refurbish or revitalize homes and neighborhood(s).

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

Objective 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 3a

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 3b

The City of Deltona shall provide 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 3c

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 3d

The City shall continue to utilize the Southern Standard Building Code as the primary guide in establishing standards for the quality of housing.

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

POLICY 3e

The City by June 2002, shall inventory the existing housing stock and determine appropriate locations for very-low, low and moderate income housing areas.

9J-5.010(3)(c)(3,5)

POLICY 3f

The City by June 2002, 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)

Objective 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 4a

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

9J-5.010(3)(c)(6)

POLICY 4b

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

9J-5.010(3)(c)(6)

Objective 5

The City shall by 2010 identify, recognize, preserve and protect historically significant housing.

9J-5.010(3)(b)(5)

POLICY 5a

By 2010, the City shall develop a program to identify, preserve and protect historically significant housing.

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

POLICY 5b

The City shall conduct a survey by 2010 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 5c

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 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 6a

The City shall discourage urban sprawl by encouraging compactness of development.

9J-5.010(3)(c)(11)

POLICY 6b

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 6c

The City shall provide that new residential developments ensure safe, convenient, efficient and cost effective traffic flow.

9J-5.010(3)(c)(11)

Objective 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 7a

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 7b

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 8

By 2001, the City shall formulate appropriate housing implementation programs that utilize subsidies of federal, state or local governmental agencies.

9J-5.010(3)(b)(7)

POLICY 8a

By June 2000, the City shall identify, maintain and update governmental subsidy programs that are applicable to Deltona.

9J-5.010(3)(c)(7)

POLICY 8b

The City shall coordinate housing programs with housing providers and agencies that operate within Deltona.

9J-5.010(3)(c)(7)

POLICY 8c

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)

grant programs