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3 **CHAPTER IV**  
4 **HOUSING ELEMENT**  
5 **GOALS, OBJECTIVES, AND POLICIES**  
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9 **IV-5. GOALS, OBJECTIVES AND POLICIES GOAL STATEMENT: PROVIDE ADEQUATE AND**  
10 **AFFORDABLE HOUSING WHICH SATISFIES THE NEEDS OF PRESENT AND FUTURE RESIDENTS**  
11 **OF THE CITY AND TO THE MAXIMUM EXTENT POSSIBLE MAINTAIN THE CITY OF LAKE HELEN**  
12 **AS A SINGLE FAMILY RESIDENTIAL COMMUNITY.**  
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14 OBJECTIVE IV-1. The City will assure housing opportunities for very-low, low, and moderate  
15 income households by allowing varied types of housing including, but not limited to, single  
16 family and multi-family homes. The Future Land Use Map shall accommodate different housing  
17 types that can accommodate different income groups and groups with special needs such as  
18 the elderly and disabled for all current and anticipated future residents.  
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20 Policy IV.1.1. **Land Development Regulations.** The City of Lake Helen shall on a regular basis  
21 review all land use regulations to ensure that there are no impediments or disincentives to the  
22 provision of adequate and affordable housing and special needs housing within the city.  
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24 Policy IV.1.2. **Affordable Housing.** The City of Lake Helen shall ensure that adequate land is  
25 available to accommodate affordable housing units. Affordable housing is defined in Chapter  
26 420.0004(3), F.S.  
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28 Policy IV.1.3. **Support Public/Private Partnerships.** The City shall further housing  
29 opportunities for very-low, low and moderate income households by supporting public/private  
30 partnerships to improve the efficiency of the housing delivery system to meet the demands of  
31 affordable housing.

32 Policy IV.1.4. **Grants.** The City shall, on a continuing basis, pursue use of state and federal  
33 grant aid programs such as the CDBG program which are designed for rehabilitation and  
34 improvement of existing residential communities.  
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36 Policy IV.1.5. **Housing Task Force.** The City of Lake Helen shall, through its Affordable Housing  
37 Task Force, seek the advice and recommendations of builders and developers as pertains to  
38 existing land use policies and procedures.  
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40 Policy IV.1.6. **Expedite Permitting.** The City of Lake Helen shall establish a "one-stop"  
41 permitting system to expedite the processing of development applications for permit to  
42 construct.

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44 Policy IV.1.7. **Equal Opportunity.** The City endorses the federal regulations pertaining to equal  
45 opportunity and non-discrimination in housing. Proposed policies and regulations shall be  
46 reviewed on a regular basis to ensure that they do not result in housing discrimination.

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

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

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

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

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

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

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

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83 OBJECTIVE IV-3. The City of Lake Helen shall continue to implement and enforce land use  
84 regulations which ensure that adequate sites, to include sites for mobile homes, manufactured

85 homes, licensed group homes and foster care facilities, accommodate those housing needs of  
86 very-low, low-income households and moderate-income households throughout the short term  
87 (2021) and long term planning period (2035).  
88

89 **Policy IV.3.1. Adequate Sites.** Housing units to accommodate the needs of very-low, low and  
90 moderate income households shall be a permitted use in all residential areas or areas of  
91 residential character subject to the requirements established in the City's Land Development  
92 Regulations.  
93

94 **Policy IV.3.4. Coordination.** The City of Lake Helen shall pursue federal and state sources of  
95 funding earmarked for very-low, low-income and moderate-income housing by establishing  
96 coordinating mechanisms with the Volusia Housing Authority, the Volusia Community  
97 Assistance Agency, and the Volusia Affordable Housing Task Force.  
98

99 **Policy IV.3.5. Location Guidelines.** The City shall allow manufactured type housing and  
100 modular housing in all designated residential areas, provided the housing meets the City's  
101 building, site development, and architectural requirements and is consistent with Section  
102 553.38, FS which state that such standards must be uniformly applied and enforced without any  
103 distinction as to whether a building is conventionally constructed or a manufactured building.  
104

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

- 107 1. The city shall offer density bonus for development affordable to households earning  
108 very low or low income;  
109
- 110 2. The city shall reduce the minimum floor area requirements up to 20 percent per unit for  
111 all residential units affordable to households earning very low or low income.  
112
- 113 3. The city shall encourage the use of innovative development techniques such as planned  
114 unit development or cluster development. However, in order to ensure that such units are  
115 dispersed throughout all residential neighborhoods and neighborhoods having a residential  
116 character not more than four (4) such units shall be located within a single block (an area of  
117 approximately 600 feet by 600 feet) and shall be separated from any like structure by a  
118 distance of 900 feet.  
119
- 120 4. The City of Lake Helen shall improve its "fast-track" permitting system and shall develop  
121 a single document which shall include all current regulations pertaining to development within  
122 the city, and that document shall be made available to a developer at cost.  
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125 5. The city shall actively pursue and encourage the development of housing units by the  
126 Habitat for Humanity organization, or any similar organization, and shall provide assistance  
127 within resource capabilities.

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

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

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

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

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

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

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155 Policy IV.4.2. **Licensed Community Residential Facilities.** The City has adopted provisions in the  
156 Land Development Regulations that will allow Licensed Community Residential Facilities with  
157 less than seven (7) residents, group homes, and foster care facilities with less than six (6)  
158 residents in all residential areas designed on the FLU Map. Licensed Community Residential  
159 Facilities with more than seven (7) residents, group homes and foster care facilities with more  
160 than six (6) residents are allowed as a special exception use provided that the facility meets  
161 required criteria, including but not limited to, the proposed facility being compatible with the  
162 neighborhood in its physical size; the proposed facility is not within 1,200 feet of an existing  
163 facility; the proposed structure would not alter the character of the neighborhood; and  
164 adequate parking will be provided. The development review process shall require applicants of  
165 group home and community residential home developments to provide evidence of

166 appropriate licenses prior to the issuance of a development order or permit. Residential care of  
167 family members (related by blood or marriage) shall be exempt from this policy.

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170 This is covered under Policy VI.1.7

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

175

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

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

183

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

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

196

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

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

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205 **Policy V.5.6. Preventing Destruction of Discovered Artifacts.** The City by 2017, shall  
206 incorporate within the Land Development Regulations provisions which require development to  
207 cease construction activities on a site when unidentifiable artifacts are uncovered during either

208 land preparation or construction. The developer shall notify the Florida Department of State of  
209 such discovery. Construction shall not begin until the State has determined the archaeological  
210 significance of the discovery and the restrictions which shall be imposed on development.  
211 Development may continue in areas which will not impact the site of discovery.

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213 OBJECTIVE VI-6.

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