

Housing Element Goals, Objectives & Policies

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163.3177(6)(f)(1)

9J-5.010(3)

H Goal 1 Provision of Affordable Housing

9J-5.010(3)(a)

To encourage and promote the provision of affordable, safe and sanitary housing to meet the needs of the present and future population of the City.

Affordable Housing

H Objective 1.1

9J-5.010(3)(b)(1)

Provide adequate and affordable housing opportunities to accommodate the needs of existing and future residents of households classified as very-low, low, and moderate-income through a variety of mechanisms.

H Policy 1.1.1

9J-5.010(3)(c)(1)

The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for special needs populations of the City, including the workforce and very-low, low and moderate-income households.

H Policy 1.1.2

9J-5.010(3)(c)(1)

The City shall coordinate with private investors, developers and landlords to ensure that all means of meeting the housing needs of very-low, low and moderate-income households are explored and implemented through involvement in federal, state and local housing programs.

H Policy 1.1.3

9J-5.010(3)(c)(1)

The City shall create 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 elderly and very-low, low and moderate-income families.

H Policy 1.1.4
9J-5.010(3)(c)(2)

The City shall add regulations in the land development code to provide incentives for developments that provide affordable housing units. These incentives could include, but are not limited to, increased densities, flexibility in certain development regulations such as lot sizes, street frontage and setbacks and an expedited permitting process.

H Policy 1.1.5
9J-5.010(3)(c)(2)

The City shall, through the land development code, continue to encourage the development/redevelopment of housing in a way that will integrate divergent choices of housing across all neighborhoods such as by allowing and incentivizing mixed-use developments that include provisions for a wide variety of housing types and prices.

H Policy 1.1.6
9J-5.010(3)(c)(2)

The City shall review and amend, where necessary, its ordinances, codes, land development regulations and the permitting process for the purpose of eliminating barriers to infill and affordable housing in order to increase private sector participation in meeting housing needs.

H Policy 1.1.7

The City shall collaborate with architects, designers and other housing providers to encourage the innovative design of affordable housing.

Sites for Very-Low, Low, and Moderate-Income Households

H Objective 1.2
9J-5.010(3)(b)(3)

The City shall provide adequate sites for very low, low, and moderate income households.

H Policy 1.2.1
9J-5.010(3)(c)(5)

The City's Land Development Code shall require that sites for affordable housing are located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities, where feasible:

- Employment centers;
- Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and

- Public parks, recreation areas, and/or open space

H Policy 1.2.2
9J-5.010(3)(c)(5)

The City shall ensure that the Residential land use designation, the associated zoning districts, and land development regulations permit a variety of housing types and densities throughout the City.

H Policy 1.2.3
9J-5.010(3)(c)(5)

The City shall seek to disperse affordable housing throughout the City and avoid over-concentration in any single area.

H Policy 1.2.4
9J-5.010(3)(c)(2)
9J-5.010(3)(c)(5)

The City shall provide in-kind services time permitting and where appropriate, to assist non-profit organizations in their efforts to construct homes for very low, low, and moderate-income households.

Federal and State Funding to Implement Housing Programs

H Objective 1.3
9J-5.010(3)(b)(7)

The City shall seek funding from Federal and State housing and community development sources to formulate and establish housing implementation programs.

H Policy 1.3.1
9J-5.010(3)(c)(7)

The City shall continue as a Community Development Block Grant (CDBG) Entitlement Community in accordance with program guidelines.

- With the participation of local citizens CDBG funds can be used for activities that best serve the City's development priorities, provided these projects benefit low and moderate-income persons; prevent or eliminate slums or blight; or meet other urgent community development needs.

H Policy 1.3.2
9J-5.010(3)(c)(7)

Consistent with the requirements of Chapter 420.907 F.S., and 67-37 F.A.C., the City shall seek funding from the State Housing Initiatives Partnership (SHIP) Program.

H Policy 1.3.3
9J-5.010(3)(c)(7)

In addition to CDBG and SHIP, the City shall evaluate other potential sources of affordable housing funding.

H Policy 1.3.4
9J-5.010(3)(c)(7)
9J-5.010(3)(c)(10)

The City shall participate with the County and neighboring cities to pursue joint affordable housing funding if the opportunity arises.

H Goal 2 Special Needs Households

[9J-5.010(3)(a)]

The City of Bunnell shall ensure that opportunities for households with special needs are provided within the City.

Housing Sites for Special Needs Groups

H Objective 2.1
9J-5.010(3)(b)(4)

The City shall provide adequate sites within residential areas for group homes and foster care facilities licensed and monitored by the State of Florida.

H Policy 2.1.1
9J-5.010(3)(c)(6)

The City shall ensure the availability of sites for special-need residents such as the elderly, handicapped, and institutionalized, which shall consider accessibility, convenience and infrastructure availability.

H Policy 2.1.2
9J-5.010(3)(c)(6)

The City shall enforce the siting requirements consistent with the provisions of Chapter 419, F.S., for group homes and foster care facilities licensed by the Florida Department of Children and Families, which are summarized as follows:

- a) Community Residential Homes (CRH) with 6 or fewer residents shall be deemed as a single-family residential dwelling unit and shall be permitted in all residential zoning districts provided they are separated by a distance of 1,000 feet from any other CRH (measured from building walls, home to home).
- b) Community Residential Homes with 7-14 residents shall be permitted in multi-family zoning districts provided they are separated by a distance of 1,200 feet of any other CRH and at least 500 feet from a single-family residential zoning district (measured from building walls, home to home or from home to zoning district line).

H Policy 2.1.3
9J-5.010(3)(c)(6)
9J-5.010(3)(c)(5)

To foster nondiscrimination and encourage the development of community residential alternatives to institutionalization, the City shall, at a minimum, establish the following principles and criteria, supplemental to the provisions of Chapter 419, F.S., for siting group homes and foster care facilities:

- a) Availability of existing or planned roads and central utilities;
- b) Proximity of existing or planned schools, parks, and other public facilities;
- c) Proximity of existing or planned employment centers;
- d) Proximity to grocery stores and medical facilities; and
- e) Proximity to bus routes, where feasible.

Affordable Housing for Residents with Special Needs

H Objective 2.2
9J-5.010(3)(b)(1)

Provide adequate and affordable housing opportunities to accommodate households with special housing needs.

H Policy 2.2.1
9J-5.010(3)(c)(7)

The City shall support the use of SHIP or CDBG funds (or other federal funding sources), upon availability, to assist in the provision of special needs housing.

H Policy 2.2.2
9J-5.010(3)(c)(5)

The City shall encourage the development of Continuum of Care facilities, which would allow residents to age-in-place and transition from single-family residential structures to assisted living and then to a nursing home within the same development site, assist the homeless, victims of domestic violence, and physically or mentally challenged. This can be provided through a variety of potential mechanisms including, but not limited to, the following:

- a) Financial contributions;
- b) Expedited plan review and permitting;
- c) Density bonuses;
- d) Specify Continuum of Care facilities as an allowable use within multi-family districts or Planned Unit Development (PUD) projects;
- e) Innovative development standards created as part of a PUD Agreement; and
- f) Other regulations intended to reduce building and development costs.

H Policy 2.2.3
9J-5.010(3)(c)(1)

The City shall collaborate with the private sector and non-profit providers in the placement of housing for individuals with special needs, such as group homes, foster care and shelters for the homeless and related services for individuals with special needs, such as frail elderly, victims of domestic violence, and physically or mentally challenged, in order to coordinate the provision of an adequate housing supply to meet the increase in population and/or fluctuations in the number of special needs individuals.

H Policy 2.2.4
9J-5.010(3)(c)(1)

The City shall participate in the efforts of the Volusia-Flagler Homeless Coalition and other non-profit private agencies in the development of transitional housing for the homeless.

H Policy 2.2.5

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 the adoption of alternative code requirements.

Adequate and Affordable Housing for Rural and Farm Workers

H Objective 2.3
9J-5.010(3)(b)(1)

Should a need be identified, the City shall assist Flagler County in its efforts to provide adequate and affordable rural and farm worker housing.

H Policy 2.3.1

The City shall assist the County, through the Agricultural Extension Service to determine if there are rural and farm working needs which impact the City.

H Policy 2.3.2

9J-5.010(3)(c)(5)

Should a need arise, the City shall assist the County in the development of principles and criteria guiding the location of rural and farm working housing, including supporting infrastructure and public facilities.

H Goal 3 Promotion and Maintenance of Housing

9J-5.010(3)(a)

Encourage and promote quality housing through maintenance, rehabilitation, and preservation of decent, safe and sanitary housing for the present and future residents of the City.

Housing Supply

H Objective 3.1

9J-5.010(3)(b)(5)

The City shall assist the private sector in providing adequate housing to meet current and future needs.

H Policy 3.1.1

9J-5.010(3)(c)(2)

The City shall continue to provide land use designations and zoning districts on the Future Land Use Map and the official zoning map, respectively, to ensure that adequate amounts of lands to accommodate the projected housing needs for single family and multi-family housing units are met within the City.

H Policy 3.1.2

9J-5.010(3)(c)(1)

The City shall develop local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system.

H Policy 3.1.3
9J-5.010(3)(c)(1)

The City shall continue to provide information, technical assistance and housing data to the private sector to maintain a sufficient housing production capacity.

H Policy 3.1.4
9J-5.010(3)(c)(1)

The City shall continue to endorse federal and state regulations to advance fair housing and elimination of discrimination in housing.

H Policy 3.1.5
9J-5.010(3)(c)(3)

The City shall encourage “Crime Prevention through Environmental Design” (CPTED) principles in order to increase the safety of housing developments.

H Policy 3.1.6
9J-5.010(3)(c)(3)

The City shall promote mixed-use developments that include provisions for a wide variety of housing types and prices in close proximity to support facilities.

H Policy 3.1.7
9J-5.010(3)(c)(3)

In order to maintain housing policies responsive to changing conditions, problems, and issues, the City shall undertake special housing studies as needed in order to develop specific local strategies for resolving unanticipated housing problems and issues.

Housing Stock and Neighborhoods

H Objective 3.2
9J-5.010(3)(b)(5)

The useful life of the existing housing stock shall be conserved through effective implementation of regulatory action programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities and code enforcement activities.

H Policy 3.2.1
9J-5.010(3)(c)(3)

The City shall continue to enforce the building, housing, plumbing, energy, electrical, and all other associated construction codes to ensure the maintenance of standard housing and to achieve necessary corrective action where non-compliance exists.

H Policy 3.2.2
9J-5.010(3)(c)(3)

The City shall minimize potential blighting influences within residential areas by promoting use of best management principles and practices of land use planning, urban design and landscaping in development and site plan review.

H Policy 3.2.3
9J-5.010(3)(c)(3)

The City shall require that zoning or structure use changes are evaluated as to their impact on citizens residing in the structure and the area.

H Objective 3.3
9J-5.010(3)(b)(8)

In conjunction with FLU Objective 5.4, and related FLU policies the City shall ensure that the design and construction of new housing, and the use of renewable energy resources shall be consistent with Chapter 553, Florida Statutes.

H Policy 3.3.1
9J-5.010(3)(c)(12)

The Building Official or designee shall review applications for new housing construction consistent with the provisions in Chapter 553, Florida Statutes related to design and construction and the use of renewable energy resources.

Rehabilitate Substandard Housing

H Objective 3.4
9J-5.010(3)(b)(2)

Work to rehabilitate substandard housing units and demolish dilapidated housing units.

H Policy 3.4.1

The City shall promote the rehabilitation of deteriorated substandard housing units to increase the supply of affordable housing.

H Policy 3.4.2

9J-5.010(3)(c)(1)

9J-5.010(3)(c)(3)

The City shall coordinate with the Flagler County Housing Authority and other state and national housing agencies or with local business enterprises to rehabilitate one or two deteriorated substandard housing units a year in the City.

H Policy 3.4.3

The City shall encourage low-income residents to apply for housing rehabilitation assistance individually or through the programs managed by Flagler County.

H Policy 3.4.4

9J-5.010(3)(c)(3)

The City shall condemn and require demolition of those units which are determined to not be suitable for rehabilitation by public or private means.

Relocation Housing

H Objective 3.5

9J-5.010(3)(b)(6)

The City shall provide uniform and equitable treatment to persons and businesses displaced by state and local government programs, consistent with Section 421.55, F.S.

H Policy 3.5.1

9J-5.010(3)(c)(9)

The City shall strive to avoid displacing any households, however, if residents are displaced by City actions, through public development or redevelopment, the City shall attempt to ensure that residents are able to relocate to standard, affordable housing.

H Policy 3.5.2

9J-5.010(3)(c)(9)

The City shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- Timing of the relocation,
- Assessment of the need for the program that will displace households,
- Costs associated with the displacement of such households, and
- An assessment of the household's needs and the impact of the relocation on the household, including:
 - Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and
 - The adequacy of public transit, if applicable at the time, to serve the displaced household.

Adequate Sites for Approved Mobile Homes and Manufactured Buildings

H Objective 3.6 **9J-5.010(3)(b)(3)**

The City's land development code shall allow mobile and manufactured homes in certain zoning districts, provided the units comply with all applicable building standards.

H Policy 3.6.1 **9J-5.010(3)(c)(5)**

Mobile home parks shall 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 within reasonable proximity to community facilities.

H Policy 3.6.2 **9J-5.010(3)(c)(5)**

Mobile and manufactured homes may be located within the agricultural area as an affordable housing option, and as a residential choice.

Historically Significant Housing

H Objective 3.7 **9J-5.010(3)(b)(5)**

Housing resources identified as historically significant shall be preserved and, if possible, maintained for residential uses.

H Policy 3.7.1
9J-5.010(3)(c)(3)

The City shall encourage the continued identification, analysis, and preservation of the City's historical resources. Such efforts shall include determination of their significance and vulnerability, as well as implementation of preservation management policies.

H Policy 3.7.2
9J-5.010(3)(c)(3)

The City shall coordinate with the Florida Department of State, Division of Historical Resources, to assist property owners in applying for and utilizing available state and federal assistance programs and in the rehabilitation and adaptive re-use of historically significant housing.

H Policy 3.7.3
9J-5.010(3)(c)(3)

The City shall participate in efforts initiated by the Community Redevelopment Agency (CRA) and other agencies to provide public information, education and technical assistance relating to downtown and historic preservation programs.

H Policy 3.7.4
9J-5.010(3)(c)(3)

The City shall pursue available grants and alternative funding to expand the local knowledge and awareness of existing historic and archaeological sites and structures.

H Policy 3.7.5
9J-5.010(3)(c)(3)

The City shall promote the designation of appropriate areas as historic districts through the development and implementation of a historic preservation ordinance which includes criteria for designating properties and guidelines for controlling standards of homes or adaptive re-use within these areas.