

City of Davenport

Polk County, Florida



"Gateway to the Ridge"

2030 Comprehensive Plan

Housing Element

HOUSING ELEMENT

- GOAL:** ENSURE DECENT, SAFE, AND AFFORDABLE HOUSING TO MEET THE NEEDS OF THE PRESENT AND ANTICIPATED RESIDENTS OF THE CITY, WHILE RECOGNIZING THE PRIVATE SECTOR AS THE PRIMARY PROVIDER OF HOUSING. *[9J-5.010(3)(a)]*
- OBJECTIVE 1:** THROUGHOUT THE PLANNING PERIOD, THE CITY SHALL ASSIST THE PRIVATE SECTOR AND NONPROFIT HOUSING GROUPS IN PROVIDING HOUSING UNITS OF VARIOUS TYPES, COSTS AND, SIZES TO MEET THE HOUSING NEEDS OF THE EXISTING AND ANTICIPATED POPULATIONS, AND HOUSEHOLDS WITH SPECIAL HOUSING NEEDS INCLUDING RURAL AND FARMWORKER HOUSING. *[9J-5.010(3)(B)1,3]*
- Policy 1.1:** The City shall review its ordinances, codes, regulations, and permitting process to increase private sector participation in meeting housing needs, while maintaining the health, welfare, and safety of the population. Conflicting or excessive regulations shall be eliminated or modified. As part of its review and amendment of ordinances and regulations, the City shall consider: a) the establishment of a maximum time limit for the review of development proposals; b) consolidation of multiple public hearings; and c) reducing or waiving processing fees for affordable housing projects. *[9J-5.005(3)(c)(2)]*
- OBJECTIVE 2:** THROUGHOUT THE PLANNING PERIOD, THE CITY SHALL IMPLEMENT A PROGRAM TO ANNUALLY REHABILITATE OR DEMOLISH OR REPLACE SUBSTANDARD HOUSING UNITS WITH ACCEPTABLE AND AFFORDABLE HOUSING USING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING. *[9J-5.010(3)(B)2]*
- Policy 2.1:** The City shall concentrate code enforcement activities, particularly in those areas of the City where code violations are prevalent. *[9J-5.010(3)(c)3,4]*
- Policy 2.2:** Throughout the planning period, the City shall continue to cooperate with the Polk County Community Development Department in seeking federal and state funding earmarked for the demolition or rehabilitation of substandard housing units and their replacement where necessary. *[9J-5.010(3)(c)7]*

OBJECTIVE 3: **THE CITY SHALL ENSURE THAT ADEQUATE SITES ARE PROVIDED FOR EXTREMELY LOW, VERY-LOW, LOW AND MODERATE INCOME FAMILIES AND FOR MOBILE HOMES. [9J-5.010(3)(B)3]**

Policy 3.1: The principles and criteria for siting extremely low, very-low, low, and moderate income families and households with special housing needs including rural and farmworker households shall be:

- 1) To ensure that extremely low, very-low, low, and moderate income families and households with special housing needs including rural and farmworker households have adequate public facilities and services based on a fair-share distribution of costs;
- 2) To provide adequate sites for extremely low, very-low, low, and moderate income families and households with special housing needs including rural and farmworker households based on projections and demand for such housing; and
- 3) To ensure that zoning and other local regulations provide a variety of lot sizes, minimum housing sizes, densities, and alternatives such as multi-unit developments or zero-lot lines. [9J-5.010(3)(c)(5)]

Policy 3.2: For sites specifically identified by the City as suitable for extremely low, very-low, and low income families, the City shall continue to implement zoning regulations which provide inducements to increase the supply of affordable housing including density bonuses and the consideration of accessory dwelling units.

Policy 3.3: The principles and criteria for siting mobile homes shall be:

- 1) To ensure that mobile home residents have adequate public facilities and services based on a fair-share distribution of costs; and
- 2) To require developers of new mobile home parks or subdivisions to designate adequate hurricane shelter space for the projected buildout populations of such parks or subdivisions; and
- 3) To allow mobile homes within residential land uses, provided that they are anchored or attached to permanent foundations, meet safety codes and all other requirements of the City's Land Development Regulations. [9J-5.010(3)(c)(5)]

- Policy 3.4:** Throughout the planning period, the City shall seek available federal, state, and county funding designated to assist in the provision of housing for low and moderate income households. *[9J-5.010(3)(c)7]*
- Policy 3.5:** The City shall identify and map existing and candidate sites for affordable and workforce housing serviceable by adequate infrastructure and accessible to transit corridors as part of a comprehensive strategy to promote sustainable housing and neighborhoods.
- Policy 3.6:** The City shall, through its Land Development Regulations, promote a mix of housing types, densities, and affordable housing.
- OBJECTIVE 4:** **THE CITY SHALL ENSURE THAT ADEQUATE SITES WILL BE AVAILABLE FOR THE LOCATION OF GROUP HOMES AND FOSTER CARE FACILITIES LICENSED OR FUNDED BY THE FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES. *[9J-5.010(3)(B)4]***
- Policy 4.1:** The City shall review and amend its Land Development Regulations to establish non-discriminatory standards and criteria addressing the location of group homes and foster care facilities in residential neighborhoods. The location criteria for group homes and foster care facilities shall be:
- 1) To permit group homes and foster care facilities of a residential scale based on demand and population projections, in areas of residential character; and
 - 2) To provide the clients of such facilities adequate public facilities and services on the basis of fair-share distribution of costs. *[9J-5.010(3)(c)6]*
- OBJECTIVE 5:** **THROUGHOUT THE PLANNING PERIOD, THE CONSERVATION, REHABILITATION OR DEMOLITION OF HOUSING WILL BE ENSURED THROUGH FEDERALLY-ASSISTED HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS. *[9J-5.010(3)(B)5]***
- Policy 5.1:** The City shall enforce its housing code and development standards regarding the care and maintenance of residential and neighborhood environments in order to ensure decent, safe, and sanitary housing. The City shall enforce housing quality standards no less stringent than those of the U.S. Department of Housing and Urban Development Section 8 Existing Housing Program. *[9J-5.010(3)(c)3,4]*
- Policy 5.2:** The conservation, rehabilitation, or demolition of documented historic housing will be carried out in cooperation with recognized historic

preservation organizations, and in cooperation with the Polk County Community Development Department's CDBG program. *[9J-5.010(3)(c)(3),(7)]*

OBJECTIVE 6: **THROUGHOUT THE PLANNING PERIOD, THE CITY SHALL COORDINATE WITH THE POLK COUNTY COMMUNITY DEVELOPMENT DIVISION TO ENSURE THAT PERSONS DISPLACED BY FEDERALLY-ASSISTED PROGRAMS RECEIVE UNIFORM AND EQUITABLE TREATMENT IN FINDING RELOCATION HOUSING. *[9J-5.010(3)(B)6]***

Policy 6.1: The City shall continue to abide by the Federal Uniform Relocation Act, and coordinate with the Polk County Community Development Division, to seek available funding for persons temporarily or permanently displaced by federally-assisted government actions. *[9J-5.010(3)(c)8]*

OBJECTIVE 7: **THE CITY SHALL ESTABLISH A MECHANISM FOR THE TIMELY IMPLEMENTATION OF THE ADOPTED GOAL, OBJECTIVES, AND POLICIES OF THIS HOUSING ELEMENT. *[9J-5.010(3)(B)7]***

Policy 7.1: The City solicit the involvement, including partnerships, of local government with private and non-profit sectors to implement and monitor the stated goal, objectives, and policies of the Housing Element. *[9J-5.010(3)(c)1]*

Policy 7.2: Throughout the planning period, the City shall coordinate with the Polk County Housing and Neighborhood Development Division to establish an information and referral system to make available technical assistance and information on housing maintenance and rehabilitation programs for city residents. *[9J-5.010(3)(c)1,7]*

Policy 7.3: The City will solicit the involvement, including partnerships, of local government with private and non-profit groups, and with economic development groups, for the utilization of job training, job creation, and economic solutions in order to prepare its citizens for home ownership, and in order to take advantage of any affordable housing programs within the jurisdiction of the City. *[9J5.010(3)(c)8]*

Policy 7.4: The City will designate within its jurisdiction sufficient sites at sufficient densities to accommodate the needs for affordable housing units over the planning timeframe. *[9J5.010(3)(c)11]*

OBJECTIVE 8: **THE CITY SHALL ESTABLISH PROCEDURES FOR THE IDENTIFICATION, DESIGNATION, AND PROTECTION OF HISTORICALLY SIGNIFICANT HOUSING. *[9J-5.010(3)(B)(5)]***

- Policy 8.1:** Criteria for local designation of structures of historical significance will be included in the City's Land Development Regulations. All structures 50 years old or older shall be considered for local designation. Local criteria addressing the State Division of Historical Resources guidelines shall be established. Designation and authorization for the alteration or demolition of locally designated structures shall be made by the City Commission. This procedure does not replace or diminish established procedures for the alteration or demolition of structures in the city, but is an additional safeguard to protect historic or architecturally significant structures designated by the City Commission. *[9J-5.010(3)(c)(3)]*
- OBJECTIVE 9: REDUCTION OF GREENHOUSE GASES AND INCREASE IN ENERGY EFFICIENCY**
- THE CITY SHALL SUPPORT ENERGY EFFICIENCY AND THE USE OF RENEWABLE ENERGY RESOURCES IN EXISTING HOUSING AND IN DESIGN AND CONSTRUCTION OF NEW HOUSING.**
- Policy 9.1:** The City shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.
- Policy 9.2:** The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish standards for the appropriate placement of photovoltaic panels.
- Policy 9.3:** The City shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.
- Policy 9.4:** The City shall, through the Future Land Use Map and Future Land Use Categories, encourage the greatest concentration of housing desirable, pedestrian-oriented urban neighborhoods having convenient access to regional transit stations where the mix of activity provides access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment.