



HOUSING

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IV. GOALS, OBJECTIVES, AND POLICIES

Goal HOU-1: GOAL #1 — Housing

Ensure the availability and maintenance of ~~Provide~~ a variety of decent, safe, ~~and~~ sanitary, and affordable housing in suitable neighborhoods to meet the needs of the present and future residents of Citrus County.

Objective HOU-1.1: Housing Supply

Through the future land use map and the land development code, Citrus County shall encourage a range of housing types to provide housing for all income and age ranges.

Policy HOU-1.1.1: Infill

Citrus County shall use the Future Land Use Map (FLUM) designations to encourage infill that will assist in providing housing variety to meet a range of housing needs to support the use of existing infrastructure and discourage sprawl.

Policy HOU-1.1.2: Coordination of Residential Development

Residential development shall be coordinated with existing and planned community services and infrastructure. Through the Development Review process, Citrus County shall encourage innovative development approaches through the Land Development Code, such as clustered development, traditional neighborhood development, compact development, low impact design, and other sustainable development practices, strategies, and techniques.

Policy HOU-1.1.3: Land Development Code

Citrus County shall maintain a Land Development Code that allows for a variety of lot sizes, densities, and housing types, including single-family, multi-family, accessory dwelling units, manufactured, and mobile homes.

Information System

Objective 1.1

A database for future development decision making shall be maintained. This can be accomplished by updating the housing data yearly in accordance with Florida Statute 163.3177. [NO LONGER REQUIRED. HOWEVER, THIS INFORMATION IS COLLECTED BY THE COUNTY AND REFLECTED IN THE DATA & ANALYSIS.]

Policy 1.1.1

A structural housing condition survey shall be conducted at least once every five years. [REMOVED AS DIRECTED BY STAFF]

Policy HOU-1.1.4: ~~Policy 1.1.2~~—Required Permits List

The Citrus County Building Division shall ~~maintain~~ ~~make available to the public~~ a list of activities that require permits for building and/or remodeling, along with the costs of those permits.

Objective HOU-1.2: ~~Objective 1.2~~Protection of Historically Significant Housing

~~Citrus County contains historically significant housing. To preserve the integrity of this system, the County~~ Citrus County Land Development Code (LDC) shall contain provisions to protect and preserve all historically significant housing units.

Policy HOU-1.2.1: ~~Policy 1.2.1~~—State Master Site File Submission

Submittal for inclusion of historically significant housing in the ~~State~~ Florida Master Site File for Citrus County shall be an on-going procedure as housing structures meet parameters of historic designation.

Policy HOU-1.2.2: ~~Policy 1.2.2~~—Historic Preservation Grant Application Coordination

Grant applications for historic preservation activities shall be coordinated with the Citrus County Office of Historical Resources, the Citrus County Historical Resources Advisory Board (HRAB), and appropriate federal, regional, state, and local agencies.

Policy HOU-1.2.3: ~~Policy 1.2.3~~—Historical Preservation

Agencies and/or committees reviewing developments plans and applications ~~for Development of Regional Impact (DRI)~~ shall be encouraged to emphasize historical preservation. ~~DRI~~ Projects shall be required to identify and protect historically significant resources.

Policy HOU-1.2.4: Historical and Archaeological Site Identification

~~Citrus County shall actively coordinate with the Florida Department of State, Division of Historical Resources, to further the identification and classification of historical/archaeological sites in Citrus County.~~

Objective HOU-1.3: ~~Efforts to~~Encourage Decent, Safe, and Affordable Housing

Increase the supply of safe, affordable, and sanitary housing for very low, low, and moderate-income households, as this will improve the health of the citizens of Citrus County. Dwelling types may consist of mobile homes, apartments, townhomes, duplexes, and detached single-family homes.

Policy HOU-1.3.1: ~~Policy 1.3.1~~ Allowance of Denser Housing

Mobile homes, multifamily units, and higher density housing may be allowed in areas throughout ~~the County~~Citrus County in accordance with the Land Development Code Atlas (LDC) and the Future Land Use Map (FLUM) except where otherwise prohibited by the Comprehensive Plan, such as the Coastal High Hazard Area.

Policy HOU-1.3.2: ~~Policy 1.3.2~~ Housing Projects

The Division of Housing Services shall continue to expand the following projects:

- 1) ~~_____~~ Department of Housing and Urban Development (HUD) ~~Section 8 rental assistance funds~~Housing Choice Voucher Program
~~_____~~ Loan assistance and/or education for first time, low income home buyers
- 2) ~~_____~~ Home repair programs for very low, low, and moderate income families
- 3) ~~_____~~ State Housing Initiatives Partnership Program (SHIP) to preserve homeownership
- 4) ~~_____~~ Other housing programs available from local, state, and federal sources as recommended by the Affordable Housing Advisory Committee (AHAC) and approved by the Board of County Commissioners (BCC)

Policy HOU-1.3.3: ~~Policy 1.3.3~~ Equitable Distribution of Housing

Citrus County shall encourage an equitable distribution of all housing opportunity for all housing types and all economic levels. Affordable housing, including workforce housing, shall not be forced into certain areas of ~~the county~~Citrus County, rather, it shall be permitted in all residential land use districts.

Infrastructure shall be provided in accordance with the ~~Capital~~Improvements ~~Element~~Chapter and coordinated with the Planned Service Area (PSA) identified on the ~~FLUM~~.

Policy HOU-1.3.4: ~~Policy 1.3.4~~ Public Private Partnerships

Citrus County shall encourage public-private partnerships to maximize the creation of affordable housing.

Policy HOU-1.3.5: ~~Policy 1.3.5~~ Housing Non-Profit Support

The Division of Housing Services and the Land Development Division ~~witt~~shall continue to support community-based non-profit organizations including, but not limited to, Habitat for Humanity in their efforts to provide adequate housing at a cost affordable to low-income residents.

Policy HOU-1.3.6: ~~Policy 1.3.6~~ State Housing Initiatives Partnership Program

~~The County~~Citrus County shall continue to participate in the State Housing Initiatives Partnership Program as specified in the 1992 William Sadowski Affordable Housing Act.

Policy HOU-1.3.7: ~~Prepare an~~ Affordable Housing Plan

~~Citrus County shall maintain~~Conduct a detailed professional analysis to measure projected affordable housing needs, assess the social and economic costs of not providing for this need, and provide an economic analysis to justify proposed affordable housing programs.

~~Linkage Fees. Consider adoption of "commercial linkage fees" on non-residential development to help fund a Local Housing Trust Fund to assist in the construction of lower-cost homes, including rental development.~~ [DELETED AS DIRECTED BY STAFF]

Inclusionary Housing Regulation

~~Consider adoption of standards in the LDC for inclusionary housing, with the intent of increasing the supply of affordable housing. Such regulations should require either that all residential development contain an affordable housing component, or pay a fee in lieu of to a fund. The requirements could be either mandatory or incentive-based.~~ [REMOVED AS DIRECTED BY STAFF]

Policy HOU-1.3.8: Local Housing Trust Fund

~~Citrus County shall c~~Create a Local Housing Trust Fund to be used for rehabilitation of existing homes, down payment assistance, payment of impact fees, rental development, assistance to affordable housing providers, and other affordable housing needs.

Policy HOU-1.3.9: Community Land Trusts

~~The County~~Citrus County shall encourage non-profit organizations to create and manage Community Land Trusts to make home ownership more affordable and to provide long-term affordability.

Policy HOU-1.3.10: ~~Townhouse/Attached~~Missing Middle Housing

~~Citrus County shall e~~Encourage the development of well-planned, attractive and functional ~~townhouse/attached~~missing middle housing, ~~such as townhouse,~~

duplexes, triplexes, cottage courts, apartment houses, or live-work units including owner and rental units, located near jobs, shopping, and medical facilities.

Policy HOU-1.3.11: Infill Areas

The CountyCitrus County shall research parcels of land within the PSA that are suitable for potential development of affordable housing. Using this information, ~~the~~ CountyCitrus County shall consider adoption of a map showing specific affordable housing infill target areas where affordable housing is encouraged. Special incentives such as density bonus shall be considered to encourage development of affordable housing in these areas.

Policy HOU-1.3.12: ~~Policy 1.3.7~~Local Affordable Housing Strategy

To meet existing and future affordable housing needs, ~~the CountyCitrus County~~ shall ~~pursue an effective local affordable housing strategy in accordance with Florida Statutes Chapter 125.379.~~ consider housing policies identified in AHAC's Local Affordable Housing Incentives Implementation Report which include expedited review, reduction or waiver of impact fees, and density bonuses.

Policy HOU-1.3.13: Workforce Housing

Citrus County shall explore strategies to incentivize the development of workforce housing, including but not limited to increased residential densities, reduced parking requirements, expedited permitting, and other zoning or regulatory incentives that support housing for very low, low, and moderate-income households.

Policy HOU-1.3.14: Interagency Partnership

Citrus County shall continue to support cooperative and partnership activities among local governments, the private sector, and non-profit organizations to provide housing assistance to meet the needs of very-low, low, and moderate income households.

Policy HOU-1.3.15: Accessory Dwelling Units

Citrus County shall continue to promote accessory dwelling units (ADUs) as a housing option that expands the availability of affordable, workforce, multigenerational, and age-friendly housing while maintaining the character of established residential neighborhoods.

Policy HOU-1.3.16: Pre-approved ADU Building Plans

County should consider developing a library of pre-approved ADU building plans in order to streamline reviews and reduce permitting costs.

Objective HOU-1.4: Objective 1.4——Efforts to Encourage Housing for Households with Special Needs Specific Populations

~~Citrus County shall continue to Support efforts to p~~provide adequate sites for assisted living facilities, foster care homes, group homes, senior housing, and other similar facilities for households with special needs. This shall include the special needs for the aging population regarding mobility and health care.

Policy HOU-1.4.1: Policy 1.4.1 Group and Foster Homes

Group and foster homes shall be allowed by permitted use or special provisions in a variety of land use districts throughout ~~the County~~ Citrus County.

Policy HOU-1.4.2: Policy 1.4.2 Support of Special Needs Facilities

Recognizing that the Department of Children and Families and the Agency for Health Care Administration are responsible for monitoring and licensing assisted living facilities, foster care homes, group homes, and similar facilities, the Citrus County Land Development Code will continue to support the inclusion of these facilities throughout the community, as provided in Chapter 419, Florida Statutes.

Policy HOU-1.4.3: Policy 1.4.3 Siting of Group Homes

~~The County~~ Citrus County shall maintain non-discriminatory standards and criteria addressing the location of group homes.

Policy HOU-1.4.4: Policy 1.4.4 Technical Funding Assistance

~~The County~~ Citrus County shall provide technical assistance and assistance in securing funding for the establishment of small non-treatment based group homes.

Policy HOU-1.4.5: Policy 1.4.5 Location Criteria

Citrus County shall maintain land development code regulations and periodically evaluate criteria for the location of housing for the elderly, individuals with disabilities (physical or mental), and institutional housing within Sites for group homes/foster care facilities will be approved in areas with residential character to meet the needs the population requiring such housing. ~~Locational criteria are provided in the LDC and includes including~~ health, recreation, shopping, and employment facilities.

Policy HOU-1.4.6: ~~Policy 1.4.6~~ Provision of Adequate Sites and Infrastructure

The ~~Citrus County~~ Department of ~~Growth Management Planning and Development~~ shall monitor the development and distribution of group homes and residential care facilities to ensure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided.

Policy HOU-1.4.7: Partnerships

~~Citrus County shall seek opportunities to partner with public, private, and non-profit organizations to address housing needs through funding, technical assistance, and program delivery.~~

Policy HOU-1.4.8: Senior Housing Development

~~Citrus County shall encourage multifamily housing and mixed-use development where housing, shopping, recreation, medical, and other services and facilities are in close proximity, allowing senior citizens to perform needed and desired daily activities without the need to own an automobile or to drive to a destination.~~

Policy HOU-1.4.9: Aging in Place

~~Citrus County shall encourage community development patterns that enable seniors to live in their own homes and communities safely through universal design principles and proximity to essential services.~~

Policy HOU-1.4.10: LDC Assessment

~~Citrus County shall periodically evaluate demographic trends and housing needs to determine whether additional or revised land development code amendments are needed to address the housing needs of its aging population.~~

Objective HOU-1.5: ~~Objective 1.5~~ Quality of Housing Quality: Elimination of Substandard Housing

Continue to develop programs to conserve, improve, and extend the useful life, both structurally and aesthetically, of the existing housing stock to preserve the quality of neighborhoods ~~and reduce the amount of dilapidated homes.~~

Policy HOU-1.5.1: ~~Policy 1.5.1~~ Federal and State Funding Applications

~~The County~~ ~~Citrus County~~ shall apply for federal and state funding, or otherwise provide local funds, for the demolition and/or rehabilitation of substandard housing.

~~Policy 1.5.2—Building permits will not be issued for proposed construction which is not in conformance with the requirements and guidelines of the County LDC.~~

~~Policy 1.5.3—Contractors and subcontractors shall be required to maintain a State or County Certificate of Competency. The names of such persons will be listed with the Building Division and made available to the public.~~ [REMOVED AS DIRECTED BY STAFF]

~~— Policy 1.5.4 —~~

~~The County shall encourage representatives of the building industry and educational institutions to offer on-the-job training courses for contractors and subcontractors.~~ [MOVED TO ECON DEV]

~~Policy HOU-1.5.2: Policy 1.5.5—Housing Quality Standards~~

~~Citrus County shall maintain and implement standards for housing quality through the enforcement of the Florida All housing units shall be constructed in accordance with all Building Codes and coordination with Code Enforcement.~~

~~Policy 1.5.6—All new housing units shall receive inspection approval prior to the issuance of a Certificate of Occupancy.~~

[REMOVED FLU 17.12.1 AS DIRECTED BY STAFF]

~~Policy HOU-1.5.3: Local Housing Assistance Plan~~

~~Citrus County shall establish a code enforcement program tied to housing assistance grants and low interest loans in blighted neighborhoods.~~

[REMOVED FLU 17.12.1 AS DIRECTED BY STAFF]

~~Objective HOU-1.6: Objective 1.6—Implementation of Housing Delivery Process—Program Evaluation~~

~~The County shall assure Ensure the efficient implementation of Housing Delivery through continuous monitoring and evaluation of its housing programs.~~

~~Policy HOU-1.6.1: Policy 1.6.1—Periodic Housing Delivery Reports~~

The Division of Housing Services, along with the Affordable Housing Advisory Committee, shall submit ~~periodic~~ yearly reports to the BCC recommending changes and improvements to the Housing Delivery process.

~~— Policy 1.6.2 —~~

~~The County's Housing Assistance Plan shall be evaluated and updated at least once every three years.~~ [REMOVED AS DIRECTED BY STAFF]

Objective HOU-1.7: ~~Objective 1.7~~ — ~~Relocation~~ Housing Relocation

Ensure Residents displaced by programs for which federal or federal-aid funds are used ~~to~~will be relocated in accordance with **Section 421.55, F.S.**

Policy HOU-1.7.1: ~~Policy 1.7.1~~ — Housing for Displaced Individuals

~~The County~~Citrus County shall~~will~~ provide decent, safe, standard housing to persons displaced through programs for which federal funds or federal-aid funds are used.

Objective HOU-1.8: ~~Objective 1.8~~ — Energy Efficiency

Citrus County shall ~~p~~Promote energy efficiency in the design and construction of new housing and encourage the use of renewable energy resources.

Policy HOU-1.8.1: ~~Policy 1.8.1~~ — Sustainable Development Practices

Citrus County shall ~~e~~Enhance the energy efficiency of housing in Citrus County through resource efficient green building and sustainable development practices.

Policy HOU-1.8.2: ~~Policy 1.8.2~~ — Landscaping Location

Citrus County shall ~~e~~Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapotranspiration and shade.

Policy HOU-1.8.3: ~~Policy 1.8.3~~ — Florida Friendly Landscaping

Citrus County shall ~~m~~Maximize natural areas and assets and incorporate Florida Friendly landscaping into development projects to reduce energy and water consumption.

Policy HOU-1.8.4: Construction Standards

Citrus County shall encourage the use of cost-effective construction practices that improve energy performance, including standards consistent with the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system or other high-performance building rating systems recognized by the State.

Policy HOU-1.8.5: ~~Florida Residential Retrofit Program~~

Citrus County shall promote participation in the My Safe Florida Home Program or similar efforts to improve energy efficiency in older homes.

Objective HOU-1.9: Objective 1.9 — Persons Experiencing Homelessness

Promote and implement programs to address the housing needs of ~~the County~~ persons experiencing homelessness in Citrus County's homeless population.

Policy HOU-1.9.1: Policy 1.9.1 — State and Federal Program Participation

~~The County~~ Citrus County shall continue to participate in State and Federal programs to address the needs of persons experiencing the homelessness.

Policy HOU-1.9.2: Policy 1.9.2 — Mid Florida Homeless Coalition

The Division of Housing Services shall actively maintain membership in the Mid Florida Homeless Coalition for ~~the assisting persons experiencing H~~homelessness.

Policy 1.9.3

~~The Division of Housing Services shall work with the Mid Florida Homeless Coalition for the Homeless to conduct "point-in-time" surveys to assess the size and needs of the homeless population.~~ [REMOVED AS DIRECTED BY STAFF]

Policy 1.9.4

~~The Division of Housing Services shall work with the Mid Florida Homeless Coalition to implement its 10-year plan to end homelessness.~~ [REMOVE AS DIRECTED BY STAFF]

Policy HOU-1.9.3: Policy 1.9.5 — State and Federal Funding

~~The County~~ Citrus County shall continue to seek state and federal sources of funding, including funds available under Every Student Succeeds Act (ESSA) Title IV of the Stewart B. McKinney Homeless Assistance Act.