

Chapter IV
HOUSING ELEMENT-2017
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, pursuant to F.S. § 163.3177(6)(f) and the Community Planning Act (2011) F.S. § 163.3161 et. seq. 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 Element and Public Infrastructure and Services Sanitary Sewer, Solid Waste, Stormwater 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. Provide sound, sanitary and secure housing 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.

Objective 1.1 Assist the private sector in providing the housing types that will meet the present and future needs of the town's residents.

Policy 1.1.1 The town shall maintain the Future Land Use Map's residential designated land to allow for the projected dwelling units that are estimated at build-out.

Policy 1.1.2 The town shall ensure that adequate public facilities and services are provided to proposed residential developments in a manner that is consistent with the concurrency provisions of the Land Use and Development Code (LUDC).

Policy 1.1.3 The town shall not discriminate against any proposed housing development that is funded, in whole or in part, by any federal, state or local subsidy programs.

Objective 1.2 The town shall make every effort to ensure that none of the existing housing units become substandard.

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.

Objective 1.3 Continue to enforce the LUDC and building code in order to maintain a sound and aesthetically pleasing housing stock and to ensure that new dwellings are constructed to comply with all applicable town code requirements.

41 | *Policy 1.3.1* The ~~town~~Town shall maintain and consider adopting additional
42 | development standards within the LUDC and/or the ~~town~~Town's Code of
43 | Ordinances, as appropriate, that will ensure the development of stable
44 | neighborhoods that are safe and structurally sound.

45 | *Policy 1.3.2* ~~The town~~Town shall continue to review and improve its ~~The~~ housing
46 | permitting process ~~shall be reviewed periodically to determine if improvements as~~
47 | ~~are~~ warranted.

48 | *Policy 1.3.3* The ~~town~~Town shall continue its housing code enforcement program
49 | to monitor the conditions of the ~~town~~Town's housing stock, in order to preserve the
50 | condition of the available housing stock and keep housing units from becoming
51 | substandard.

52 | Objective 1.4 ~~The town~~Town shall ~~P~~prohibit new mobile home parks, mobile home
53 | condominiums, mobile home cooperatives and mobile home subdivisions. These types of
54 | mobile home developments are inappropriate on barrier islands because they are
55 | vulnerable to major or catastrophic ~~natural meteorological~~ disasters.

56 | *Policy 1.4.1* The construction and installation of new individual manufactured
57 | homes, as defined by ~~F.S. §320.01 Chapter 9J-5 of the Florida Administrative Code,~~
58 | shall comply with the ~~U.S. Department of Housing and Urban Development (HUD)~~
59 | ~~Manufactured Housing Construction and Safety Standards, the Florida Building~~
60 | ~~Code, and the~~ regulations and standards of the ~~town~~Town's LUDC ~~and building~~
61 | ~~code.~~

62 | **Goal 2. Provide housing that is accessible and available to all existing and future residents**
63 | **of the ~~Town~~Town.**

64 | Objective 2.1 Ensure equal housing opportunity for the ~~town~~Town's current and
65 | future residents.

66 | *Policy 2.1.1* The ~~town~~Town shall continue to ensure equal housing opportunity in
67 | accordance with all applicable state and federal laws regarding housing
68 | discrimination based on race, color, religion, sex, disability or other handicap,
69 | familial status, marital status, ancestry, creed, age, or status with regards to
70 | public assistance or national origin.

71 | Objective 2.2 Ensure compliance with applicable federal and state accessibility laws.

72 | *Policy 2.2.1* The ~~town~~Town shall conduct periodic reviews, and amend as
73 | necessary, all land and housing development regulations to ensure compliance with
74 | federal and state accessibility laws.

75 | **Goal 3. Provide housing opportunities for people with special needs such as the elderly and**
76 | **the physically and/or the mentally disabled.**

77 | Objective 3.1 Ensure that the LUDC provides housing facilities standards, in
78 | accordance with applicable Florida Statutes, for people with special needs.

79 | *Policy 3.1.1* The ~~town~~Town shall continue to make provisions in the LUDC for the
80 | development of special needs housing by permitting them in accordance with the
81 | LUDC requirements and applicable Florida Statutes.

82 | *Policy 3.1.2* The ~~town~~Town shall continue to allow for special needs housing, as
83 | regulated by the LUDC that is small-scale and not densely populated because of
84 | concerns for hurricane evacuation safety.

85 | **Goal 4. Historically significant housing shall be protected and preserved.**

86 | Objective 4.1 Continue to maintain and consider additional LUDC regulations that
87 | will permit the preservation, improvement and continued use of historically significant
88 | housing.

89 | *Policy 4.1.1* The ~~town~~Town shall maintain its inventory of historic structures and
90 | land use regulations for their protection and preservation.

91 | **Goal 5. Coordinate with Volusia County and ~~the~~ other local governments to promote the**
92 | **development of affordable workforce housing for low and moderate income households.**

93 | Objective 5.1 The ~~town~~Town supports a county-wide coordinated and cooperative
94 | effort to provide affordable workforce housing in areas conveniently located with
95 | respect to major employment centers, mass transit corridors, shopping, schools, health
96 | care facilities, and other community support facilities.

97 | *Policy 5.1.1* The ~~town~~Town shall continue to promote coordination and
98 | cooperation among local governments, non-profit organizations and the private
99 | sector involved in the housing delivery process.

100 | *Policy 5.1.2* Due to ~~the location of the townTown at the end of the barrier island,~~
101 | ~~its coastal high hazard areas, and limited development potential and~~ nearly built-
102 | out condition, the ~~town~~Town shall work cooperatively with other jurisdictions to
103 | assist very low, low and moderate income residents find suitable housing. The
104 | ~~town~~Town shall pursue an Interlocal Agreement with Volusia County ~~and/or the~~
105 | ~~City of Port Orange~~ to cooperatively assist very low, low and moderate-income
106 | residents to obtain housing. This may include support to the county and ~~for the~~
107 | ~~City of Port Orange~~ in the use of the State Housing Initiatives Program's Local
108 | Housing Assistance Plan and other federal and state subsidy programs.

109 | *Policy 5.1.3* Housing projects funded in whole or in part from public or private
110 | housing assistance programs shall not be discriminated against.