

**CHAPTER IV
HOUSING ELEMENT
GOALS, OBJECTIVES AND POLICIES**

INTRODUCTION

The purpose of this Housing Element is to provide appropriate goals, objectives and policies that will guide the projected housing needs of the existing and future residents of Ponce Inlet. Since housing construction is dependent on the availability of suitable land and sufficient utilities capacity, it is important to closely coordinate this element with the town's Future Land Use and Sanitary Sewer, Solid Waste, Storm Water Management, Potable Water, and Natural Groundwater Aquifer Recharge Elements. The data and analyses for this element are provided in the town's Housing Element Support Document.

GOALS, OBJECTIVES AND POLICIES

Goal 1: ~~1.~~ Provide sound, sanitary and secure housing in a range of types, styles and costs to meet the **needs of the town's present and future population as described and estimated in the Future Land Use and Housing Element Support Documents.** ~~varied needs of all existing and projected residents of Ponce Inlet.~~

Objective 1.1 ~~Assist the private sector in providing the housing types that will.~~ The existing housing inventory shall increase an average of 72 units per year, representing a variety of types and prices to meet the present and future diverse needs of the town's residents. ~~anticipated population.~~

Policy 1.1.1. ~~The Town shall maintain the future land use map's continue to zone sufficient residential designated land to allow for the projected dwelling units that are estimated at build-out. housing development with a reasonable degree of flexibility and choice.~~

Policy 1.1.2. ~~The Town shall ensure that adequate public facilities and services are will be provided to proposed residential developments in a manner that is consistent with the concurrency provisions of the Land Use and Development Code (LUDC). areas requiring such for development of needed housing units.~~

Policy 1.1.3. ~~The Town shall not discriminate against any proposed housing development for reasons that such development is funded, in whole or in part, by any federal, state or local subsidy programs. program.~~

Objective 1.2. ~~The town shall make every effort to ensure that none incidence of the existing substandard housing units become substandard. within the Town shall not exceed one (1) percent of the total housing stock.~~

Policy 1.2.1. ~~The Town shall continue to enforce its housing code, requiring compliance with the minimum standards for safe, sanitary, and secure housing.~~

Policy 1.2.2 ~~Except for historically significant structures,~~ Housing which becomes structurally deficient, and cannot be brought up to minimum standards, shall be condemned and demolished as soon as possible.

49 **Objective 1.3** Continue to enforce. ~~By 1991,~~ the LUDC and building code in order to
50
51 maintain a sound and aesthetically pleasing housing stock and to ensure that
52 new dwellings are constructed to comply with all applicable town code
53 requirements.

54 **Policy 1.3.1** The Town shall maintain and consider adopting additional ~~adopt a unified~~
55 land development standards within the LUDC and/or the town's Code of
56 Ordinances, as appropriate, that will ensure the development of stable
57 neighborhoods that are safe and structurally sound.~~code.~~

58
59 **Policy 1.3.2** The housing~~1.3.1.~~ Any unnecessary requirements and delays in the
60 existing regulatory and permitting processes, if they exist, shall be reviewed
61 periodically to determine if improvements are warranted.~~eliminated.~~

62 **Policy 1.3.3** The town shall continue its housing code enforcement program to monitor
63 the conditions of the town's housing stock, in order to preserve the
64 condition of the available housing stock and keep housing units from
65 becoming substandard.

66 **Objective 1.4** Prohibit new mobile home parks, mobile home condominiums, mobile home
67 cooperatives and mobile home subdivisions. These types of mobile home
68 developments are inappropriate on barrier islands because they are vulnerable
69 to major or catastrophic meteorological disasters.

70 **Policy 1.4.1** The construction and installation of new individual manufactured homes, as
71 defined by Chapter 9J-5 of the Florida Administrative Code, shall comply
72 with the regulations and standards of the town's LUDC and building code.

73 **Goal 2: Provide housing that is accessible and available to all existing and future residents of**
74 **the town.**

75
76 **Objective 2.1** ,—The Town shall ensure equal housing opportunity for the town's current and
77 future residents.

78 **Policy 2.1.1** The town shall continue to ensure equal housing opportunity in accordance
79 with all applicable state and federal laws regarding housing discrimination
80 based on race, color, religion, sex, disability or other handicap, familial
81 status, marital status, ancestry, creed, age, or status with regards to public
82 assistance or national origin.

83 **Objective 2.2** Ensure compliance with applicable federal and state accessibility laws.

84 Policy 2.2.1 *The town shall conduct periodic reviews, and amend as necessary, all land*
85 *and housing development regulations to ensure compliance with federal*
86 *and state accessibility laws.*

87
88 **Goal 3: Provide housing opportunities for people with special needs such as the elderly and**
89 **the physically and/or the mentally disabled.**

90 **Objective 3.1** *Ensure that the LUDC provides housing facilities standards, in accordance with*
91 *applicable Title VIII of the Civil Rights Act of 1968 and the Florida Fair Housing*
92 *Act, Chapter 760, Florida Statutes, for people with special needs. Statutes.*

93
94 **Policy 3.1.1 1.4.1.** ~~—The Town shall continue to *make* abide by federal and state~~
95 ~~antidiscrimination directives.~~

96
97 **Objective 1.5.** ~~By the year 1991, the Town will incorporate into a unified development code~~
98 ~~the current zoning ordinance provisions *in the LUDC* that provide adequate~~
99 ~~sites for a number of adult congregate living facilities, group homes, and~~
100 ~~community residential facilities.~~

101
102 **Policy 1.5.1.** ~~The Town's zoning regulations shall continue to provide for the~~
103 ~~development of these residential care facilities by private interests.~~

104
105 **Policy 1.5.2.** ~~The Town's zoning regulations shall continue to provide for the~~
106 ~~development of these residential care facilities in residential areas as a~~
107 ~~permitted or conditional use.~~

108
109 **Policy 1.5.3.** ~~The Town's zoning regulations shall continue to provide for the~~
110 ~~development of *special needs housing by permitting them in accordance*~~
111 ~~*with the LUDC requirements and applicable* group homes and foster care~~
112 ~~facilities licensed or funded by the Florida *Statutes* Department of Health~~
113 ~~and Rehabilitative Services in residential areas as permitted or conditional~~
114 ~~uses.~~

115
116 **Policy 3.1.2 Objective 1.6.** *The Town shall continue to allow for special needs housing, as*
117 *regulated by the LUDC that is small-scale and not densely populated*
118 *because of concerns for hurricane evacuation safety.*

119
120 **Goal 4: Historically significant housing shall be protected and preserved.**

121 **Objective 4.1** *Continue to maintain and consider additional LUDC regulations that will permit the*
122 *preservation, improvement and continued use of historically significant housing.*

123 **Policy 4.1.1** *The town shall maintain its inventory of historic structures and land use*
124 *regulations for their protection and preservation.*

126 **Goal 5: Coordinate** cooperate with Volusia County and the other **local governments** cities to
127 establish, by 1995, an areawide housing assistance trust fund supporting the creation of
128 affordable housing for low and moderate income households throughout Volusia County.
129

130 **Policy 1.6.1.** Housing projects funded in whole or in part from the housing assistance trust fund
131 or any other public or private housing assistance program will not be discriminated against.
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133 **Objective 1.7.** By October 1990, the Town shall adopt a land development code which will
134 designate suitable lands for a wide range of housing types.
135

136 **Policy 1.7.1.** The land development code will designate areas for single family and multi-family
137 residential development in a wide range of densities consistent with the Future Land Use
138 Element.
139

140 **Objective 1.8.** The Town Council will consider appointing a special committee to identify
141 housing meriting preservation and recommend strategies for preserving such housing.
142

143 **Policy 1.8.1** By 2004, the Town shall identify all historically significant housing in Ponce Inlet;
144 and guidelines for preserving such housing shall be adopted.

145 **Objective 1.9.** In cooperation with Volusia County and the other cities, by 1995, establish a county-
146 wide housing authority to promote the development of affordable housing for low and
147 moderate income households.

148 **Objective 5.1 Policy 1.9.1.** The Town supports a county-wide coordinated and cooperative
149 effort to provide affordable housing in areas conveniently located with respect to
150 major employment centers, mass transit corridors, shopping, schools, health
151 care facilities, and other community support facilities.
152

153 **Policy 5.1.1 1.9.2.** The Town shall continue to promote coordination and cooperation
154 among local governments, non-profit organizations and the private sector
155 involved in the housing delivery process, through active participation in the
156 Volusia Housing Partnership.

157 **Policy 5.1.2.** Due to the location of the Town at the end of the barrier island, its coastal
158 high hazard areas, and nearly built out condition, the Town shall work
159 cooperatively with other jurisdictions to assist very low, low and
160 moderate income residents find suitable housing. The Town shall pursue
161 an Interlocal Agreement with Volusia County and/or the City of Port Orange
162 to cooperatively assist very low, low and moderate-income residents to
163 obtain housing. This may include support to the County and/or the City of
164 Port Orange in the use of the SHIP program and other federal and state
165 subsidy programs.

166 **Policy 5.1.2** Housing projects funded in whole or in part from public or private housing
167 assistance programs shall not be discriminated against.