Housing Element

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Goal 1: Ensure that the current housing stock is maintained in standard condition, that infill housing is compatible with existing housing, and that there is the opportunity for affordable housing to all income levels.

Objective 1:
Encourage the provision of adequate and affordable housing sites for all income groups and ensure that the housing supply meets the needs of existing and anticipated population based upon the DCA Affordable Housing Needs Assessment.

Policy 1.1: Review existing Codes and Ordinances yearly to ascertain if there are any regulations which unnecessarily drive up the cost of housing, and make sure that the supporting infrastructure is in place.

Policy 1.2: Encourage builders to use financing mechanisms which will permit persons with a wider range of income levels to buy housing.

Policy 1.3: The Town shall encourage low density residential uses along the river to preserve and protect it and its contribution toward the enhancement of the quality of life in Indialantic.

Objective 2:
Ensure that the Town maintains its existing housing in standard condition and identifies and conserves any historically significant housing.

Policy 2.1: Continue to maintain a strict code enforcement program so that substandard housing is rehabilitated quickly.

Policy 2.2: Continue to maintain information in the Town Hall regarding historic preservation programs.

Policy 2.3: Continue the implementation of an awards program for housing which maintains the most attractive building and yard area.

Policy 2.4: The Town will determine its affordable housing needs and seek to obtain an interlocal agreement with Brevard County or the mainland cities to provide for meeting the need.

Policy 2.5: The Town will coordinate with Brevard County, the Housing Authority, other governmental jurisdictions and the private sector for housing the special needs population groups including the establishment of criteria for guiding the location of housing for the very-low income, the low income and the moderate income households.

Objective 3:
Continue to enforce the Zoning Code which allows for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

Policy 3.1: Continue to implement the Town's Zoning Ordinance to ensure that group homes and foster care facilities are permitted in areas zoned for residential use.

Policy 3.2: Review all potential sites to ensure that all of the supporting infrastructure is in place.

Objective 4:
Continue to encourage the coordination of information from various agencies which provide housing benefits to the public.

Policy 4.1: Continue to maintain information in the Town Hall regarding housing subsidy programs as well as the information necessary for residents who need to contact the sponsors of such programs.

Policy 4.2: The Town shall, on an ongoing basis, work with Brevard County and the Space Coast TPO and assist these agencies in establishing policies and standards which promote housing in close proximity to employment opportunities and transit services.

Policy 4.3: The Town shall not prohibit the appropriate placement of solar panels.

Policy 4.4: The Town shall, by 2015, consider determining a threshold for requiring Leadership in Energy and Environmental Design (LEED) or Low Impact Development (LID) standards/certification in development and redevelopment projects.

Objective 5:
The Town will continue to abide by Section 421.55 F.S. with respect to any persons or businesses displaced by local government programs.

Policy 5.1: The Town will continue to assure that reasonably located standard housing at affordable costs will be available to persons displaced by local government programs.