



Levy County Comprehensive Plan Housing Element

Potential Amendments for Discussion – Jan 13, 2026

This document lays out a draft amended and restated Housing Element for Levy County, Florida based on data analysis conducted last year and community feedback gathered so far regarding Levy County's housing priorities. The purpose of laying out a draft at this early stage is to give participants in the January 13th workshop the necessary context to think comprehensively about their County's Housing Element, and to help them determine whether there are goals, objectives, or policies that they would add, remove, or amend.

GOALS, OBJECTIVES AND POLICIES

Goal: Develop housing programs through coordinated efforts by the public and private sector to maintain, improve, and promote an adequate supply of safe, affordable, and diverse housing options in areas served by infrastructure, ensuring housing availability for current and future residents while protecting the County's rural character and agricultural base.

Objective 1: Affordable and Diverse Housing

Provide multiple options for quality, safe, and affordable residential development to meet the needs of current and future residents, and households with special needs.

- **Policy 1.1 (Amended):** Designate an adequate amount of land for residential development in locations that efficiently use infrastructure and public services, specifically prioritizing infill development within designated Municipal Service Districts (MSDs) and established rural communities over expansion into agricultural lands.

Community Development Principles

- **Policy 1.2:** Promote the development of affordable housing by coordinating local community development plans with State and Federal housing plans and programs.
- **Policy 1.3:** Land development regulations will provide incentives for innovative development design and provisions for flexible housing design to promote residential development to meet a broad range of needs.
- **Policy 1.4 (Amended):** Zoning regulations will provide for a variety of housing types and needs, including conventional, modular and manufactured housing, duplex, triplex, and quadplex housing, multi-family housing, and accessory dwelling units (ADUs), and explore farm worker housing.

- **Policy 1.5:** Permitting and development regulations shall be continually reviewed and amended to eliminate excessive requirements, minimize private sector's costs, address special housing needs (i.e., foster homes, group homes) and enhance the efficiency of the development process.
- **Policy 1.6:** Levy County will continually review and develop standards and guidelines to enhance compatibility between residential and non-residential uses, and to preserve the character of neighborhoods and the community.
- **Policy 1.7:** Encourage the provision of appropriate indoor and outdoor recreation and community facilities in residential developments.
- **Policy 1.8:** Encourage developments which provide for innovative mixes of housing types and land uses, and efficient uses of space, energy and resources.
- **Policy 1.9 (Amended/Rewritten):** Promote the construction of Accessory Dwelling Units (ADUs) as a vital component of the affordable housing supply. The County shall allow ADUs by right on all owner-occupied single-family lots within Municipal Service Districts and Rural Residential land use categories, provided they meet health and safety standards and utility capacity exists, as a way to address the county's affordable housing initiative and to support intergenerational living and providing workforce rentals.
- **Policy 1.10 (New):** To facilitate gentle density and infill development, the County shall update land development regulations to allow duplexes, triplexes, and quadplexes by right in appropriate residential zoning districts within Municipal Service Districts (MSDs) where central water and/or sewer services are available and capacity exists, subject to dimensional standards that maintain neighborhood character.

Objective 2: Implementation of Housing Programs

Develop housing programs that coordinate public and private resources to supply affordable housing for current and future residents.

Program Development

- **Policy 2.1:** The County has established an Affordable Housing Advisory Committee (AHAC) to address affordable housing, redevelopment/neighborhood stabilization and the rehabilitation of historic and/or substandard housing program needs. The committee consists of public, private, and non-profit sector entities.

Funding

- **Policy 2.2:** The County will identify private and not-for-profit organizations, and funding alternatives available to assist in efforts to provide affordable housing.
- **Policy 2.3:** Increase local awareness of available local, state and federal housing assistance programs.

Inventory

- **Policy 2.4:** The County will develop a database to inventory public lands and identify public lands that are suitable for developing affordable housing.
- **Policy 2.5:** An inventory of substandard housing, with households eligible for housing assistance, will be established annually, with a priority ranking based on housing conditions.
- **Policy 2.6:** Support housing assistance programs for neighborhoods evidencing a need for revitalization including, but not limited to, the east Williston and Chiefland areas. Revitalization projects shall be implemented contingent upon available funding sources.

Objective 3: Very Low, Low, and Moderate-Income Housing (Amended)

Ensure an adequate supply of new housing is available for very low, low and moderate-income households and ensure adequate sites for affordable housing including, mobile and manufactured homes as well as gentle density options like ADUs and small-scale multi-family units.

State Housing Initiative Partnership (SHIP)

- **Policy 3.1:** Levy County will use the State Housing Initiative Partnership (SHIP) guidelines to improve the housing stock and provide housing for very low-, low-, and moderate-income households by administering services for purchase assistance, rehabilitation and repair, and emergency home repair for the elderly.
- **Policy 3.2:** Levy County land development regulations will allow flexibility in siting affordable housing for very low, low and moderate income housing, and special needs populations including, rural, farm worker and elderly households.

Affordable Housing Location Guidelines

- **Policy 3.3:** Very low, low and moderate housing and households with special needs will be encouraged in the following locations:
 - a. In locally identified "infill" areas where public facility capacity is available for residential development;
 - b. Locations that will reduce the need for automobile travel and provide employment opportunities, recreation and other personal services within walking distance;
 - c. Areas in close proximity to public facilities (i.e., fire, rescue, medical facilities) and community services (shopping, health care, schools, public transportation).

Development Incentives

- **Policy 3.4:** Use and continue to develop private sector incentives and requirements to provide affordable housing for large scale residential developments. At a minimum, the development will provide public facilities and supporting infrastructure in accordance

with those standards adopted in the Recreation and Open Space, Infrastructure and Transportation Circulation elements of this plan.

- **Policy 3.5:** Establish permitting procedures that streamline the development review process to minimize cost, reduce the overall process time, especially for affordable housing projects and gentle density infill projects.

Affordable Housing Standard

- **Policy 3.6:** The affordability index for housing will be adjusted annually for family size and income according to the U.S. Department of Housing and Urban Development published tables. Affordable housing is defined as monthly rents or monthly mortgage payments including taxes, insurance and utilities, that does not exceed 30 percent of the median adjusted gross annual income for the households indicated in section 420.004, Florida Statutes.
- **Policy 3.7:** Residential developments shall provide an adequate mix of affordable housing. Low income and moderate income housing, as part of large scale developments will be encouraged.

Objective 4: Substandard Housing

Reduce substandard housing by the year 2030 and enhance the quality of housing and environment in established neighborhoods.

Development Standards

- **Policy 4.1:** Levy County will promote safe and sanitary housing and discourage substandard conditions through the permitting process and enforcement of the Florida Building Code and land development Regulations.
- **Policy 4.2:** No substandard housing units may be occupied, until upgraded to meet all Standard Housing Code requirements.
- **Policy 4.3:** Contractors engaged in residential repairs or new construction will be licensed and/or regulated, according to local ordinances, as a means of protecting the public health, safety and general welfare.

Rehabilitation and Demolition

- **Policy 4.4:** Levy County will coordinate rehabilitation and/or demolition programs with the North Central Florida Regional Housing Authority to further efforts to eliminate substandard housing based on principles of relocation (no displacement until decent, safe, affordable replacement housing is available) and rehabilitation (meeting Florida Housing Code criteria).

Funding

- **Policy 4.5:** Levy County will pursue federal, state or locally developed subsidy programs to assist in the elimination of substandard housing.

Relocation Housing

- **Policy 4.6:** Levy County shall provide relocation assistance for residents displaced as a result of government activities and by natural events.
 - **Policy 4.7:** Levy County land development regulations shall establish relocation requirements and standards. Each household displaced by government action or by a natural event shall be provided with at least one relocation choice.
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Objective 5: Licensed Group Homes and Foster Care Facilities

Ensure adequate sites for group homes and foster care facilities licensed or funded by the Florida Department of Health in appropriate residential areas to meet the needs of the residents.

- **Policy 5.1:** Group homes and foster care facilities are defined as Community Residential Homes, consistent with Chapter 419, Florida Statutes and will be allowed in all residentially zoned districts.

Community Residential Homes

- **Policy 5.2:** Community Residential Home siting guidelines will allow as provided in Ch. 419, F.S.
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Objective 6: Historic and Significant Housing

Identify, conserve and rehabilitate historically significant buildings and districts that contribute to the heritage and architectural character of the County.

- **Policy 6.1:** Use the Florida Master Site File inventory to identify historic and archeological sites and provide technical assistance to promote the nomination of these sites for listing on the national register.

Historic Resource Protection

- **Policy 6.2:** Historic and archeological sites will be identified as Environmentally Sensitive Lands and will be protected from the adverse impact of development through provisions in the Levy County land development regulations.

Rehabilitation and Adaptive Reuse

- **Policy 6.3:** The County will promote the preservation of historic structures through housing rehabilitation and readaptive uses. Technical assistance and information will be provided for applications to use state and federal assistance programs. Alternative uses may include, but are not limited to, commercial, recreational, or tourism related activities.
- **Policy 6.4:** The County will pursue funding to survey and assess historical and archeological resources.

Objective 7: Growth Management and Rural Protection (New)

Direct new housing growth to areas with existing infrastructure to protect agricultural lands and prevent rural sprawl.

- **Policy 7.1: (New)** The County shall enforce a growth boundary outside of designated Municipal Service Districts (MSDs) and established rural settlements. Residential development greater than 1 unit per 10 acres shall be prohibited outside these boundaries to preserve the County's agricultural base.
- **Policy 7.2: (New)** Infrastructure upgrades shall be prioritized over infrastructure expansions, specifically central water and sewer lines, and shall be prioritized for infill development within existing MSDs and shall not be extended into lands designated as Agricultural/Rural Residential or Forestry/Rural Residential unless necessary to address a documented public health hazard.
- **Policy 7.3: (New)** To support the agricultural workforce, the County shall explore incentives for on-farm workforce housing that is accessory to active agricultural operations, ensuring that such housing remains affordable and available to the local workforce.