

Levy County Comprehensive Plan Update 2050

# Workshop #3:

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## Housing & Economic Vitality

Building a Resilient Future for Our People and Our Land





## **Dr. David Boston, AICP**

- 13+ years of professional experience in housing planning, development, and research
- Ph.D. in urban planning with specializations in housing and community development
- Professionally focused on housing studies and development

# Community Consensus: Recap of Workshops 1 & 2

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## The Vision

A "well-preserved rural community" that prioritizes natural resource protection and water quality over expanding residential development areas.

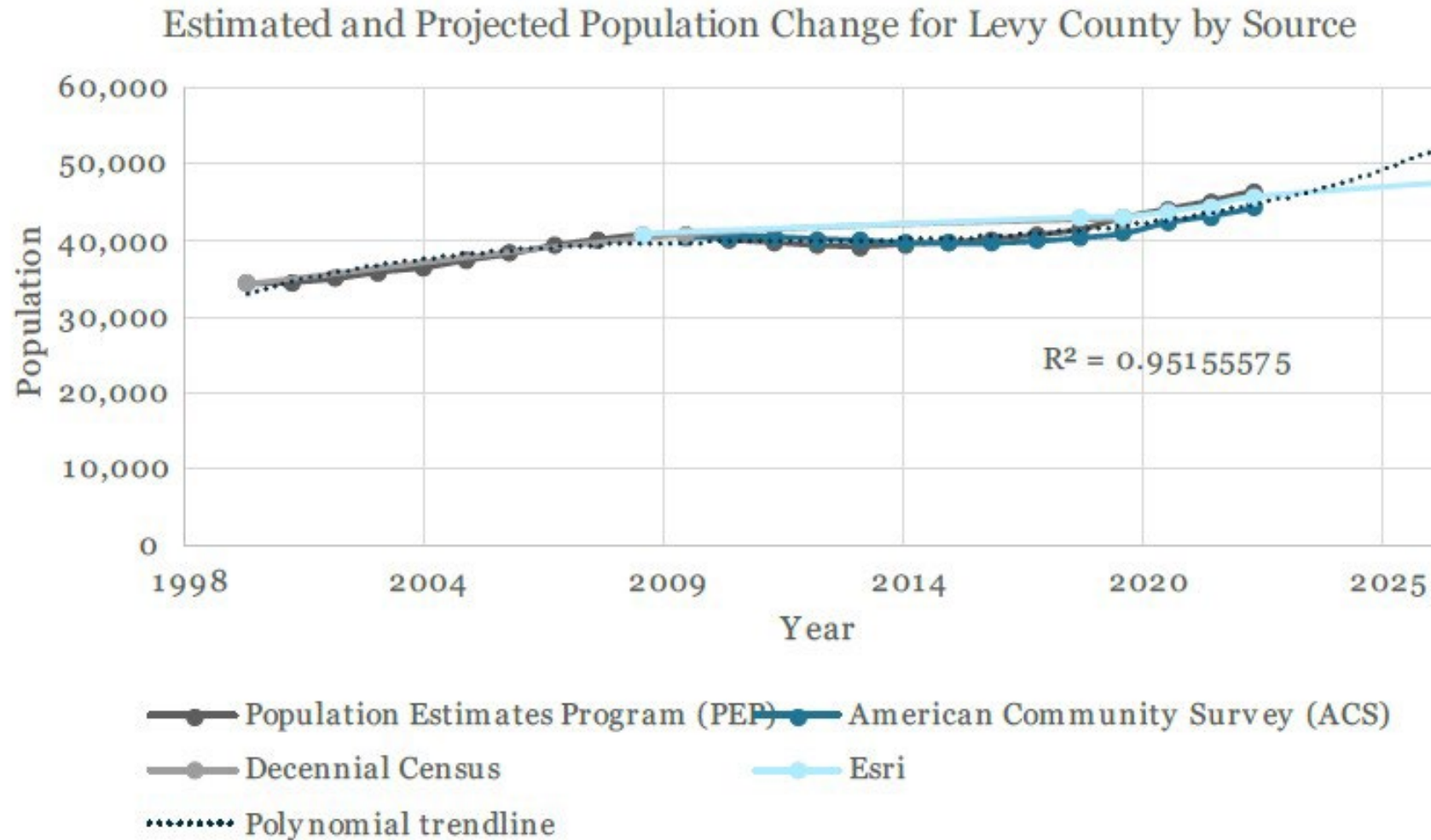


## The Strategy

Direct new growth to existing nodes (Williston, Chiefland, Bronson) to protect our agricultural and forestry lands from sprawl.

# Population Trend

*Figure 1: Population estimates and trendline for Levy County*



# Projected Population Change

**Table 2: Levy County population projections**

Year	Averaged polynomial trendline estimates and projections	BEBR estimates and projections		
	Trendline	Low	Medium	High
2023	45,129		<b>45,283</b>	
2025	46,091	43,500	<b>46,200</b>	49,000
2030	47,287	43,500	<b>48,300</b>	53,200
2035	48,641	43,200	<b>50,000</b>	56,900
2040	50,170	42,500	<b>51,400</b>	60,200
2045	51,994	41,800	<b>52,500</b>	63,300
2050	54,238	41,000	<b>53,600</b>	66,100

Source: U.S. Census Bureau, 2000 through 2023 PEP estimates, 2010 through 2023 1-year ACS estimates; 2000 through 2020 decennial estimates; Esri 2024; University of Florida Bureau of Economic and Business Research (BEBR), 2024; Amarach Planning Services

# Demographic & Economic Indicators

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**48.3**

Median Age  
vs. 39.3 (USA)

**\$50k**

Median Income  
vs. \$75k (FL)

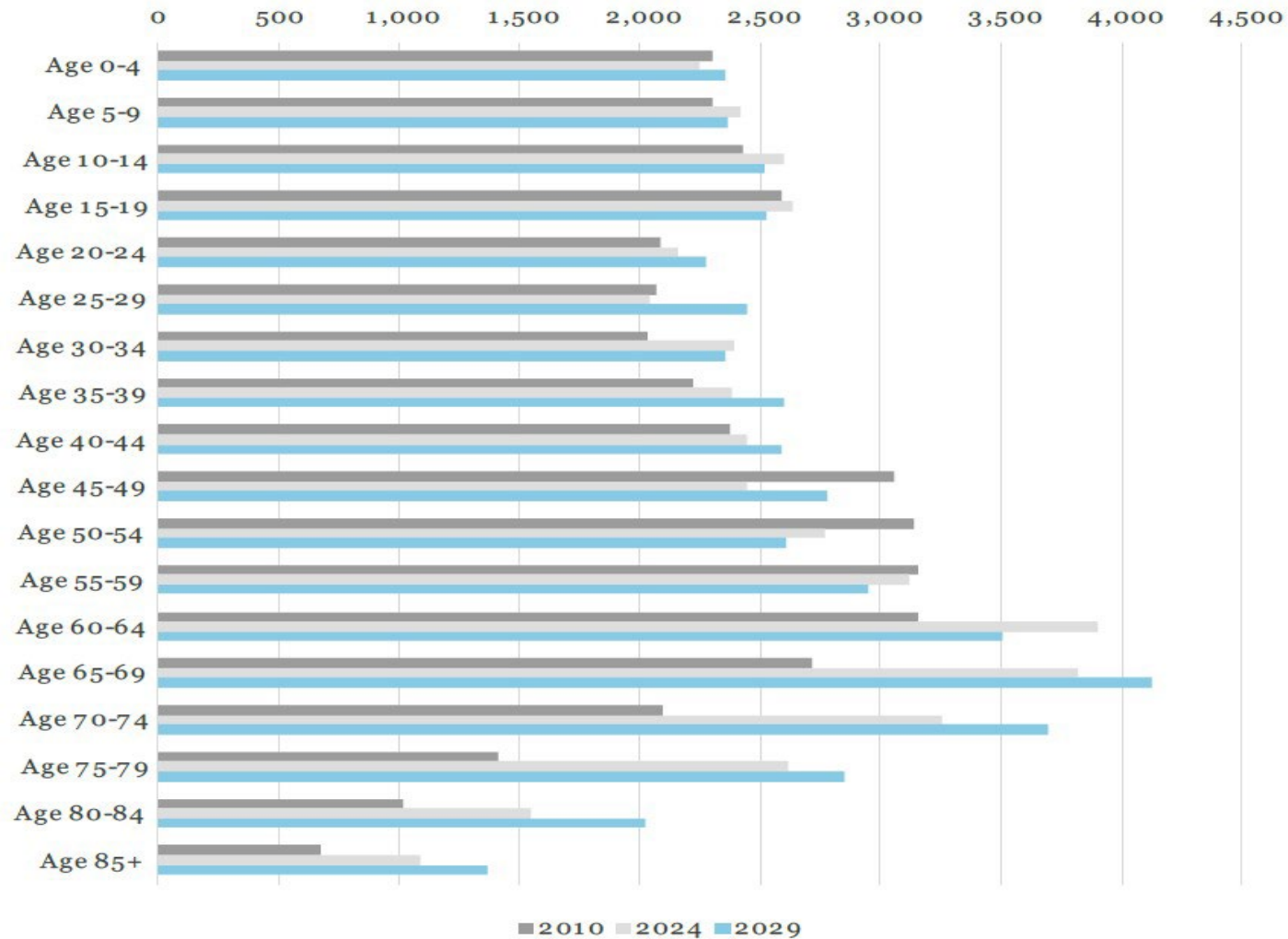
**17%**

Households  
on SNAP Benefits

Levy County is aging faster, and incomes are lagging significantly behind the state average, with a projected increase of \$6,000 over the next five years compared to \$13,000 in the rest of Florida. This create a “Youth Drain” as young families struggle to find opportunities to stay.

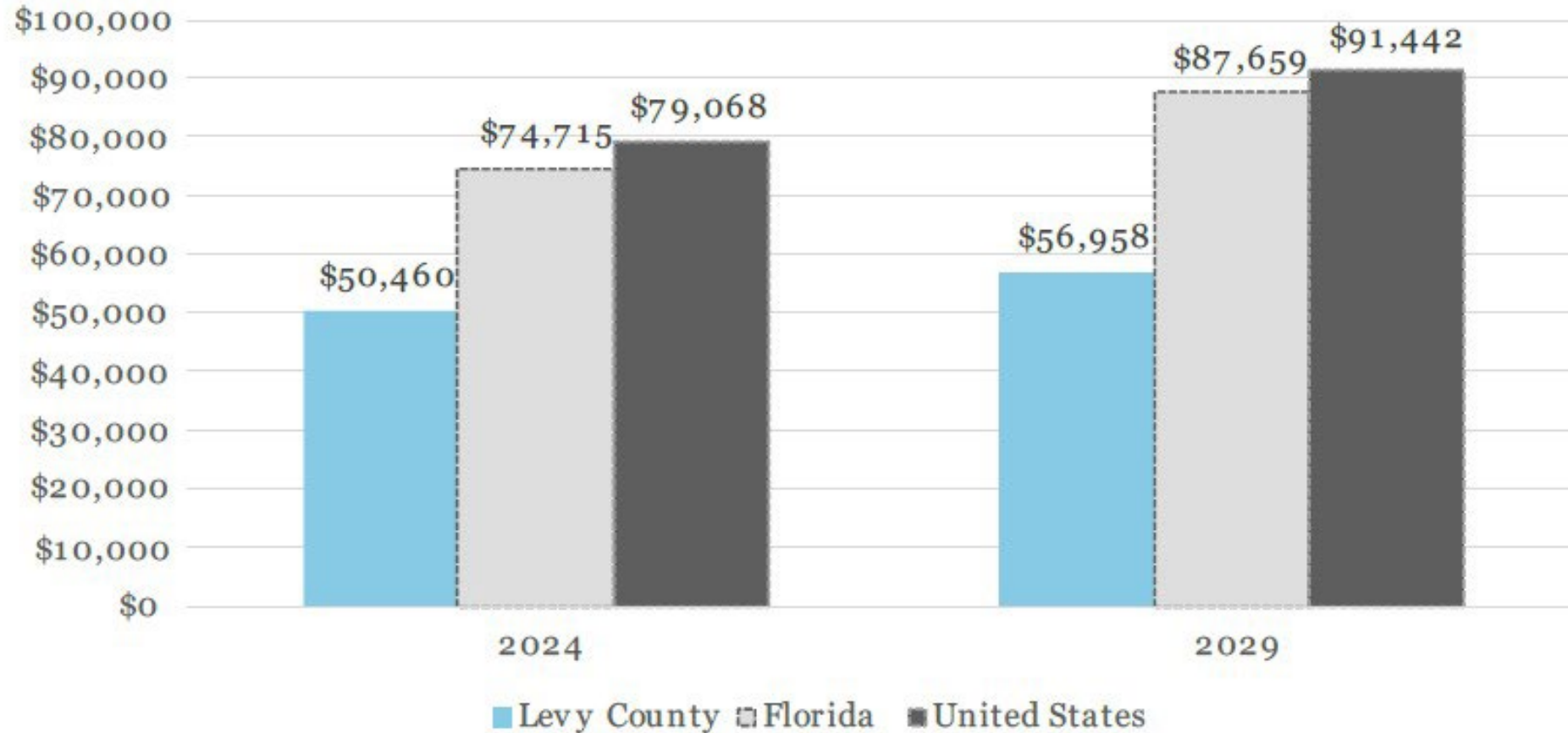
# Age Distribution

Figure 2: Age distribution for Levy County, 2010 to 2029 projections



# Income Trends

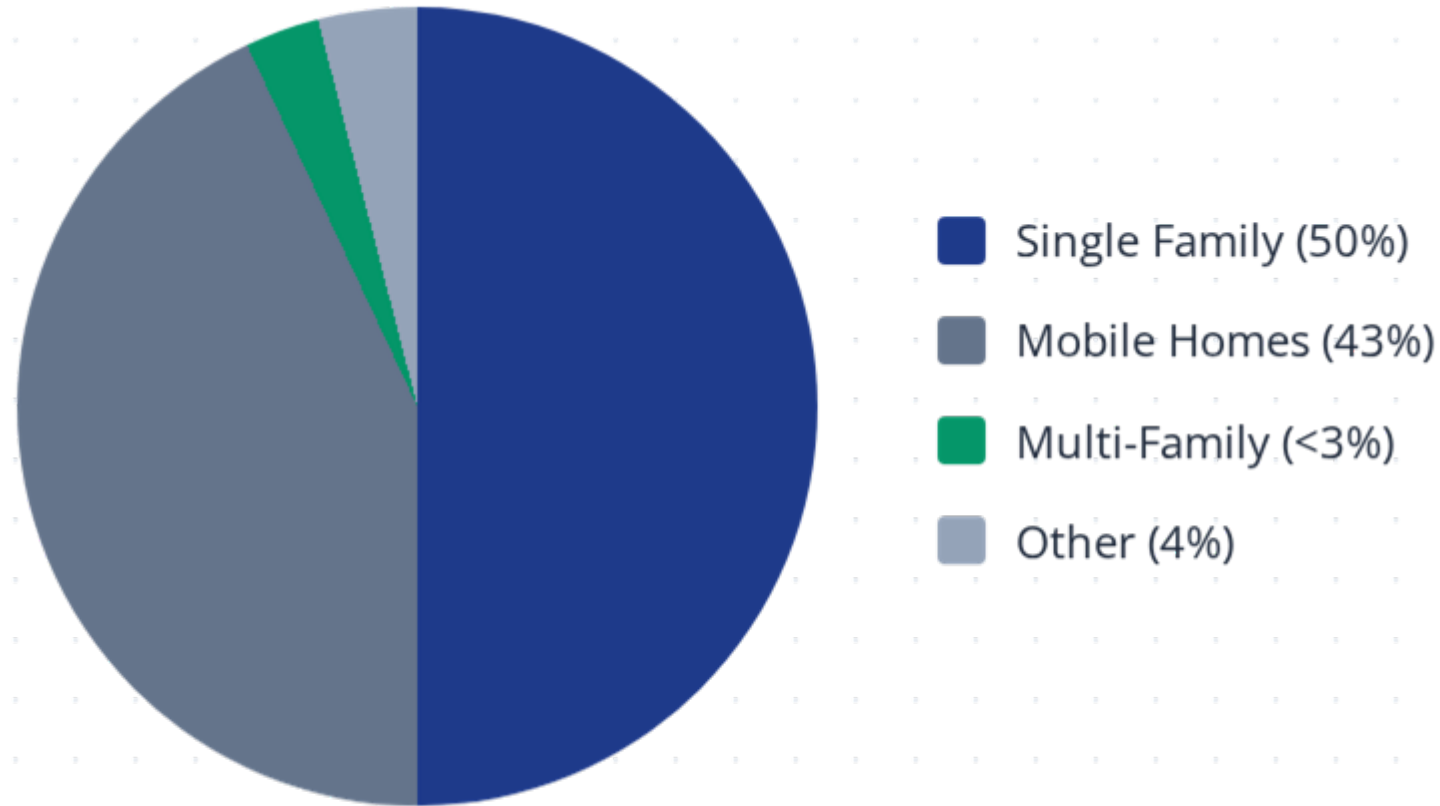
**Figure 4: Median household income projections**



Source: Esri 2024; U.S. Census Bureau; Amarach Planning Services

# Where We Live: The Housing Mix

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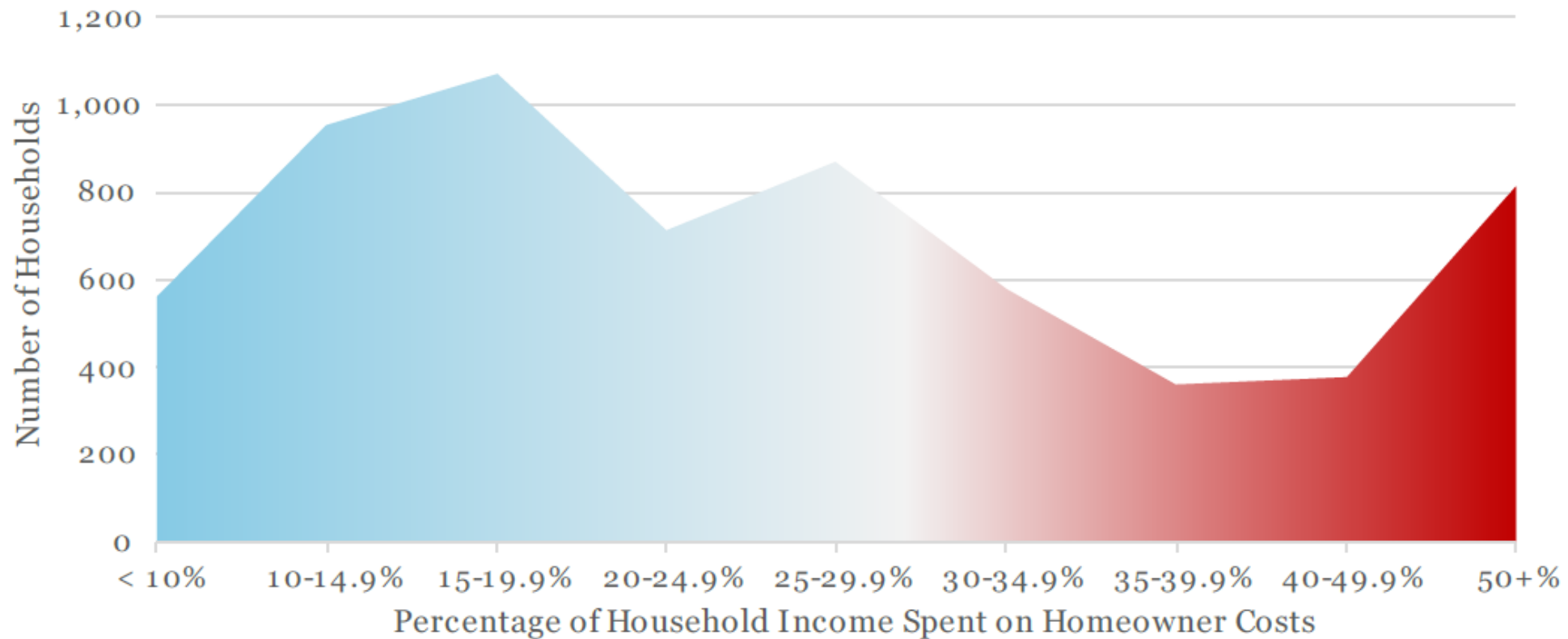


Levy County is missing gentle density options in its housing stock, like duplexes, triplexes, quadruplexes, and small multifamily that could provide lower cost options without sacrificing building quality.

# Cost Burden for Owners

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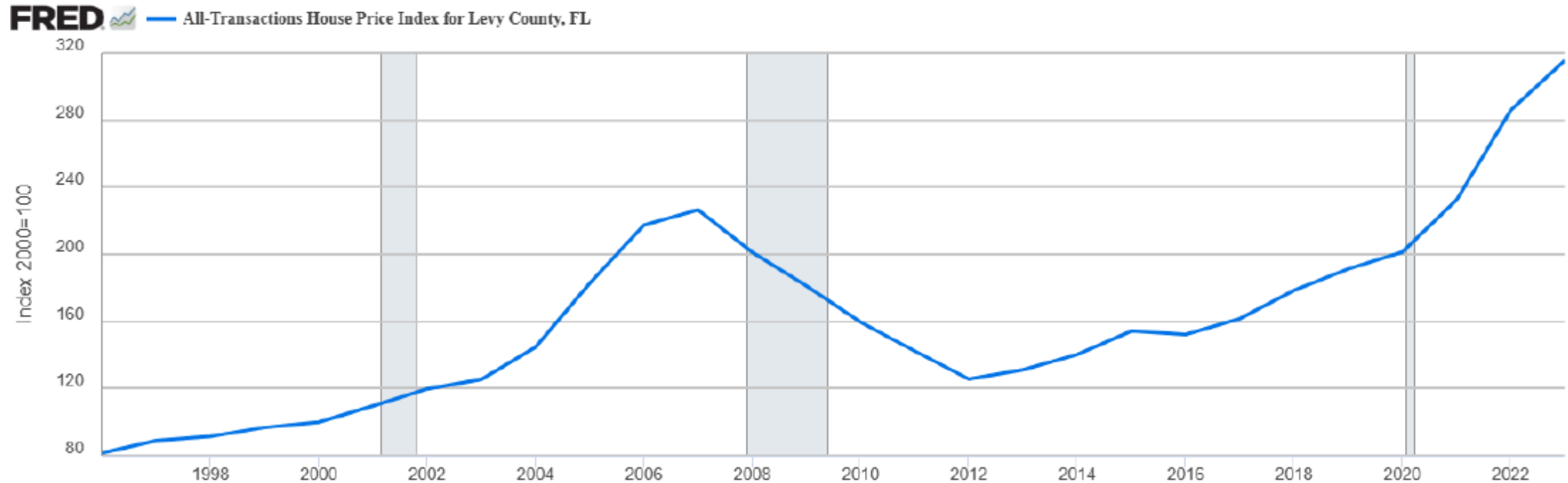
**Figure 4: Cost burden of housing for homeowners in Levy County, 2022**



*Source: U.S. Census Bureau, 2022 5-year ACS estimates; Amarach Planning Services*

# Housing Prices are Rapidly Increasing

*Figure 3: House price index for Levy County, 1996 to 2023*



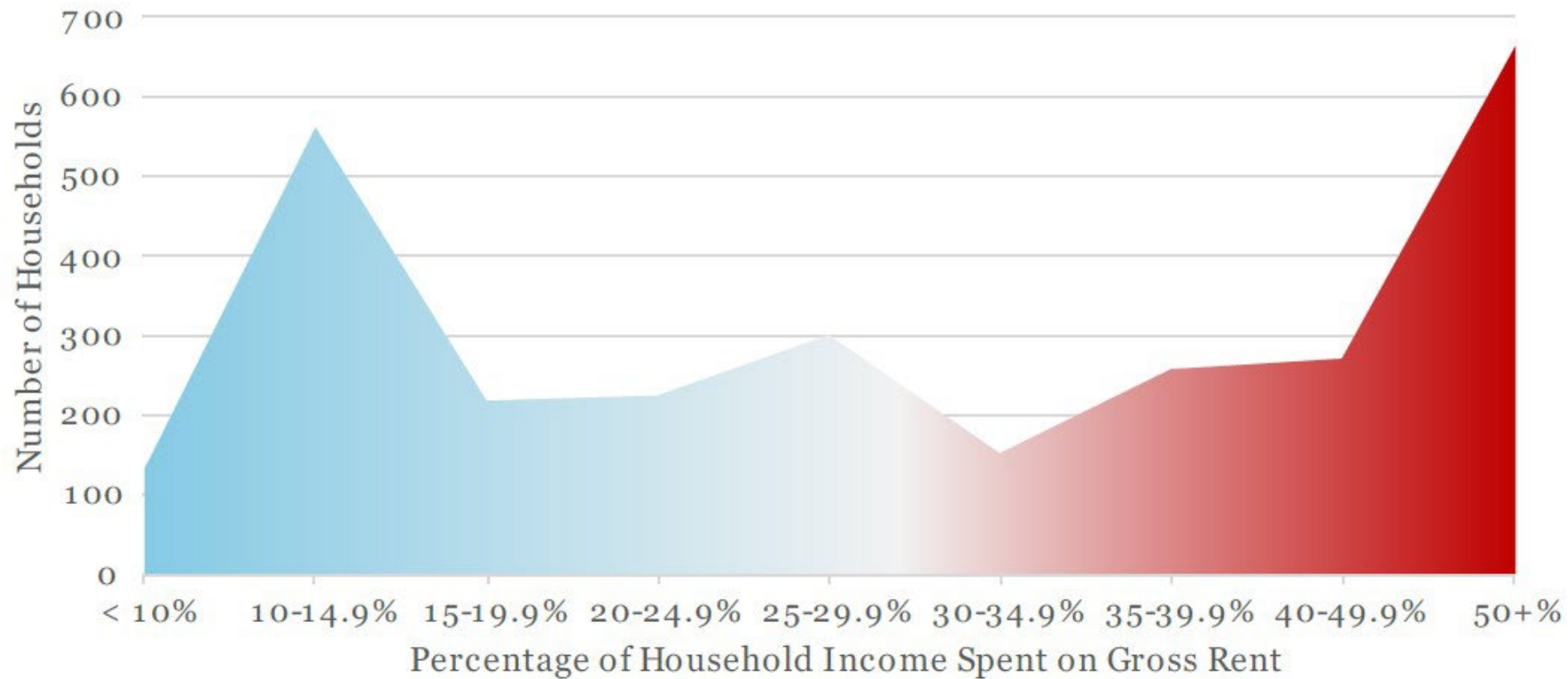
Source: U.S. Federal Housing Finance Agency via FRED®  
Shaded areas indicate U.S. recessions.

fred.stlouisfed.org

*Source: Federal Reserve Bank of St. Louis, 2025; U.S. Federal Housing Finance Agency*

# Cost Burden for Renters

**Figure 6: Cost burden of housing for renters in Levy County, 2022**



Source: U.S. Census Bureau, 2022 5-year ACS estimates; Amarach Planning Services

# The Housing Wage Gap

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- ✓ Hourly wage needed to afford a basic 1-bedroom apartment in Levy County (Fair Market Rent).
- ✓ **48%** of renters in Levy are cost-burdened (paying >30% of income).

# Housing Conditions & Overcrowding

*Table 6: Housing conditions in Levy County by year*

<b>Year</b>	<b>Lacking complete plumbing facilities</b>	<b>Lacking complete kitchen facilities</b>	<b>No telephone service available</b>	<b>1.01 to 1.50 occupants per room</b>	<b>1.51 or more occupants per room</b>
2010	45	67	679	440	75
2011	51	65	554	332	88
2012	37	71	490	257	68
2013	30	58	399	249	66
2014	11	44	392	421	63
2015	58	90	396	322	59
2016	64	86	384	324	69
2017	67	90	407	290	74
2018	75	103	501	366	48
2019	-	84	445	329	75
2020	23	42	432	344	91
2021	26	75	369	413	121
2022	34	94	240	458	177
2023	45	106	223	471	199

Source: U.S. Census Bureau, 2024; Amarach Planning Services

# Smart Growth: Affordable Single-Family

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## Strategies for Affordable Living

- ✓ **Infill Focus:** Prioritize vacant lots in towns (Chiefland, Williston) to use existing water/sewer.
- ✓ **Smart Lot Sizes:** Allow narrower lots (40-50 ft) to reduce land costs for starter homes.
- ✓ **Traditional Design:** Require front porches and street trees to maintain rural town character.
- ✓ **Walkability:** Connect new homes to schools and shops with sidewalks, not just highways.



### The "Pocket Neighborhood"

Smaller single-family homes clustered around shared green space.

# Gentle Density Increases to Protect Rural Lands

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**Rural Duplex**

Designed to look like a single farmhouse with porches.



**Cottage Triplex**

Small scale rentals that fit our town character.



**Garden ADUs**

Small backyard units for family or workers.

By allowing these housing types by right in our towns, we protect our rural land from unnecessary subdivision sprawl.

# Economic Strategy: Agriculture & Youth

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- ✓ **Focus on Strengths:** Prioritize Value-Added Agriculture (processing/packing locally) and Aquaculture (e.g. oysters and clams).
- ✓ **Retain Talent:** Partner with schools for Vocational Training in skilled trades, agriculture, and other target industries.
- ✓ **Infrastructure:** Broadband expansion to support rural businesses and remote work.



# Breakout Activity: Community Conversations

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## Topic 1: Housing Our Future

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- *Would you support "gentle density" (duplexes/cottages) in your town if it meant saving rural farmland elsewhere?*
- *What safeguards (design, size) would make these acceptable in your neighborhood?*
- *In what ways can the County's comprehensive plan better support the housing priorities of Levy County?*

## Topic 2: Keeping Talent Local

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- *What specific trades and industries are most needed in Levy County?*
- *How can we better support family farms and aquaculture businesses to employ the next generation?*
- *In what ways can the County's comprehensive plan better support the economic priorities of Levy County?*

# Opportunities to Participate

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## Schedule

- Project Kick-Off Presentation – Tuesday, October 7, 2025 at 1:00 p.m.
- Workshop 1: Vision Statement and Strategic Initiatives – Tuesday, November 4, 2025 at 1:00 p.m.
- Workshop 2: Future Land Use Element – Tuesday, December 2, 2025 at 1:00 p.m.
- **Workshop 3: Housing & Economic Elements – Tuesday, January 13, 2026 at 1:00 p.m.**
- Workshop 4: Elements TBD – Tuesday, February 3, 2026 at 1:00 p.m.
- Workshop 5: Elements TBD – Tuesday, February 17, 2026 at 1:00 p.m.
- Workshop 6: Elements TBD – Tuesday, March 17, 2026 at 1:00 p.m.

All meetings held in the Government Center Cafeteria at 310 School Street, Bronson, FL.

# More Opportunities to Participate

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**Comprehensive Plan 2050  
Update  
Community Survey**

**Your input will directly inform policies  
on land use, springs  
protection, housing, transportation,  
economic development, and quality of  
life.**

**Survey ends January 31, 2026**



**SCAN ME!**

**For additional questions, please contact  
352-486-5198**



Levy County  
Florida

# THANK YOU!

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