CHAPTER IV
HOUSING ELEMENT
GOALS, OBJECTIVES, AND POLICIES

IV-5. GOALS, OBJECTIVES AND POLICIES GOAL STATEMENT: PROVIDE ADEQUATE AND AFFORDABLE HOUSING WHICH SATISFIES THE NEEDS OF PRESENT AND FUTURE RESIDENTS OF THE CITY AND TO THE MAXIMUM EXTENT POSSIBLE MAINTAIN THE CITY OF LAKE HELEN AS A SINGLE FAMILY RESIDENTIAL COMMUNITY.

OBJECTIVE IV-1. The City will assure housing opportunities for very-low, low, and moderate income households by allowing varied types of housing including, but not limited to, single family and multi-family homes. The Future Land Use Map shall accommodate different housing types that can accommodate different income groups and groups with special needs such as the elderly and disabled for all current and anticipated future residents.

Policy IV.1.1. Land Development Regulations. The City of Lake Helen shall on a regular basis review all land use regulations to ensure that there are no impediments or disincentives to the provision of adequate and affordable housing and special needs housing within the city.

Policy IV.1.2. Affordable Housing. The City of Lake Helen shall ensure that adequate land is available to accommodate affordable housing units. Affordable housing is defined in Chapter 420.0004(3), F.S.

Policy IV.1.3. Support Public/Private Partnerships. The City shall further housing opportunities for very-low, low and moderate income households by supporting public/private partnerships to improve the efficiency of the housing delivery system to meet the demands of affordable housing.

Policy IV.1.4. Grants. The City shall, on a continuing basis, pursue use of state and federal grant aid programs such as the CDBG program which are designed for rehabilitation and improvement of existing residential communities.

Policy IV.1.5. Housing Task Force. The City of Lake Helen shall, through its Affordable Housing Task Force, seek the advice and recommendations of builders and developers as pertains to existing land use policies and procedures.

Policy IV.1.6. Expedite Permitting. The City of Lake Helen shall establish a "one-stop" permitting system to expedite the processing of development applications for permit to construct.
Policy IV.1.7. **Equal Opportunity.** The City endorses the federal regulations pertaining to equal opportunity and non-discrimination in housing. Proposed policies and regulations shall be reviewed on a regular basis to ensure that they do not result in housing discrimination.

Policy IV.1.8. **Special Needs.** The City of Lake Helen shall continue to develop, enact and implement procedures which ensure that housing for those individuals with special housing needs is constructed in accordance with prescribed federal and state regulations.

**OBJECTIVE IV-2.** The City shall enforce regulations in order to reduce the number of substandard dwelling units within the City.

Policy IV.2.1. **Codes.** The City shall continue to enforce the Florida Building Code, and the National Fire Code through the City's appropriate Departments.

Policy IV.2.2. **Inspection Program.** The City shall continue to implement an inspection and identification program to aid in the condemnation and demolition of unsafe, dilapidated structures in the City.

Policy IV.2.3. **Demolition.** The City of Lake Helen shall increase its efforts to obtain federal and state funds to assist in the conservation, rehabilitation or demolition of substandard housing units in coordination with the Volusia Community Assistance Agency.

Policy IV.2.4. **Protect Existing Residential Areas.** Land use regulations enacted by the City of Lake Helen shall incorporate standards which will ensure stabilization of neighborhoods through elimination of substandard housing conditions, incompatible and non-conforming land uses and the establishment of buffers and open space areas designed to improve the aesthetics of the area.

Policy IV.2.5. **Housing Relocation.** The City of Lake Helen shall actively assist in locating adequate housing for any resident displaced as a result of code enforcement and the demolition of residential structures. The City shall pursue funds from the Federal Housing Relocation Program to financially assist displaced households. The City shall also request the assistance and cooperation of the Volusia Community Assistance Agency in the provision of relocation services for those households that are displaced as a result of required demolition or removal of a structure occupied by that household.

**OBJECTIVE IV-3.** The City of Lake Helen shall continue to implement and enforce land use regulations which ensure that adequate sites, to include sites for mobile homes, manufactured
homes, licensed group homes and foster care facilities, accommodate those housing needs of very-low, low-income households and moderate-income households throughout the short term (2021) and long term planning period (2035).

Policy IV.3.1. Adequate Sites. Housing units to accommodate the needs of very-low, low and moderate income households shall be a permitted use in all residential areas or areas of residential character subject to the requirements established in the City’s Land Development Regulations.

Policy IV.3.4. Coordination. The City of Lake Helen shall pursue federal and state sources of funding earmarked for very-low, low-income and moderate-income housing by establishing coordinating mechanisms with the Volusia Housing Authority, the Volusia Community Assistance Agency, and the Volusia Affordable Housing Task Force.

Policy IV.3.5. Location Guidelines. The City shall allow manufactured type housing and modular housing in all designated residential areas, provided the housing meets the City’s building, site development, and architectural requirements and is consistent with Section 553.38, FS which state that such standards must be uniformly applied and enforced without any distinction as to whether a building is conventionally constructed or a manufactured building.

Policy IV.3.6. Density Bonus. The City of Lake Helen shall take the following actions to increase the supply of affordable housing as defined in s.420.0004, F.S.;

1. The city shall offer density bonus for development affordable to households earning very low or low income;

2. The city shall reduce the minimum floor area requirements up to 20 percent per unit for all residential units affordable to households earning very low or low income.

3. The city shall encourage the use of innovative development techniques such as planned unit development or cluster development. However, in order to ensure that such units are dispersed throughout all residential neighborhoods and neighborhoods having a residential character not more than four (4) such units shall be located within a single block (an area of approximately 600 feet by 600 feet) and shall be separated from any like structure by a distance of 900 feet.

4. The City of Lake Helen shall improve its “fast-track” permitting system and shall develop a single document which shall include all current regulations pertaining to development within the city, and that document shall be made available to a developer at cost.
5. The city shall actively pursue and encourage the development of housing units by the Habitat for Humanity organization, or any similar organization, and shall provide assistance within resource capabilities.

6. The city shall consider the use of any revenues made available as a result of an increase, or surtax, to the Document Tax to establish an Affordable Housing Revolving Trust Fund to be used to assist in providing housing and relocation housing to low and moderate income households.

7. The City shall encourage all developments to construct a variety of housing types available to various income groups to include low and moderate income households.

8. The City of Lake Helen shall utilize the latest data from the U.S. Department of Housing and Urban Development or the US Census data as a basis for identifying income ranges for very low, low and moderate income households.

9. The city shall coordinate with the Volusia Housing Finance Authority, the Volusia Affordable Housing Task Force and the Volusia Community Assistance Agency, for the purpose of facilitating the provision of affordable housing.

OBJECTIVE IV-4. The City of Lake Helen shall continue to implement land development regulations which ensure suitable sites for all special facilities such as licensed group homes and foster care homes in accordance with the specific needs of that facility.

Policy IV.4.1. Special Needs. The City of Lake Helen shall ensure that its land use regulations provide guidance as to the specific health, safety and welfare criteria to be adhered to during the site review process for any application pertaining to the operation of a special need facility to include licensed group homes and foster care facilities.

Policy IV.4.2. Licensed Community Residential Facilities. The City has adopted provisions in the Land Development Regulations that will allow Licensed Community Residential Facilities with less than seven (7) residents, group homes, and foster care facilities with less than six (6) residents in all residential areas designed on the FLU Map. Licensed Community Residential Facilities with more than seven (7) residents, group homes and foster care facilities with more than six (6) residents are allowed as a special exception use provided that the facility meets required criteria, including but not limited to, the proposed facility being compatible with the neighborhood in its physical size; the proposed facility is not within 1,200 feet of an existing facility; the proposed structure would not alter the character of the neighborhood; and adequate parking will be provided. The development review process shall require applicants of group home and community residential home developments to provide evidence of
appropriate licenses prior to the issuance of a development order or permit. Residential care of
family members (related by blood or marriage) shall be exempt from this policy.

This is covered under Policy VI.1.7

Policy IV.4.3. **Extended Care Facilities.** Land development regulations enacted by the City of
Lake Helen shall allow the establishment of Extended Care Facilities in all residential areas or
areas of residential character as a means of minimizing the need for institutionalization of
residents of the community.

**OBJECTIVE V-5.** The City shall identify, designate and protect historically significant housing and
significant archeological sites and ensure the preservation of local historical, cultural and
archaeological features through their identification, designation, and protection.

Policy V.5.1. **Coordination with DHR.** The City of Lake Helen shall request the assistance of the
Division of Historic Resources, Florida Department of State in the identification of historically
significant structures and neighborhoods.

Policy V.5.2. **Historic Protection.** The City shall continue to enforce the adopted Historic
Preservation Ordinance requirement to establish a district, a review board, standard
procedures and incentives to preserve historic resources, and to promote quality architecture
compatible with those historic resources. Protection measures shall include but not be limited
to protecting historic and/or archeological sites and structures from adverse activities, land
uses, excavations, construction, destruction and other impacts and to prevent the unnecessary
removal of historic structures and archeological artifacts.

Policy V.5.3. **State Review.** Proposed development projects which are determined to
potentially contain historic resources will be required to submit, at a minimum, a request to
the State Division of Historic Resources for any sites listed on Florida’s Master Site File.

Policy V.5.4. **Federal Assistance Programs.** The City will assist property owners of historically
significant housing to the extent feasible in applying for and utilizing federal assistance
programs.

Policy V.5.5. **Coordination with Agencies.** The City shall coordinate with the Lake Helen
Historical Society and the Department of State, Division of Historical Resources in the
identification and protection of historically significant structures.

Policy V.5.6. **Preventing Destruction of Discovered Artifacts.** The City by 2017, shall
incorporate within the Land Development Regulations provisions which require development to
cease construction activities on a site when unidentifiable artifacts are uncovered during either
The developer shall notify the Florida Department of State of such discovery. Construction shall not begin until the State has determined the archaeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of discovery.

OBJECTIVE VI-6.