

COMPREHENSIVE PLAN

HOUSING ELEMENT

Policy Document

CHAPTER 3: HOUSING ELEMENT

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INTRODUCTION

The purpose of the Housing Element is to provide guidance to the City to develop appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate-income, low-income, and very-low-income households, group homes, foster care facilities, and households with special housing needs. The Housing Element contains goals, objectives, and policies to address local government activities as well as provide direction and assistance to the efforts of the private sector.

The supply of housing is controlled by many outside factors. The private sector and the market place are primarily responsible for the maintenance and development of the housing stock. Local government can control certain aspects of the delivery system, such as the provision of land use, urban design requirements, adequate public infrastructure and enforcement of building codes, but the primary provider for housing units is the private sector.

Beginning around 2003, the housing market was characterized by rapid increases in valuation of real property, until it reach unsustainable levels relative to incomes and other economic elements. This “housing bubble” peaked in the U.S. in approximately 2005 - 2006. The collapse of the housing bubble caused the values of securities tied to housing prices to plummet thereafter, damaging financial institutions globally. Questions regarding bank solvency (ability to pay debts), declines in credit availability, and damaged investor confidence had an impact on stock markets around the world, which suffered large losses during 2008. Economies worldwide slowed in late 2008 and 2009 as credit tightened and international trade declined. As of December 2009, the housing market was still uncertain. Housing costs and lending practices are still in flux. Therefore, any data and analysis regarding housing cost and affordability in the support document for this Element will need to be revisited after the market stabilizes.

GOALS, OBJECTIVES AND POLICIES

GOAL: HOUSING

PROVIDE SAFE, AFFORDABLE, SANITARY, AND ENERGY-EFFICIENT HOUSING AND A HEALTHY, PLEASANT LIVING ENVIRONMENT FOR ALL CITY RESIDENTS.

Objective 1: Assist the private sector in providing new dwelling units of various types, sizes and cost in order to meet the needs of the existing and anticipated population of the City.

Policy 1.1: Maintain a working relationship with area developers and homebuilders by periodically discussing their needs and problems and reviewing local codes and ordinances to ensure that there are no unreasonably restrictive requirements that add to the cost of housing.

Policy 1.2: Public facilities and infrastructure will be coordinated so that they are provided or planned for areas where future housing will be located.

Objective 2: Maintain the City's existing low incidence of substandard housing as the current housing stock ages by use of the code enforcement process.

Policy 2.1: Continue code enforcement activities while enforcing the City's minimum standards to maintain the quality of housing and prevent deterioration of neighborhoods.

Policy 2.2: Explore the possibility of developing licensing and inspection requirements for single-family homes used as rental properties.

Policy 2.3: In the future, when considering the disposition of substandard units, demolition should be considered if rehabilitation costs exceed 50% of taxable value. Additional policies on disposition of substandard units should be developed if such units exceed 2% of the housing stock.

Objective 3: Increase the supply of safe, affordable, and sanitary housing for very low-, low, and moderate-income households. Dwelling types should consist of mobile homes, apartments, townhomes, duplexes, and detached single-family homes.

Policy 3.1: Maintain the existing policy of allowing mobile home development in the Land Development Code and Official Zoning Map. Mobile home development should be located on infill parcels in existing mobile home areas.

Policy 3.2: Develop a mechanism to identify, regularly monitor, and resolve deficiencies of low and moderate-income housing. This effort shall be coordinated

with local Social Services Agencies, including the Housing Division of Volusia County Community Services.

Policy 3.3: Affordable housing opportunities for very low-income, low-income, and moderate-income households shall be evenly distributed throughout the City.

Policy 3.4: The Port Orange Town Center Redevelopment Plan shall identify and provide sites for affordable housing.

Policy 3.5: Continue to provide a variety of residential densities on the Future Land Use Map in order to ensure a sufficient number of affordable housing sites.

Policy 3.6: Continue to allow modular housing in residentially zoned areas, provided that such housing is compatible with surrounding development and meets applicable building code regulations.

Policy 3.7: Consider establishing a density bonus mechanism by the year 2015 that will allow increased density in private-sector housing developments that make provisions for a certain amount of low- to moderate-income housing.

Policy 3.8: The City shall consider the donation of excess City-owned, residentially zoned properties and in-fill lots to non-profit organizations that renovate or construct very low- and low-income housing, such as Habitat for Humanity.

Policy 3.9: The City shall foster public-private partnerships to maximize the creation of affordable housing.

Policy 3.10: The City shall, when possible, support and promote private-sector research into low-cost construction techniques, considering life-cycle operating costs.

Objective 4: The City shall continue to provide sites zoned for assisted living facilities, foster care homes, group homes, and similar facilities, in suitable locations dispersed throughout the community.

Policy 4.1: Recognizing that the Department of Children and Families and the Agency for Health Care Administration are responsible for monitoring and licensing assisted living facilities, foster care homes, group homes, and similar facilities, the Port Orange Land Development Code will continue to support the inclusion of these facilities throughout the community, as provided in Chapter 419, Florida Statutes.

Policy 4.2: The City will continue to maintain a map and corresponding inventory depicting the assisted living facilities, group homes, and similar facilities which are located throughout the community, in accordance with Florida Statutes.

Policy 4.3: The City will continue to work with private and non-profit groups for the development of adult care and handicapped housing facilities.

Policy 4.4: The City shall support cost-effective community alternatives to long-term institutional care for the elderly.

Objective 5: Continue to provide for uniform and equitable treatment of persons and businesses displaced by state and local government programs consistent with Section 421.55 Florida Statutes.

Policy 5.1: Develop a program for relocating local citizens and businesses displaced by City projects, within one year after any such project is identified in the Capital Improvements Element.

Objective 6: Continue to preserve and protect historically significant structures and sites, in accordance with the provisions of this Plan.

Policy 6.1: The City will continue to assist property owner's efforts to rehabilitate and renovate historically significant structures by supplying them with information regarding any available state and federal programs.

Policy 6.2: Recognize the historic districts and individual properties listed on the National Register of Historic Places and monitor these through regular Code Enforcement activities to determine the need for improvement initiatives.

Policy 6.3: Continue to allow Professional Office uses, mixed Professional Office/Residential uses, or Assisted Living Facilities in structures recognized as historically significant, in appropriate areas such as along arterial and collector roadways.

Objective 7: Continue to develop programs to conserve and extend the useful life of the existing housing stock.

Policy 7.1: Continue the review process for the proposed demolition of structures as a mechanism to help control the destruction of historic structures.

Policy 7.2: If a regional housing authority is created, the City will participate through interlocal agreement with the County and area municipalities.

Policy 7.3: Encourage individual homeowners to increase private reinvestment in the City's redevelopment districts by providing them with technical and financial assistance, contingent upon available funding.

Policy 7.4: The City will use CDBG and SHIP funds, when available, and explore opportunities to establish financial incentives for investment in older, declining neighborhoods as part of an overall reinvestment strategy.

Policy 7.5: The City will utilize public works and public utility projects as opportunities to improve the condition and appearance of older, declining neighborhoods through sensitive and appropriate design and retrofit.

Objective 8: The City shall assess existing public, private non-profit, and for-profit housing programs, and identify potential ways to further increase access to affordable standard housing for all citizens, regardless of race, sex, age, handicap, ethnic background, marital status, familial composition, or income level.

Policy 8.1: The City shall prepare periodic reports to the City Council with recommendations for programs and actions to combat housing discrimination.

Policy 8.2: The City shall inform appropriate housing service agencies and the general public about fair housing rights and responsibilities.

Policy 8.3: The City shall eliminate local codes, ordinances, and policies which result in housing discrimination.

Policy 8.4: The City shall adhere to state and federal accessibility standards for barrier-free multi-family living environments needed by physically handicapped persons.

Policy 8.5: The City shall encourage the private sector to provide additional multi-family living environments needed by the physically handicapped.

Objective 9: Enhance energy efficiency in the design and construction of new housing and encourage the use of renewable energy resources.

Policy 9.1: Enhance the energy efficiency of housing in Port Orange through resource efficient green building and sustainable development practices.

Policy 9.2: Encourage installation of renewable energy systems by homeowners.

Policy 9.3: Continue to encourage the incorporation of green building practices into development projects through the City's Green Building Program.

Policy 9.4: Continue to provide educational materials regarding energy efficiency, sustainable design, and climate change that encourage community residents and business owners to invest in energy-efficiency improvements through community outreach efforts.

Policy 9.5: The City shall promote energy conservation techniques such as Federal Energy Star Standards, as consistent with the requirements of the Florida Building Code.

Policy 9.6: Encourage building orientation that maximizes energy efficiency and

fosters the use of alternative energy sources where appropriate, such as solar or small wind energy systems, to reduce the demand for electricity and reduce greenhouse gas (GHG) emissions.

Policy 9.7: Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapotranspiration and shade.

Policy 9.8: Maximize natural areas and assets and incorporate Florida Friendly landscaping into development projects to reduce energy and water consumption.