



HOUSING ELEMENT

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Goal:

~~Develop housing programs through coordinated efforts by the public and private sector, to maintain, improve and promote an adequate supply of safe and affordable housing in areas served by infrastructure to meet the current and projected needs of the County.~~

Develop and maintain housing policies, programs, and partnerships through coordinated public, private, nonprofit, and intergovernmental efforts to provide an adequate supply of safe, decent, attainable, and affordable housing for current and future residents, including very low, low, moderate-income, workforce, senior, farmworker, and special needs households, in locations that are compatible with Levy County's rural character and efficiently served by existing or planned infrastructure, public facilities, and services.

Objective 1: ~~Affordable Housing~~ Housing Choice, Affordability, and Community Development

~~Provide multiple options for quality, safe, and affordable residential development to meet the needs of~~



~~current and future residents, and households with special needs.~~

Provide multiple options for quality, safe, attainable, and affordable residential development to meet the needs of current and future residents, including households with special needs, senior households, workforce households, young families, farmworker households, and residents seeking housing types other than conventional single-family detached housing.

~~**Policy 1.1** Designate an adequate amount of land for residential development in locations that efficiently use infrastructure and public services. Provisions for infrastructure to serve residential development shall be consistent with standards and guidelines in the Infrastructure and Transportation Circulation Elements.~~

Policy 1.1 Designate an adequate amount of land for residential development in locations that efficiently use existing or planned infrastructure, public facilities, and services. Residential development should be directed toward municipalities, Municipal Service Districts, Joint Planning Areas, Rural Commercial Nodes (where appropriate), and other areas designated by the Comprehensive Plan where adequate transportation, drainage, potable water, wastewater, schools, emergency services, and other public facilities are available or planned.

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 1.3 Land development regulations should provide flexibility and, where appropriate, incentives for innovative residential design, conservation design, missing-middle housing, accessory dwelling units, manufactured housing, senior housing, farmworker housing, and other housing types that meet a broad range of household needs while remaining compatible with surrounding neighborhoods, rural lands, agricultural operations, and conservation areas.

~~**Policy 1.4** Zoning regulations will provide for a variety of housing types and needs, including conventional, modular and manufactured housing, duplex-triplex housing, accessory dwelling units, and explore farm worker housing.~~

Policy 1.4 Zoning and land development regulations will provide for a variety of housing types and needs, including conventional single-family homes, modular homes, manufactured housing, mobile home parks and subdivisions where appropriate, duplexes, triplexes, quadplexes, townhomes, cottage housing, accessory dwelling units, senior housing, farmworker housing, and other missing-middle housing forms where consistent with the Future Land Use Element and available public facilities.

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 Continue to offer flexible housing options such as accessory dwelling units (ADU)



that meet minimum criteria, as a way to address the county's affordable housing initiative.

Policy 1.10 The County should encourage missing-middle housing types, including duplexes, triplexes, quadplexes, townhomes, cottage courts, courtyard housing, accessory dwelling units, and small-scale multifamily buildings, in appropriate locations where such housing is compatible with surrounding development and supported by adequate infrastructure and public facilities.

Policy 1.11 The County should encourage housing opportunities near employment, schools, health care, civic uses, commercial services, parks, and other community facilities in order to reduce household transportation costs, support aging in place, improve access to services, and make efficient use of public infrastructure.

Policy 1.12 New residential development will be planned and designed in a manner that respects Levy County's rural character, protects agricultural and forestry operations from incompatible encroachment, avoids environmentally sensitive lands where feasible, and provides appropriate transitions, buffers, access management, and site design features where adjacent to rural residential, agricultural, forestry, or conservation lands.

Objective 2: ~~Implementation of Housing Programs~~ Implementation of Housing Programs, Partnerships, and Funding

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

Develop and maintain housing programs, partnerships, inventories, and funding strategies that coordinate public, private, nonprofit, regional, state, and federal resources to support attainable and affordable housing, rehabilitation, disaster recovery, neighborhood stabilization, and housing choice 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 programs needs. The committee consists of public, private and non-profit sectors entities.~~

Policy 2.1 The County will continue to use the Affordable Housing Advisory Committee (AHAC), consistent with applicable state law, to evaluate affordable housing needs, SHIP implementation, regulatory incentives, opportunities for redevelopment and neighborhood stabilization, rehabilitation of substandard housing, housing for special-needs populations, and strategies to reduce barriers to attainable and affordable housing. The committee should include representation from public, private, nonprofit, housing, development, and community interests, as required or encouraged by applicable law.

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 2.4 The County shall maintain an inventory of County-owned public lands and evaluate whether any such lands may be appropriate for affordable housing, attainable housing, public-private partnerships, community facilities, conservation, recreation, infrastructure, or other public purposes. Evaluation of public lands for housing shall consider location, infrastructure availability, environmental constraints, access, compatibility, and consistency with the Comprehensive Plan.

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.

Policy 2.7 The County should coordinate with municipalities, the Levy County School Board, housing authorities, nonprofit housing providers, faith-based organizations, private developers, regional agencies, and state and federal housing programs to identify opportunities for affordable housing, workforce housing, senior housing, rehabilitation, disaster recovery housing, and neighborhood stabilization.

Policy 2.8 The County should support housing rehabilitation, repair, elevation, replacement, relocation, mitigation, and disaster recovery programs that improve the safety and resilience of housing affected by flooding, storm surge, wind, wildfire, or other natural hazards, with priority given to vulnerable households and areas with documented housing damage or risk.

Objective 3: ~~Very Low, Low and Moderate Housing~~ Very Low, Low, Moderate, Workforce, Senior, and Special Needs Housing

~~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 accessory dwelling units (ADU).~~

Ensure an adequate supply of housing opportunities is available for very low, low, moderate-income, workforce, senior, farmworker, and special needs households, including adequate sites for affordable housing, manufactured housing, accessory dwelling units, missing-middle housing, and other housing types consistent with the Future Land Use Element.

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:

- a. Purchase assistance;
- b. Rehabilitation and repair;
- c. 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.~~

Policy 3.2 Levy County land development regulations should allow flexibility in siting affordable housing for very low, low, moderate-income, workforce, senior, farmworker, and special needs households in locations that are compatible with surrounding land uses and supported by adequate public facilities and services.

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).
- d. Municipalities, Municipal Service Districts, Joint Planning Areas, or other areas where central water, wastewater, transportation access, schools, emergency services, and other public facilities are available or planned;
- e. Locations that support redevelopment, neighborhood stabilization, rehabilitation of existing housing, or adaptive reuse of existing buildings where consistent with applicable codes and the Future Land Use Element; and
- f. Areas where affordable, attainable, senior, or workforce housing can be provided without contributing to scattered rural development, inefficient infrastructure extensions, or adverse impacts to agricultural, forestry, conservation, or environmentally sensitive lands.

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 services at the level of service standard established in the 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.

Affordable Housing Standard

Policy 3.7 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~~ do not exceed 30 percent of the median adjusted gross annual income for the households indicated.

Policy 3.8 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.

Policy 3.9 The County should consider housing cost burden, renter cost burden, senior household needs, household income trends, and local wage conditions when evaluating housing programs, funding priorities, updates to land development regulations, and future housing policy amendments.

Policy 3.10 The County should support attainable and workforce housing opportunities for households employed in local and regional industries, including agriculture, forestry, aquaculture, education, health care, public safety, construction, hospitality, retail, government, and the service sector.

Policy 3.11 The County should encourage housing options that enable older residents to age in place, including accessory dwelling units, smaller homes, senior housing, accessible housing design, housing near services, and rehabilitation programs that improve safety, accessibility, energy efficiency, and long-term housing stability.

**Objective 4: Live Local Act and State Affordable Housing Coordination**

The County shall maintain housing policies, procedures, and land development regulations that are consistent with applicable state affordable housing requirements, including the Live Local Act and Section 125.01055, Florida Statutes, while coordinating affordable housing proposals with public facility capacity, transportation access, environmental protection, school capacity, compatibility, and the Future Land Use Element.

Policy 4.1 The County shall review and process qualifying affordable housing, multifamily, and mixed-use residential proposals in accordance with applicable provisions of Section 125.01055, Florida Statutes, and other applicable state law.

Policy 4.2 Where multifamily or mixed-use residential development is proposed on lands subject to the Live Local Act or other applicable state affordable housing provisions, the County shall coordinate the review of the proposal with the applicable requirements for affordability, the duration of affordability, public facilities, transportation access, drainage, water, wastewater, schools, environmental protection, compatibility, and development standards authorized by state law.

Policy 4.3 The County should maintain clear administrative procedures for reviewing affordable housing proposals submitted pursuant to the Live Local Act or other state affordable housing provisions, including procedures for determining statutory eligibility, affordability commitments, review criteria, public facility coordination, and consistency with applicable state law.

Policy 4.4 Because state affordable housing requirements may preempt or limit certain local land use regulations, the County should obtain County Attorney review before adopting or applying local standards that affect qualifying affordable housing proposals under the Live Local Act or other applicable state affordable housing laws.

Objective 4 5:Substandard Housing

~~Reduce substandard housing by the year 2025 to no more than 400 dwelling units and enhance the quality of housing and environment in established neighborhoods.~~

Reduce substandard housing conditions, improve housing safety and resilience, and enhance the quality of housing and neighborhood environments in established communities through code enforcement, rehabilitation, demolition where necessary, disaster recovery, relocation assistance, and coordination with housing assistance programs.

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 5.1 Levy County shall promote safe, sanitary, resilient, and energy-efficient housing and discourage substandard housing conditions through the permitting process, enforcement of the Florida Building Code, land development regulations, housing rehabilitation programs, and coordination with state and federal housing assistance programs.

Policy 4 5.2 No substandard housing units may be occupied until upgraded to meet all Standard Housing Code requirements.

Policy 4 5.3 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 5.4 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 the following principles:

- Relocation: No household will be displaced until decent, safe, affordable replacement housing is available.
- Rehabilitation: All improvements shall meet the adopted Florida Housing Code criteria for materials and construction methods.

Funding

Policy 4 5.5 Levy County will pursue federal, state, or locally developed subsidy programs to assist in the elimination of substandard housing.

Relocation Housing

Policy 4 5.6 Levy County shall provide relocation assistance for residents displaced as a result of government activities and by natural events.

Policy 4 5.7 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 housing opportunity.

Policy 5.8 Housing rehabilitation programs should encourage improvements that enhance safety, accessibility, energy efficiency, wind resistance, flood resilience, wildfire mitigation, and long-term housing stability, particularly for very low-, low-, and moderate-income households, seniors, people with disabilities, and other vulnerable households.

Objective 5 6: ~~Licensed Group Homes and Foster Care Facilities~~ Community Residential Homes, Foster Care Facilities, and Special Needs Housing

~~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.~~

Ensure adequate sites for community residential homes, foster care facilities, and special needs housing in appropriate residential areas to meet the needs of residents while maintaining consistency with applicable state law, neighborhood compatibility, accessibility, and fair housing requirements.

Policy 5 6.1 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 6.2 Community Residential Home siting guidelines will allow as provided in Ch. 419, F.S.

Policy 6.3 The County shall support housing opportunities for persons with disabilities, older adults, foster care residents, and other special-needs populations through land development regulations and housing programs that promote accessibility, reasonable accommodation, fair housing, and a



barrier-free environment, consistent with applicable law.

Objective 6 ~~7~~: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 ~~7~~.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 ~~7~~.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 7.3 The County will promote the preservation of historic structures through housing rehabilitation, adaptive reuse, disaster recovery assistance, and technical support for state and federal preservation and housing programs. Alternative uses may include, but are not limited to, residential, commercial, recreational, civic, cultural, or tourism-related activities, provided they are compatible with the historic character of the structure and its surrounding area.

~~**Policy 6.4**~~ **Policy 7.4** The County will pursue funding to survey and assess historical and archeological resources.

Optional Objective 8 Moderate Density Residential and Missing-Middle Housing

Use only if the County adopts the MDR-10 or similar Moderate Density Residential category in the Future Land Use Element.

If the County adopts a Moderate Density Residential or MDR-10 Future Land Use category, the County shall use that category as a limited, criteria-based housing tool to expand attainable, workforce, senior, and missing-middle housing opportunities in appropriate locations within Municipal Service Districts or other designated urban service areas where adequate public facilities, infrastructure, environmental suitability, and compatibility are demonstrated.

Optional Policy 8.1 If adopted, the MDR-10 category should support low-rise missing-middle housing types, including duplexes, triplexes, quadplexes, townhomes, cottage courts, courtyard housing, small-scale multifamily buildings, senior housing, and accessory dwelling units where otherwise permitted, without creating a broad entitlement to higher-density residential development throughout the County.

Optional Policy 8.2 MDR-10 housing should be directed to appropriate locations within Municipal Service Districts, Joint Planning Areas, or other designated urban service areas that have or are planned to have central water, wastewater, transportation access, emergency services, schools, drainage, and other public facilities.



Optional Policy 8.3 MDR-10 development should provide appropriate transitions, setbacks, buffering, building height controls, open space, stormwater design, lighting controls, and access management when adjacent to rural residential, agricultural, forestry, conservation, or environmentally sensitive lands.

Optional Policy 8.4 The adoption of an MDR-10 or similar missing-middle housing category shall not be construed as a broad upzoning of all lands within a Municipal Service District. The category should be applied through site-specific Future Land Use Map amendments that are consistent with the Future Land Use Element, Housing Element, Infrastructure Element, Conservation Element, and adopted land development regulations.

Optional Policy 8.5 The County should encourage MDR-10 developments to include attainable, workforce, senior, or income-restricted housing units through voluntary incentives, public-private partnerships, grant programs, infrastructure coordination, or other mechanisms authorized by law.