

Here is a **redline draft update** of the Citrus County Housing Element. Strikeouts ( ) show deletions of outdated language; underlines ( ) show proposed new/updated Inspire-style language based on Sumter's plan, recent Florida law, and public input.

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## # Housing Element – Redline Draft Update (Citrus County)

### **GOAL #1**

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

Provide a diverse supply of safe, sanitary, and attainable housing in compatible, complete neighborhoods that meet the needs of present and future Citrus County residents without sacrificing community character or overburdening infrastructure.

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### ### 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.

Maintain a dynamic housing data and monitoring system consistent with §163.3177, F.S., including annual updates and reporting to the BOCC.

#### - **Policy 1.1.1**

A structural housing condition survey shall be conducted at least once every five years.

Conduct a comprehensive housing condition and affordability survey at least once every five years, including cost-burden, workforce needs, and missing-middle supply.

#### - **Policy 1.1.2**

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

Publish an annual Housing Dashboard tracking housing mix, affordability, permits, demolitions, and cost-burden metrics. Continue public access to building permit requirements and fees.

- Policy 1.1.3 Coordinate with the Florida Housing Data Clearinghouse, regional partners, and MPO forecasts to ensure alignment with 10- and 20-year planning periods.

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### ### Protection of Historically Significant Housing

#### **Objective 1.2**

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

significant housing units.

Preserve historic and cultural housing resources that contribute to Citrus County's character through LDC provisions, grants, and development review.

- \*\*Policy 1.2.1\*\* Continue submittal for inclusion of historically significant housing in the State Master Site File.

- \*\*Policy 1.2.2\*\* Continue coordination with HRAB and state/federal agencies for historic preservation funding.

- \*\*Policy 1.2.3\*\* Agencies reviewing DRI projects shall emphasize historic preservation.

Require large-scale developments to identify, evaluate, and mitigate impacts to historic housing resources.

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### ### Affordable, Workforce, and Diverse Housing

#### \*\*Objective 1.3\*\*

Increase the supply of safe, affordable, and sanitary housing for very low-, low, and moderate-income households.

Expand the supply and equitable distribution of affordable, workforce, and mixed-income housing while ensuring growth is paced with infrastructure and compatible with existing neighborhoods.

- \*\*Policy 1.3.1\*\* Mobile homes, multifamily units, and higher density housing may be allowed...

Permit higher-density and multifamily housing in Urban Centers, Mixed-Use Corridors, and Planned Service Areas; prohibit siting in Coastal High Hazard Areas.

- \*\*Policy 1.3.2\*\* The Division of Housing Services shall continue to expand HUD, loan assistance, and home repair programs.

Continue and expand partnerships with HUD, SHIP, Habitat for Humanity, and nonprofits to provide rental assistance, homebuyer support, and home repair.

- \*\*Policy 1.3.3\*\* Citrus County shall encourage an equitable distribution... Affordable housing shall not be forced into certain areas...

Encourage equitable distribution of affordable/workforce housing countywide; require infrastructure concurrency per the Capital Improvements Element.

- \*\*Policy 1.3.4\*\* Encourage public-private partnerships for affordable housing.

- \*\*Policy 1.3.5\*\* Continue supporting nonprofit housing providers (e.g., Habitat for Humanity).

- \*\*Policy 1.3.6\*\* The County shall continue to participate in the SHIP Program.

Continue to participate in SHIP and related state/federal programs, including annual AHAC review of incentive strategies under §420.9076, F.S.

- \*\*Policy 1.3.7 (expanded)\*\*

Establish a Local Housing Trust Fund; consider linkage fees, inclusionary housing provisions, and fee-in-lieu programs. Provide density bonuses and incentives for infill development inside the PSA. Encourage ADUs and family cottages. Implement Live Local Act requirements (2023/2024), with guidance for compatibility, affordability covenants, and administrative review timelines.

- Policy 1.3.8 Require higher-intensity rezonings to occur only where capital improvements are funded, phasing approvals to protect neighborhoods from rapid, unserved growth.

- Policy 1.3.9 Require context-sensitive design standards (buffers, height transitions, form-based elements) for workforce housing near established neighborhoods.

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### ### Special Needs Housing

#### \*\*Objective 1.4\*\*

Citrus County shall continue to provide adequate sites for assisted living facilities, foster care homes, group homes, and other similar facilities for households with special needs.

Provide adequate, dispersed, and accessible sites for seniors, disabled persons, foster/group homes, and rural/farmworker housing, consistent with §419.001, F.S. and the Florida Fair Housing Act.

- Policies 1.4.1–1.4.6 remain, with added emphasis on dispersal, access to services, and coordination with DCF/AHCA.

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### ### Quality of Housing & Neighborhood Preservation

#### \*\*Objective 1.5\*\*

Continue to develop programs to conserve, improve, and extend the useful life, both structurally and aesthetically, of the existing housing stock.

Preserve and improve the quality, safety, and aesthetics of existing housing and neighborhoods through proactive code enforcement, rehabilitation, and resilience.

- \*\*Policy 1.5.1\*\* Seek funding for rehabilitation/demolition of substandard housing.

- \*\*Policy 1.5.2\*\* Require compliance with the Florida Building Code and Accessibility Code.

- \*\*Policy 1.5.3\*\* Continue contractor certification and public listing.

- \*\*Policy 1.5.4\*\* Promote training for builders with educational institutions.

- \*\*Policy 1.5.5\*\* Require inspections before Certificates of Occupancy.

- \*\*Policy 1.5.6\*\* Implement neighborhood revitalization programs; pursue façade grants, infill housing on vacant lots, and storm-resilient construction to reduce insurance and utility costs.

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### ### Housing Delivery & Implementation

#### \*\*Objective 1.6\*\*

The County shall assure the efficient implementation of Housing Delivery through continuous monitoring and evaluation.

Strengthen county capacity to deliver housing programs, with annual reporting and continuous improvement.

- \*\*Policy 1.6.1\*\* The Division of Housing Services... shall submit periodic reports...

Prepare an Annual Housing Action Report to BOCC, summarizing housing metrics, outcomes, and AHAC recommendations.

- \*\*Policy 1.6.2\*\* The Housing Assistance Plan shall be evaluated every three years.

Continue triennial updates of the Housing Assistance Plan; keep LDRs clear and predictable to reduce delays.

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#### ### Relocation Housing

\*\*Objective 1.7\*\* Ensure compliance with relocation standards when residents are displaced by public projects.

- \*\*Policy 1.7.1\*\* Continue providing safe, standard relocation housing under §421.55, F.S.

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#### ### Energy Efficiency & Sustainability

\*\*Objective 1.8\*\*

Promote energy efficiency in design and construction of new housing and encourage the use of renewable energy resources.

Promote energy- and water-efficient, storm-resilient housing to lower household costs and improve resilience.

- Policies 1.8.1–1.8.3 updated to emphasize green building standards, Florida-Friendly landscaping, and climate adaptation.

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#### ### Homelessness & Housing Insecurity

\*\*Objective 1.9\*\*

Promote and implement programs to address the housing needs of the County's homeless population.

Prevent and reduce homelessness by coordinating with regional/state partners and expanding transitional, supportive, and rapid rehousing options.

- Policies 1.9.1–1.9.5 remain, with added emphasis on pursuing state/federal funds (e.g., McKinney-Vento) and expanding permanent supportive housing.

