

Comprehensive Plan

Chapter 3

Housing Element

Goals, Objectives, and Policies

City of Edgewater
Ordinance No. 2019-O-06

GOALS, OBJECTIVES AND POLICIES

GOAL 1: To encourage and promote the preservation of decent, safe and sanitary housing for the present and future residents of Edgewater.

Objective 1.1: *Maintain Quality of Housing Stock.* Continue to extend the life of the existing housing stock, to stabilize neighborhoods and create community pride.

Policy 1.1.1: *Unsafe Building Abatement Program.* The City shall continue enforcing the unsafe building abatement program to reduce the amount of sub-standard housing and preserve the available housing stock.

Policy 1.1.2: *Low-income Residents and Housing Rehabilitation.* The City shall encourage and assist where feasible low-income residents to apply for housing rehabilitation assistance through the County programs.

Policy 1.1.3: *Residential Demolitions Waiting Period.* The City shall require a maximum 15-day waiting period for residential demolitions to allow the Planning Department to review, assess and attempt solutions to preserve the dwelling.

Policy 1.1.4: *Displaced Residents.* When residents are displaced by City actions through public development or redevelopment, the City shall attempt to ensure that the residents are able to relocate to standard, affordable housing consistent with State and Federal regulations.

Policy 1.1.5: *Housing Renovations.* The City shall continue to review the current Land Development Code as it relates to renovations. The regulations should serve to extend the life of the community's housing stock without requiring unnecessary alterations, as long as the intent of the code for new development is met and public health, safety and welfare will not be jeopardized.

Objective 1.2: *Maintain Quality of Life.* Provide mechanisms for the protection of existing residential neighborhoods and the existing quality of life.

Policy 1.2.1: *Prohibiting the Expansion of Non-Compatible Uses.* The City shall implement regulations prohibiting the expansion of non-compatible uses within residential neighborhoods.

Policy 1.2.2: *Residential Neighborhoods and Incompatible Uses.* The City shall buffer and screen residential neighborhoods from nearby incompatible uses by using landscape buffer yards or transitional uses.

Policy 1.2.3: ***Energy Efficient Housing.*** The City shall promote energy efficiency in the design and construction of new housing.

Objective 1.3: ***Promote Infill.*** Promote infill development by supporting alternative development standards where necessary and feasible.

Policy 1.3.1: ***Inventory of Vacant Lands.*** The City shall continue utilizing the most recent parcel database from the Volusia County Property Appraisers Office as a base to monitor and update the inventory of vacant residential lands. Such a system shall include the size, location, physical characteristics and ownership data.

Policy 1.3.2: ***Vacant Lands Database.*** The City shall make available the vacant lands database to developers and/or builders interested in providing affordable housing.

Objective 1.4: ***Historic Preservation.*** Strive to preserve structures that have historic, archeological or cultural significance.

Policy 1.4.1: ***Survey of Historically Significant Housing.*** The City shall continue to evaluate and update the City's survey of historically significant structures. The City shall use the most recent Florida Master Site File and the National Register of Historic Places as a base to update the City's survey of structures that have a historic, archeological or cultural significance.

Policy 1.4.2: ***Identifying and Documenting Historic Structures.*** The City shall continue to solicit the support of the Secretary of State, Division of Historic Preservation, and historic preservation societies interested in Edgewater and Volusia County to obtain assistance in identifying and documenting the survey of historic structures in the City.

Policy 1.4.3: ***Protecting Historic Structures.*** The City shall continue to protect historic structures identified in the City's survey of historically significant structures through the regulations established in the Land Development Code.

Policy 1.4.4: ***Historically Significant Housing Rehabilitation and Adaptive Reuse.*** The City shall assist in the rehabilitation process and adaptive reuse, where necessary of historically significant housing through technical assistance programs.

Policy 1.4.5: *Assistance Programs and Historically Significant Housing.* The City shall assist property owners of historically significant housing in applying for and utilizing State and Federal assistance programs and for inclusion in the National Register of Historic Places.

Policy 1.4.6: *Rehabilitation or Relocation of Historic Structures.* Criteria pertaining to the rehabilitation or relocation of a designated historic structure shall follow the U.S. Secretary of the Interiors “Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.” Additional criteria for approving the relocation, demolition or rehabilitation of a historic structure shall follow provisions consistent with Florida State Statutes.

Objective 1.5: *Housing Implementation Program.* Periodically review new and maintain existing programs and/or activities of the intended housing implementation program for the City.

Policy 1.5.1: *Housing Implementation Programs and Activities.* The City shall monitor each program/activity identified for implementation in the adopted *Housing Element* to ensure the timely initiation and execution of such designated housing implementation programs and activities.

Policy 1.5.2: *Addressing Affordable Housing Needs.* The City shall support job training, job creation and economic development as a part of the overall strategy addressing the affordable housing needs of the City.

Objective 1.6: *Quality of Housing.* To improve the quality of housing through programs such as code enforcement, building code regulations and grants where appropriate.

Policy 1.6.1: *Code Enforcement.* Code enforcement activities shall be increased in neighborhoods where code violations are prevalent to ensure violations are corrected in a timely manner as provided by City code.

Policy 1.6.2: *Housing Subsidy Programs and Substandard Housing.* The City shall continue to seek Federal and State funding for housing subsidy programs and the rehabilitation and/or demolition of identified substandard housing.

Policy 1.6.3: *Blighted Neighborhoods.* Concentrate assistance in blighted neighborhoods by providing capital improvements and/or operating budget improvements in such neighborhoods.

Policy 1.6.4: *Removal of Substandard Housing.* The City shall encourage and permit the use of planned unit developments and other innovative reuses of the existing housing stock that will result in the removal of substandard housing units.

Objective 1.7: *Government Programs.* Continue to ensure that available government programs are being utilized to extend and conserve the useful life of the existing housing stock and provide improvement of neighborhood quality.

Policy 1.7.1: *Urban Revitalization Target Areas.* Designate areas of the City as urban revitalization target areas and carry out the program activities in a timely and efficient manner.

Policy 1.7.2: *Urban Revitalization Grant Programs.* Ensure that urban revitalization grant applications include funding for public infrastructure and support facilities to upgrade the quality of existing neighborhoods.

Policy 1.7.3: *Availability of Relocation Housing and Urban Revitalization.* Prior to urban revitalization program implementation, assurance of relocation housing availability must be provided.

Policy 1.7.4: *Citizen Advisory Groups.* Prior to implementation of governmental programs, create qualified representative citizen advisory groups to provide input to each program administration.

Objective 1.8: *Relocation Housing.* Require upon the City's *Comprehensive Plan* adoption and in conformance with Objective 1.7 and Policy 1.7.3 of this *Element*, the availability of relocation housing as a prerequisite of housing revitalization activities.

Policy 1.8.1: *Availability of Relocation Housing.* The availability of relocation housing shall be researched and verified by City staff prior to commencement of any governmental residential revitalization program enacted for the City.

Objective 1.9: *Relocation Needs.* Provide equitable and uniform relocation services for all persons and businesses displaced by governmental action in conformance with the requirements of Chapter 421.55, F.S.

Policy 1.9.1: *Relocation Assistance.* For City-sponsored public projects creating a need for relocation assistance, the City will ensure that relocation payments and assistance are provided to assist in securing adequate housing for the relocated households. For public projects conducted by

other government agencies, the City will coordinate with said agency to request that relocation needs and assistance are provided for City residents.

Policy 1.9.2: *Relocation Assistance Program.* The City shall require private developers, which cause residential displacement, to implement a relocation assistance program prior to the issuance of a final development order.

Objective 1.10: *Fair Housing Practices.* Continue to promote open occupancy and fair housing practices in the City of Edgewater.

Policy 1.10.1: *Housing for Very Low, Low and Moderate Income Persons.* The City shall continue to provide assistance to the Volusia County Housing Authority and other appropriate agencies to determine and develop sites and programs for housing for very low, low and moderate-income persons.

Policy 1.10.2: *Housing Equal Opportunity and Non-discrimination.* The City shall continue to endorse the Federal and State regulations concerning equal opportunity and non-discrimination in housing opportunity.

Objective 1.11: *Green House Gas Emissions.* Establish mechanisms to reduce green house gas emissions and encourage the use of renewable resources in the design and construction of new housing.

Policy 1.11.1: *Green Development.* The City shall promote the highest feasible level of “green” development in both private and municipally-supported housing. Green development specifically relates to the environmental implications of development. Green building integrates the built environment with natural systems, using site orientation, local sources, sustainable material selection and window placement to reduce energy demand and greenhouse gas emissions.

Policy 1.11.2: *Energy Efficiency.* The City shall require energy-efficient and water saving measures to be implemented in all new construction and redevelopment projects.

Policy 1.11.3: *Renewable Energy Systems.* The City shall provide on its website guidelines that promote the benefits of installing renewable energy systems in City. The City shall 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 1.11.4:** *Establishing Green Building and Sustainability Practices.* The City shall amend the Land Development Regulations to establish green building practices and sustainability development guidelines.
- Policy 1.11.5:** *Energy Conservation Techniques.* The City shall promote energy conservation techniques such as Federal Energy Star Standards, as consistent with the requirements of the Florida Building Code.
- Policy 1.11.6:** *Building Orientation.* The City shall 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 emissions.
- Policy 1.11.7:** *Orientation of Trees and Shrubs.* Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapotranspiration and shade.
- Policy 1.11.8:** *Florida Friendly Landscaping.* Maximize natural areas and assets and incorporate Florida Friendly landscaping into development projects to reduce energy and water consumption.

Objective 1.12: *Housing Opportunities for Rural and Farm Worker Households.* Provide housing opportunities for rural and farm worker households within agricultural areas.

- Policy 1.12.1:** *Available Lands for Farm Worker Households.* The City shall ensure that adequate agricultural lands needed to support the rural and farm worker household demand during the short-range (2019-2024) and long-range (2040) planning period are designated on the *Future Land Use Map*. The City shall also continue to provide a diversity of housing types to accommodate all income groups, including those employed by agricultural businesses.

GOAL 2: To ensure an adequate supply of a wide range of housing types at various levels of affordability to accommodate the needs of the residents of the City of Edgewater.

Objective 2.1: *Adequate Housing.* Assist the private sector to provide sufficient additional dwelling units of various types, sizes and costs needed to support the population demand during the short-range (2019-2024) and long-range (2040) planning periods.

- Policy 2.1.1:** *Providing Technical Support to the Private Sector.* The City shall provide technical support to the private sector to assist in maintaining a housing production capacity level sufficient to meet the demand. Technical support includes, but is not limited to, assistance with meeting the development review requirements of the City and of other regulatory bodies, referral to appropriate agencies for information and assistance in meeting infrastructure standards and requirements imposed by the City, and provision of data regarding housing needs and conditions.
- Policy 2.1.2:** *Future Land Use Map and Sufficient Sites.* The City shall designate sufficient sites on the *Future Land Use Map* to accommodate the projected housing demand at various densities.
- Policy 2.1.3:** *Discouraging Private Sector Participation and Meeting Housing Needs.* The City shall continue reviewing building codes, zoning ordinances, and land subdivision regulations to determine if there are excessive requirements that would discourage private sector participation in meeting housing needs.
- Policy 2.1.4:** *Streamlining the Permitting Process.* The City shall continue reviewing the City’s regulatory and permitting process to determine whether there is a need to continue streamlining the process.
- Policy 2.1.5:** *Location of Mobile Homes.* The City shall continue to allow mobile homes in certain residential zoning districts where adequate public facilities and services are available. Mobile homes shall meet current Federal energy regulations where feasible. Mobile home parks should be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity, in areas accessible to arterial and collector roads; and, they should be located within reasonable proximity to community facilities.
- Policy 2.1.6:** *Permitting Modular Homes.* The City shall continue to allow modular homes in residentially zoned areas, provided that such housing is compatible with surrounding development and meets applicable building code regulations.
- Policy 2.1.7:** *Crime Prevention through Environmental Design (CPTED).* The City shall encourage CPTED principles in order to increase the safety of housing developments.

Policy 2.1.8: *Mobile Home Parks and Traditional Residential Subdivisions.* The City shall amend the subdivision regulations to upgrade development requirements for all new mobile home parks and traditional residential subdivisions.

Policy 2.1.9: *Providing Adequate Infrastructure.* The City shall continue providing adequate supporting infrastructure, i.e., paved streets, sanitary sewer, drainage, potable water, etc, throughout Edgewater to enhance and compliment the City's housing stock.

Policy 2.1.10: *Local Government Partnerships and Private Sector.* Develop local government partnerships with the private sector to improve the efficiency, affordability, availability and supply of safe and sanitary housing within the City, placing emphasis on the needs of the very low, low and moderate income families and those of the elderly

Objective 2.2: *Low Income Residents.* Assist the private sector and appropriate agencies in providing safe, clean and affordable housing for current and future very low, low and moderate income residents of the City of Edgewater.

Policy 2.2.1: **Definition of Affordable Housing.** The City hereby adopts by reference the following definition for affordable housing from the Land Development Code. *Affordable Housing:* Residential units priced so that monthly costs do not exceed thirty (30) % of the household gross income.

Policy 2.2.2: *Constraints on the Development of Very Low, Low and Moderate Income Housing.* The City shall review and revise its Land Development Regulations to remove excessive constraints on the development of very low, low and moderate-income housing projects, where such constraints are not supported by a valid concern for the health, safety, or welfare of the community.

Policy 2.2.3: *Providing Technical Assistance to Non-profit Agencies.* The City shall provide technical assistance to non-profit agencies to plan and develop low-cost housing. Technical assistance includes, but is not limited to, assistance with meeting the development review requirements of the City and of other regulatory bodies, referral to appropriate agencies (including City agencies and other agencies) for information and assistance in meeting infrastructure standards and requirements.

- Policy 2.2.4:** *Establishing an Affordable Housing Trust Fund.* The City shall continue to review the Land Development Code and determine the feasibility of establishing an Affordable Housing Trust Fund to assist very low and low-income families in the provision and maintenance of housing.
- Policy 2.2.5:** *Density Bonuses and Affordable Housing.* The City shall review the Land Development Code to develop incentives to promote affordable housing by determining the feasibility of establishing a program of density bonuses in return for developer contributions to affordable housing. Density bonus criteria including, but not limited to, bonus amount, eligible future land use categories, receivable eligibility conditions and affordability standards shall be adopted in the *Comprehensive Plan*. Density bonuses shall not be allowed within the Coastal High Hazard Area. Developers shall have the option of either providing affordable housing on the same site or contributing to the Affordable Housing Trust Fund established in Policy 2.2.4.
- Policy 2.2.6:** *Reducing Infrastructure Charges and Fees and Affordable Housing.* The City shall review the Land Development Code to develop incentives to promote affordable housing by reducing the infrastructure charges and fees associated with very low, low and moderate-income housing projects. In addition, consideration should be given to providing funds to offset fees in situations where they cannot be reduced. The City shall encourage the County to assist in this effort as the provision of housing needs benefits the larger area as well as the City itself.
- Policy 2.2.7:** *Permitting Very Low, Low and Moderate Income Housing.* Very low, low and moderate-income housing shall be permitted in all residential Future Land Use designations.
- Policy 2.2.8:** *Expedited Development Review Process and Low Income Housing.* The City shall review the Land Development Regulations to determine the feasibility of establishing an expedited development review process for housing projects dedicated to very low and low income households.
- Policy 2.2.9:** *Concentration of Affordable Housing Units.* The City shall avoid the concentration of affordable housing units only in specific areas of the City.

Objective 2.3: *Low Income Families and Mobile Homes.* The City, through adoption and implementation of the *Housing Element* and *City Zoning Map*, shall provide adequate and appropriate densities and sites for very low, low and moderate income families and mobile homes.

Policy 2.3.1: *Providing Adequate Housing Sites.* The City, upon the adoption of the *Comprehensive Plan* and official *Zoning Map*, in conformance with the time frames specified in Chapter 163, Florida Statutes, shall continue to observe and establish adequate housing sites for very low, low and moderate income families and mobile homes.

Policy 2.3.2: *Ensuring Proper Location for Special Needs Housing.* Pursuant to the formal adoption of the City's *Comprehensive Plan*, *Land Development Code* and *Zoning Map*, the specific principles and criteria established within each guidance mechanism shall be effectively implemented to ensure proper location for very low, low and moderate income housing, mobile homes, group homes and foster care facilities, households with special housing needs, and rural and farmworker housing, to include necessary infrastructure and public facilities to support such development. [

GOAL 3: To provide housing opportunities for people with special needs, such as children, the elderly and the physically and/or mentally disabled.

Objective 3.1: *Special Needs Groups.* Ensure that adequate sites in residential areas are available to accommodate special needs populations.

Policy 3.1.1: *Location of Community Residential Homes.* The City shall maintain Land Development Regulations that allow for the location of community residential homes, including group homes, and foster care facilities in residential areas in accordance with applicable Florida Statutes. These facilities shall serve as alternatives to institutionalization.

Policy 3.1.2: *Development Review Process and Housing for Special Need Populations.* The City shall utilize the development review process to review any proposed projects or City Code amendments that impact housing for special need populations.

Policy 3.1.3: *Supporting Organizations that Assist Elderly and Handicapped Citizens.* The City shall continue to support organizations that assist elderly and handicapped citizens in finding decent, accessible and affordable housing. Such support may include technical assistance and alternative design standards and code requirements.

Policy 3.1.4: *Compliance with Federal and State Laws and Special Needs Groups.* The City shall continue to ensure compliance with Federal and State laws on accessibility for special needs groups.