

Policy 1.3.6

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

- Prepare an Affordable Housing Plan. 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
- 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
- Local Housing Trust Fund. 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
- Community Land Trusts. The 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
- Townhouse/Attached Housing. Encourage the development of well-planned, attractive and functional townhouse/attached housing, including owner and rental units, located near jobs, shopping, and medical facilities
- Infill Areas. The County shall research parcels of land within the PSA that are suitable for potential development of affordable housing. Using this information, the 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 1.3.7

To meet existing and future affordable housing needs, the County shall pursue an effective local affordable housing strategy in accordance with Florida Statutes Chapter 125.379.

- 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.
- 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.
- Policy 1.5.5 All housing units shall be constructed in accordance with all Building Codes.
- Policy 1.5.6 All new housing units shall receive inspection approval prior to the issuance of a Certificate of Occupancy.

Implementation of Housing Delivery Process

- Objective 1.6 The County shall assure the efficient implementation of Housing Delivery through continuous monitoring and evaluation of its housing programs.
- Policy 1.6.1 The Division of Housing Services, along with the Affordable Housing Advisory Committee, shall submit periodic 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.

Relocation Housing

- Objective 1.7 Residents displaced by programs for which federal or federal-aid funds are used will be relocated in accordance with Section 421.55, F.S.
- Policy 1.7.1 The County will provide decent, safe, standard housing to persons displaced through programs for which federal funds or federal-aid funds are used.

Energy Efficiency

- Objective 1.8 Promote energy efficiency in the design and construction of new housing and encourage the use of renewable energy resources.
- Policy 1.8.1 Enhance the energy efficiency of housing in Citrus County through resource efficient green building and sustainable development practices.
- Policy 1.8.2 Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapotranspiration and shade.
- Policy 1.8.3 Maximize natural areas and assets and incorporate Florida Friendly landscaping into development projects to reduce energy and water consumption.

Homeless

- Objective 1.9 Promote and implement programs to address the housing needs of the County's homeless population.
- Policy 1.9.1 The County shall continue to participate in State and Federal programs to address the needs of the homeless.
- Policy 1.9.2 The Division of Housing Services shall actively maintain membership in the Mid Florida Homeless Coalition for the Homeless.
- 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.
- 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.
- Policy 1.9.5 The County shall continue to seek state and federal sources of funding, including funds available under Title IV of the Stewart B. McKinney Homeless Assistance Act.