

## HIGHLANDS COUNTY

### PLANNING AND ZONING COUNTY COMMISSION AGENDA ITEM

**DATE OF ACTION REQUEST: MAY 13, 2025**

**SUBJECT/TITLE: REVIEW AND DISCUSSION OF DRAFT AMENDMENTS TO THE HIGHLANDS COUNTY COMPREHENSIVE PLAN AS PART OF THE EVALUATION AND APPRAISAL REPORT-AMENDMENT PROCESS. THE PLAN AMENDMENTS PROPOSED IN THIS FIRST ROUND OF WORKSHOPS INCLUDE MINOR UPDATES AND AMENDMENTS FOR COMPLIANCE WITH FLORIDA STATUTES.**

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#### **STATEMENT OF ISSUE:**

The County's Comprehensive Plan ("Plan") provides a framework for managing the growth and development of the county. At least once every 7 years, each local government must evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in State Statutes and submit an Evaluation and Appraisal Report (EAR) letter and signed affidavit notifying Florida Commerce as to its determination.

The proposed amendments to the Plan are based on a review of changes in Florida Statutes since the last time the Plan was updated and a review of the Comprehensive Plan against existing conditions, requirements of the Land Development Regulations, and input from the community. The County's current Plan respects a 2030 Planning Horizon. The proposed Plan will be updated to the 2050 Planning Horizon consistent with Section 163.3177, Florida Statutes.

The proposed update to the Comprehensive Plan will be separated into two parts:

#### **Part 1 (Summer 2025):**

Minor updates and Amendments for compliance with Florida Statutes (EAR-Based Amendments)

#### **Part 2 (Fall, Winter 2025):**

Amendments based on community vision and growth and development trends.

Please refer to the project website for draft amendments, virtual meetings, and stakeholder meetings and summaries of input received through community engagement.

*See project website for dates. [2050 Highlands County Comprehensive Plan](#).*



### **Proposed Amendments**

The Overview attached to this document provides a summary of proposed amendments by Element. The proposed amendments are in underline and ~~strike-out~~ format.

### **Attachments:**

- Housing Element
  - Housing Element Data and Analysis
  - Housing Element Amendment Overview
  - Proposed Housing Element Amendments
  
- Intergovernmental Coordination Element
  - Intergovernmental Coordination Element Amendment Overview
  - Proposed Intergovernmental Coordination Element Amendments
  
- Future Land Use Element
  - Future Land Use Element Data and Analysis
  - Future Land Use Element Amendment Overview
  - Proposed Future Land Use Element Amendments

# Housing Element



**Supporting Data**  
**&**  
**Draft Amendments**

# Highlands County

## Housing Element

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## DATA AND ANALYSIS –HOUSING ELEMENT

### A. HOUSING ANALYSIS

This Housing Analysis details facts and features about housing in Highland County. Data has been collected from the Shimberg Center for Affordable Housing, the US Census Bureau 2020 Decennial Census, and the American Communities Survey.

The terms very low, low, and moderate income are used throughout the Housing Element. “Very low income” households are normally those with an income of 30% to 50% of the median income of an area whereas “low income” is defined as 51% to 80% of median income, and “moderate income” is 81% to 120% of the median income. Housing programs, however, will typically use a sliding scale type of definition of very low, low and moderate income based upon number of persons in the household, i.e. household size. For example, if the 2024 median income is \$52,200, (the median income for an area changes annually), a household of four would qualify as “low” earning \$41,750 or less a year; whereas a household of two could only earn \$33,400 or less a year to qualify as “low” income.

#### INVENTORY AND CONDITION OF HOUSING

Approximately 66 percent of the housing stock in Highlands County is single family (detached or attached). Multi-family projects with 2 or more units make up approximately 10 percent of the housing stock. Approximately 23 percent of the housing stock includes mobile homes. In contrast, the housing stock in the incorporated jurisdictions have more than twice the percentage of Multi-family projects with 2 or more units and a much lower percentage of mobile homes (Tables E1 and E2).



DATA AND ANALYSIS –Housing Element

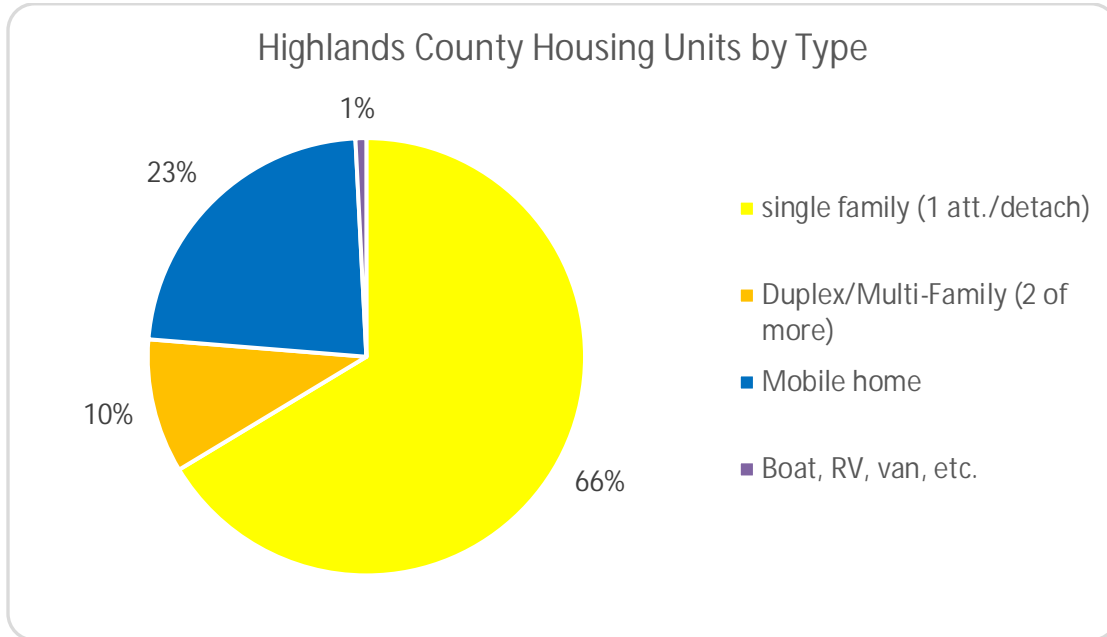


Table E1:  
Housing Type - Incorporated Jurisdictions

Type	Avon Park		Lake Placid		Sebring	
	Units	Percent Total	Units	Percent Total	Units	Percent Total
1-unit, detached	2,895	52.10%	647	50.70%	3,279	53.70%
1-unit, attached	205	3.70%	193	15.10%	417	6.80%
2 units	533	9.60%	61	4.80%	589	9.70%
3 or 4 units	448	8.10%	60	4.70%	329	5.40%
5 to 9 units	471	8.50%	73	5.70%	285	4.70%
10 to 19 units	27	0.50%	76	6.00%	90	1.50%
20 or more units	126	2.30%	135	10.60%	696	11.40%
Mobile home	823	14.80%	32	2.50%	364	6.00%
Boat, RV, van, etc.	26	0.50%	0	0.00%	52	0.90%
<b>Total</b>	<b>5,554</b>	<b>100.0%</b>	<b>1,277</b>	<b>100.0%</b>	<b>6,101</b>	<b>100.0%</b>

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate



DATA AND ANALYSIS –Housing Element

**Table E2:  
Housing Type – Highlands County**

Type	Highlands County	
	Units	Percent Total
1-unit, detached	2,850	4.90%
1-unit, attached	1,815	3.10%
2 units	1,096	1.90%
3 or 4 units	1,048	1.80%
5 to 9 units	443	0.80%
10 to 19 units	1,346	2.30%
20 or more units	13,319	22.90%
Mobile home	489	0.80%
Boat, RV, van, etc.	2,850	4.90%
<b>Total</b>	<b>1,815</b>	<b>3.10%</b>

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

In the 2019-2023 period, approximately 21 percent of the housing stock was vacant in Highlands County versus 18.4 percent in Avon Park, 16.2 percent in Lake Placid, and 16.9 percent in Sebring. Of the occupied units, owner-occupied units comprised 79 percent of the total housing stock in Highlands County, which is higher than the owner-occupied rates in the incorporated jurisdictions.

**Table E3:  
Housing Characteristics – Incorporated Jurisdictions**

Type	Avon Park		Lake Placid		Sebring	
	Units	Percent Total	Units	Percent Total	Units	Percent Total
Occupied	4,533	81.60%	1,070	83.80%	5,071	83.10%
Vacant	1,021	18.40%	207	16.20%	1,030	16.90%
<b>Total</b>	<b>5,554</b>	<b>100.0%</b>	<b>1,277</b>	<b>100.0%</b>	<b>6,101</b>	<b>100.0%</b>

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate



DATA AND ANALYSIS –Housing Element

**Table E4:  
Housing Characteristics – Highlands County**

Highlands County		
Type	# of Units	Percent Total
Occupied	45,943	79.10%
Vacant	12,143	20.90%
<b>Total</b>	<b>58,086</b>	<b>20.90%</b>

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

**Table E5:  
Housing Tenure – Incorporated Jurisdictions**

Type	Avon Park		Lake Placid		Sebring	
	Units	Percent Total	Units	Percent Total	Units	Percent Total
Owner-Occupied	2,667	58.80%	558	52.10%	2,671	52.70%
Renter-Occupied	1,866	41.20%	512	47.90%	2,400	47.30%
<b>Total</b>	<b>4,533</b>	<b>100.0%</b>	<b>1,070</b>	<b>100.0%</b>	<b>5,071</b>	<b>100.0%</b>

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

**Table E6:  
Housing Tenure – Highlands County**

Highlands County		
Type	# of Units	Percent Total
Owner-Occupied	36,257	78.90%
Renter-Occupied	9,686	21.10%
<b>Total</b>	<b>58,086</b>	<b>100.00%</b>

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

**AGE OF HOUSING**

Tables E7 and E8 identify the relative age of the housing stock in the incorporated jurisdictions and unincorporated Highlands County. Highlands County’s stock was primarily built between 1960 and 2010. Highlands County’s housing stock is newer than the housing stock of the incorporated areas. Approximately 32 percent of the housing units in Highlands County are 50 years or older (constructed after 1970) compared to 48 percent in Avon Park, 41 percent in Lake Placid, and 55 percent in Sebring. Approximately 21 percent of Highlands County’s housing stock was constructed this century (after 2000) compared to 9.4 percent in Avon Park, 23.9 percent in Lake Placid, and 15.7 percent in Sebring.





DATA AND ANALYSIS –Housing Element

**Table E7**  
**Year Housing Structure Built – Incorporated Jurisdictions**

Type	Avon Park		Lake Placid		Sebring	
	Units	Percent Total	Units	Percent Total	Units	Percent Total
1939 and earlier	8	0.10%	0	0.00%	0	0.00%
1940s	217	3.90%	121	9.50%	349	5.70%
1950s	298	5.40%	184	14.40%	611	10.00%
1960s	617	11.10%	127	9.90%	853	14.00%
1970s	1,726	31.10%	327	25.60%	930	15.20%
1980s	950	17.10%	234	18.30%	1,101	18.00%
1990s	318	5.70%	84	6.60%	696	11.40%
2000s	820	14.80%	80	6.30%	735	12.00%
2010s	244	4.40%	59	4.60%	441	7.20%
2020 or later	356	6.40%	61	4.80%	385	6.30%
<b>Total</b>	<b>5,554</b>	<b>100.0%</b>	<b>1,277</b>	<b>100.0%</b>	<b>6,101</b>	<b>100.0%</b>

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

**Table E8**  
**Year Housing Structure Built – Highlands County**

Type	Highlands County	
	# of Units	Percent Total
1939 and earlier	342	0.60%
1940s	2,726	4.70%
1950s	8,872	15.30%
1960s	11,233	19.30%
1970s	16,492	28.40%
1980s	10,494	18.10%
1990s	3,334	5.70%
2000s	2,653	4.60%
2010s	1,004	1.70%
2020 or later	936	1.60%
<b>Total</b>	<b>58,086</b>	<b>100.0%</b>

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate



DATA AND ANALYSIS –Housing Element

VALUE OF HOUSING

The median value of owner-occupied homes in Florida is \$325,000. Approximately 80 percent of the owner-occupied housing in Highlands County is valued at less than \$300,000. Approximately 15 percent of the owner-occupied homes in Highlands are valued at less than \$50,000. The percent valued less than \$300,000 in the incorporated jurisdictions range from 66 percent in Lake Placid to 92 percent in Avon Park (Tables E9 and E10).

**Table E9:  
Value of Owner Occupied Units – Incorporated Jurisdictions**

Type	Avon Park		Lake Placid		Sebring	
	Units	Percent Total	Units	Percent Total	Units	Percent Total
Less than \$50,000	483	18.10%	30	5.40%	332	12.40%
\$50,000 to \$99,999	532	19.90%	77	13.80%	326	12.20%
\$100,000 to \$149,999	547	20.50%	92	16.50%	380	14.20%
\$150,000 to \$199,999	372	13.90%	43	7.70%	453	17.00%
\$200,000 to \$299,999	528	19.80%	125	22.40%	556	20.80%
\$300,000 to \$499,999	157	5.90%	103	18.50%	279	10.40%
\$500,000 to \$999,999	42	1.60%	69	12.40%	275	10.30%
\$1,000,000 or more	6	0.20%	19	3.40%	70	2.60%
Median (dollars)	\$119,600	--	\$253,200	--	\$175,000	--

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate



DATA AND ANALYSIS –Housing Element

**Table E10:  
Value of Owner Occupied Units – Highlands County**

Type	Highlands County	
	# of Units	Percent Total
Less than \$50,000	5,476	15.10%
\$50,000 to \$99,999	4,236	11.70%
\$100,000 to \$149,999	5,023	13.90%
\$150,000 to \$199,999	5,872	16.20%
\$200,000 to \$299,999	8,229	22.70%
\$300,000 to \$499,999	5,534	15.30%
\$500,000 to \$999,999	1,593	4.40%
\$1,000,000 or more	294	0.80%
Median (dollars)	\$177,900	--

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

The median rent in Highlands County is \$980 compared to \$975 in Lake Placid, \$974 in Sebring, and \$909 in Avon Park. In Highlands County and the surrounding metro area, the HUD Fair Market Rent in 2025, representing rent for a typical modest apartment, was \$850 for an efficiency, \$951 for a one-bedroom, \$1,240 for a two-bedroom, \$1,391 for a three-bedroom, and \$1,987 for a four-bedroom unit. HUD Fair Market Rent information is available only at the county level.

Source:

[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025\\_code/2025summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn)

**Table E11:  
Occupied Units by Monthly Rent Paid**

Place	No Rent Paid	Less than \$500	Between \$500 and \$999	Between \$1000 and \$1499	Between \$1500 and \$1999	Between \$2000 and \$2499	Between \$2500 and \$2999	\$3000 or more
Avon Park	64	9.8%	53.6%	33.9%	0.4%	2.3%	0.0%	0.0%
Lake Placid	3	1.0%	52.4%	32.4%	3.7%	8.8%	0.6%	0.0%
Sebring	97	8.1%	47.7%	30.5%	5.2%	6.5%	0.7%	1.3%
Highlands County	690	6.9%	45.8%	34.9%	6.6%	4.1%	.05%	1.1%

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate



DATA AND ANALYSIS –Housing Element

SUBSTANDARD HOUSING

Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. Highlands County has a higher percentage of homes without heat than the incorporated jurisdictions and the state. At 5.1 percent and 2.4 percent respectively, Lake Placid and Sebring have higher percentages of housing with incomplete kitchens than Highlands County, Avon Park, and Florida.

Table E12: Substandard Housing Conditions City of Sebring, Highlands County, and Florida

Location	# Units Without Heat	# Units Without Plumbing	# Units With Incomplete Kitchens	# Units Overcrowded (1.01+ Persons per Room)
Avon Park	0.7%	0.7%	0.4%	3.4%
Lake Placid	4.6%	0.0%	5.1%	1.7%
Sebring	3.0%	0.6%	2.4%	1.0%
Highlands County	2.5%	0.4%	0.8%	2.0%
Statewide Percentage	2.4%	0.3%	0.7%	3.1%

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

EXISTING PROGRAMS

Through the Highlands County State Housing Initiative Partnership Program (SHIP), residents may receive assistance for housing issues. Areas of assistance include:

- Re-housing/rental assistance
- Purchase Assistance with and without Rehabilitation
- Owner-Occupied Rehabilitation
- Emergency Repair
- Foreclosure Prevention
- Disaster Development
- Rental Development

Highlands County greatly values its existing housing stock and has initiated several programs to preserve housing units, especially in the context of the larger neighborhood unit. Substandard and deteriorating housing conditions require code enforcement and rehabilitation programs. Highlands



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**DATA AND ANALYSIS –Housing Element**

County Code Enforcement process is one tool used in correcting substandard housing conditions and hears cases regularly.

**PROJECTION OF HOUSEHOLDS**

Highlands County is completing an Affordable Housing Study. To ensure consistency with the information that will be generated by that project, the projection of the anticipated number of households by size, income range, and age of residents derived from the population projections, and the minimum housing need of the current and anticipated future residents of the jurisdiction will be completed after the project is complete.

# Overview

## Housing Element

### Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

### Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

## HOUSING ELEMENT AMENDMENTS

Introduction	Added Introduction to cite Housing Element Requirements
GOAL	Removed Planning Timeframe as this is an ongoing goal.
Policy 1.1.G.	Added to comply with Florida Statutes 163.31771 addressing accessory dwelling units.
Policy 2.5:	Updated reference to the Local Housing Assistance Plan.
Policy 2.7:	New Policy to address infrastructure improvements in residential neighborhoods with concentrations of substandard housing to encourage infill and private investment.
Policy 3.1:	Joint Redevelopment Option: This policy has been updated for future actions.
Policy 3.3:	Policy deleted because the County utilizes the Florida Building Code.
OBJECTIVE 10:	Policy updated. Greenhouse gas reduction no longer required by Florida Statutes. Outdated references deleted.

HOUSING ELEMENT

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

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Introduction

Pursuant to Section 163.3177(6)(f) F.S., the following represents the Housing Goals, Objectives, and Policies of Highlands County. These Goals, Objectives, and Policies are intended to address the establishment of a long-term vision towards which the housing programs and activities of the community are ultimately directed.

*Comment: New section added to state the purpose of the Housing Element.*

**GOAL:** WITHIN THE ~~2010 TO 2030~~ 2025 TO 2050 PLANNING PERIOD, ENCOURAGE DESIRABLE HOUSING IN A HEALTHY LIVING ENVIRONMENT FOR ALL RESIDENTS.

*Comment: Goal updated to continue this policy throughout the 2050 planning horizon.*

**OBJECTIVE 1:** HOUSING IMPLEMENTATION PROGRAM

Increase housing availability to very low, low, workforce, and moderate income households.

**Policy 1.1: The County's Housing Implementation Program Shall Consist of the Following:**

- A. Technical assistance provisions as set forth in Housing Policies 2.1 and 2.2;
- B. Implementation of the State Housing Initiatives Partnership (SHIP) Programs and Community Development Block Grant (CDBG) programs to provide housing for very low, low, workforce and moderate income households;
- C. Application for CDBG and other federal and state funding programs for the elimination of blight and the provision of very low, low, workforce, and moderate income households as set forth in Housing Policies 3.1, and 3.2;
- D. Identification of potential sites for very low, low, workforce, and moderate income housing as set forth in Housing Policies 4.1, 4.2, 4.3, 4.4 and 5.1;
- E. Inclusion of density bonuses for housing for very low and low income households as set forth in Housing Policy 4;
- F. Allowance of accessory ~~residential dwelling units structures~~ on residential lots, subject to zoning standards and conditions.
- G. [Consistent with Florida Statute 163.31771, the County will evaluate permitting accessory dwelling units in single-family residential areas to increase the availability of affordable rentals for extremely low-income, very-low-income, low-income, or moderate-income persons.](#)

*Comment: Policy 1.1.F. updated to clarify "residential" structures such as accessory dwelling units. Policy 1.1.G. added to comply with Florida Statutes 163.31771.*

**OBJECTIVE 2: PROVIDE AFFORDABLE HOUSING**

The County shall assist in providing opportunities for affordable, structurally sound housing for current and seasonal residents regardless of age, race, sex, persons with disabilities, or family size.

**Policy 2.1: County Housing Assistance**

Upon request, the County shall provide information and technical assistance to the private and non-profit sectors, including special interest groups such as self-help housing providers, to assist in the production of new housing units. Such assistance may include help in the preparation of applications for grants or low interest loans from federal or state funding agencies; or, the consideration of applications for density bonuses for the provision of very low, low, and moderate income housing.



**Policy 2.2: Streamline Review Process**

- A.** The County shall continually monitor and review its development approval process to identify and eliminate any unnecessary impediments to the provision of housing within the community, ensuring all housing applications including workforce, affordable, and very low, low and moderate income housing applications are processed as quickly as possible.
- B.** As part of this review the County shall include review of potential regulatory changes which may affect housing cost.
- C.** The County shall implement the streamlined review and adoption process for amendments to the Comprehensive Plan consistent with state regulations.

*Comment: Letters added to provide organization to Policy 2.2.*

**Policy 2.3: Affordable Housing Developed with Adequate Infrastructure and Services**

Affordable housing shall be located where adequate infrastructure and services are available.

**Policy 2.4: Waiver or Deferral of Workforce and/or Affordable Housing Impact Fees**

- A.** The County shall consider providing for the total and/or partial waiver or deferral of certain impact fees generated by the construction of owner-occupied and/or rental housing for very low, low and moderate income households.
- B.** The annual amount allocated to Impact Fee waivers or deferrals shall be limited to the amount approved by the Board of County Commissioners.

**Policy 2.5: Local Housing Assistance Plan (LHAP)**

The County, ~~where~~ when eligible, shall participate in the SHIP Programs and shall maintain and update ~~a local housing assistance plan~~ the Local Housing Assistance Plan (LHAP) created to make affordable residential units available to persons of very low income, low income, or moderate income and to persons who have special housing needs, including, but not limited to, homeless people, the elderly, and agricultural workers. The plans ~~are~~ is intended to increase the availability of affordable residential units by combining local resources and cost-saving measures into a local housing partnership and using private and public funds to reduce the cost of housing.

*Comment: Policy updated to reference the Local Housing Assistance Plan.*

**Policy 2.6: Infrastructure Coordination**

The County shall monitor infrastructure capacity and coordinate potential sites with availability such that capacity for housing for very low, low, and moderate income persons is reserved with a high degree of priority as opportunities arise.

**Policy 2.7:** In accordance with the schedule outlined in the Capital Improvements Element, upgrade infrastructure in residential neighborhoods with concentrations of substandard housing units to encourage infill and private investment.

*Comment: New Policy added to address requirements in FS 166.3177(6)(f).*

**OBJECTIVE 3: PROGRAMS AND GRANTS TO ELIMINATE SUBSTANDARD HOUSING**

The County shall apply for state, federal, and private funding to eliminate substandard housing.

**Policy 3.1: Joint Redevelopment Option**

The County and its cooperating municipalities shall ~~consider~~ continue to developing and implementing a joint strategic redevelopment program for the neighborhoods with the highest concentration of deteriorating housing, when mutually beneficial for both the municipalities and the County.

This includes the possible joint application for grant assistance to eliminate blighted conditions.

*Comment: Policy revised for future opportunities.*

**Policy 3.2: County Grant Applications**

- A. The County shall submit applications to State and Federal agencies and private foundations and charities designed to provide infrastructure, drainage, stormwater, and housing construction and rehabilitation funding for the County's targeted redevelopment area(s).
- B. The County shall apply for CDBG funds and other available housing funds at every funding cycle when the grant is cost-effective and beneficial for the County and the County's residents.
- C. The County shall work with available non-profit agencies such as Habitat for Humanity to develop affordable housing units and improve living conditions when beneficial to the County and its residents.

**Policy 3.3: Implement the Standard Housing Code**

The County shall continue to implement the Standard Housing Code.

**Policy 3.4: Substandard Housing Defined**

The County shall identify substandard housing based on the definition established in Florida Statutes, Chapter 420.

**Policy 3.5: Enforce the Fair Housing Land Development Regulations**

The County shall continue to enforce the Fair Housing Land Development Regulations in unincorporated Highlands County.

**OBJECTIVE 4: IDENTIFY HOUSING SUBSIDY SITES**

**The County shall continue to update and maintain a list of sites appropriate for the location of low and very low rental income housing.**

**Policy 4.1: Site Criteria for Low Income Housing**

Sites to be considered specifically suitable for low income families shall preferably be located near a neighborhood or community shopping facility.

**Policy 4.2: Site Criteria for Elderly Housing**

Sites to be considered specifically suitable for the elderly should be located in close proximity to development centers in the County to ensure the convenient availability of shopping, health care, and access to transportation options.

**Policy 4.3: Site Coordination**

The County shall work with interested parties to identify sites, and submit applications for funding for development of housing for the very low and low income populations.

**Policy 4.4: Affordable Housing Incentives**

For sites specifically identified by the County as suitable for low and very low income families, the County shall continue to implement zoning regulations which ~~provide inducements to~~ may increase the supply of affordable housing including density bonuses and the consideration of accessory dwelling units.

*Comment: Policy revised for clarity.*

**OBJECTIVE 5: MANUFACTURED HOME TARGET**

The State and the County recognize that manufactured and mobile homes constitute a primary source of housing for low income, and particularly, moderate income households. Therefore, the County shall designate, in its land use plan, sufficient land for the placement of manufactured and mobile homes.

**Policy 5.1: Zones for Manufactured Housing and Mobile Homes**

The County shall continue to ensure that its Land Development Regulations provide zoning of lands for manufactured and mobile homes sufficient to accommodate the anticipated need for such units during the Planning Period.

**OBJECTIVE 6: GROUP AND FOSTER CARE HOUSING**

In residential zoning districts, the County shall continue to implement zoning regulations to make specific provisions for the location of group homes and foster care facilities, licensed or funded by the Florida Department of Health and Rehabilitative Services.

**Policy 6.1: Residential Districts Eligible**

In order to encourage alternatives to institutionalization, all residential districts, shall be considered adequate locations for group homes or foster care facilities.

**Policy 6.2: Thresholds for Establishing Group and Foster Care Housing**

The County shall continue to allow group homes or foster care facilities for the physically or developmentally disabled and non-dangerously mentally ill, funded by the Florida Department of Health and Rehabilitative Services, with six (6) or fewer residents, in the County's single-family residential zoning districts; and, to permit such facilities regardless of the number of residents, in multi-family zoning districts.

**Policy 6.3: Assist Group Homes**

The County shall assist in the funding and development of group homes and foster care facilities through its SHIP program.

**OBJECTIVE 7: PRESERVE HISTORIC HOUSING**

The County shall continue to identify historically significant housing located in the County and offer incentives for improvement of those houses.

**Policy 7.1: Historic Qualification Criteria**

To qualify as a historically significant house, the home shall have reached 50 years from the date of its construction and shall be identified and included in the National Register, as historic structure or landmark, in the Florida Master Site File, and the Highlands County Historic Properties Survey.

**Policy 7.2: Improvement of Historic Housing**

The County shall continue to offer incentives as allowed by Florida Statutes and approved by the Board of County Commissioners, to improve those properties that are identified as historically significant.

**OBJECTIVE 8: DISPLACEMENT BY GOVERNMENT ACTIONS**

**In the event that actions taken by the County to implement federally aided or federally funded public projects result in the displacement of persons from their housing, the County shall provide relocation assistance prior to undertaking such actions.**

**Policy 8.1: County Relocation Assistance**

When existing housing is eliminated by actions of the County to implement federally aided or federally funded public projects, relocation assistance shall be provided by the County as required by Section 421.55, Florida Statutes.

**Policy 8.2: Mobile Home Park Conversions**

Assist very low, low, and moderate income residents displaced by the conversion of their mobile home park in finding appropriate affordable housing.

**OBJECTIVE 9: AGRICULTURAL WORKER HOUSING**

**Encourage the development of agricultural worker housing to meet the needs of agricultural businesses in the County.**

**Policy 9.1: Agricultural Worker Housing Project Density**

The County shall continue to encourage clustering for agricultural workers and their families, at net densities up to 10 units per acre, in areas designated for Agriculture on the Future Land Use Map.

**Policy 9.2: Agricultural Worker Housing**

The County shall actively assist private industry and the County Housing Authority to increase the supply of agricultural worker housing.

**Policy 9.3: Assisted Agricultural Worker Housing**

Highlands County shall coordinate and work with the Highlands County Housing Authority to apply for applicable funds to increase the supply of agricultural worker housing.

**Policy 9.4:** The County shall continue to provide incentives to encourage private industry to develop new housing for agricultural worker housing.

**OBJECTIVE 10: ~~REDUCTION OF GREENHOUSE GASES AND~~ INCREASE IN ENERGY EFFICIENCY**

Highlands County shall support energy efficiency and the application of renewable energy resources in existing housing and in design and construction of new housing.

**Policy 10.1:** ~~The County shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.~~

*Comment: Greenhouse gas reduction strategies are no longer required in Florida Statutes. Other policies in the Comprehensive Plan support energy reduction strategies.*

**Policy 10.2:** The County shall promote infill, mixed-use and higher density development, and provide incentives to support the creation of affordable housing in mixed-use zones.

**Policy 10.3:** The County shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

**Policy 10.4:** The County may consider the following incentives to encourage vertical mixed-use development:

1. Reduced and shared parking standards under specified conditions;
2. Minimum and/or incentivized FARs;
3. Expedited review; and

4. Alternative urban infill code compliance standards.
5. ~~CUA of a Sustainable Community.~~

*Comment: Policy updated to remove CUA and sustainable community as this is provided in those respective policies.*