
CHAPTER 3**HOUSING ELEMENT**

This element is intended to provide an assessment of existing housing conditions in Levy County, and to serve as the major policy document for meeting the housing needs of current and future populations in Levy County.

Historic Data

As documented in the Evaluation and Appraisal Report [June, 1984] on the comprehensive plan, the number of housing units in the county is increasing at the rate of nine percent [9%] annually. The population is increasing at the rate of 5.6% annually; therefore, the number of persons per household is decreasing. This is due to the immigration of retirees and, to a lesser extent, smaller family sizes in younger households. Other housing-related data from the same source include:

- (1) Very few are deficient in plumbing or are overcrowded; however, many are deteriorated physically.
- (2) Rental vacancies are high, but owner vacancies are low enough to indicate a housing shortage.
- (3) Jobs are increasing at four percent [4%] annually.
- (4) Unemployment rates are relatively stable, at around six percent [6%].
- (5) Poverty is a problem, affecting sixteen percent [16%] of all households.

Housing Market Analysis

The purpose of this housing market analysis is to provide an organized, current data base and assessment of the present condition of Levy County's housing market. As a result of this analysis, specific programs can be formulated to meet present and projected housing needs. This housing market analysis includes: an inventory of existing housing units and assessments of recent housing trends; and socio-economic factors affecting housing needs.

Inventory Of Existing Housing Units and An Assessment Of Recent Housing Trends

An inventory and analysis of existing housing stock characteristic can provide important inputs to policy and program decisions aimed at meeting the housing needs of Levy County residents.

Housing and Type Of Existing Housing Units. As of 1980, there were nine thousand sixty-eight [9,068] housing units located in Levy County. This represents an increase of ninety-one percent [(91%) 4,308 units] over the 1970 housing total of four thousand seven hundred sixty [4,760] units. Following state and national trends, mobile homes and manufactured housing are increasing prevalent. Approximately one-half of all dwelling units in the county are mobile homes as of 1985. Table 3-1 shows the housing stock in Levy County and compares it to that of the surrounding counties.

This table shows that Levy County has fewer seasonal / migratory units than any adjoining county except for Alachua County, thus, proportionately more year-round units than other counties. The vacancy rate is fifteen percent [15%], which is higher than all adjoining counties except for Dixie County, which also has a vacancy rate of fifteen percent [15%]. This data indicate a stable population, i.e., without extreme seasonal fluctuations, and a relatively high potential for upward mobility due to the large amount of available housing.

Age, Rent and Value Of Housing. Table 3-2 shows the domination of Levy County housing stock by houses built since 1960, particularly those built since 1970 [50% of the total]. The table also gives a comparison to other surrounding counties.

There does not appear to be any significant difference between Levy County and most other counties, with the exception of Citrus and Dixie. The extremely rapid growth rate in Citrus County is evident in the fact that thirty-two percent [32%] of its homes in 1980 were built after 1975, thus within a five year period. Dixie County, by contrast, has a slower growth rate, with only nineteen percent [19%] of its homes built between 1975 and 1980.

Table 3-2 also shows that Levy County, much like most adjoining counties, has relatively few houses which were built prior to 1940, at sixteen percent [16%] of the total housing stock in 1980. Thus, age of housing should not be a major contributing factor in terms of housing problems.

Table 3-3 shows that the majority [seventy-two percent (72%)] of rental housing is rented for under \$200. Table 3-4 indicates that eighty-three percent [83%] of all housing was valued at less than \$50,000 in 1980, with the largest subgroups being \$20,000 to \$29,999 [twenty-three percent (23%)], \$30,000 to \$39,999 [nineteen percent (19%)] and \$10,000 to \$19,999 [eighteen percent (18%)]. Table 3-5 shows monthly owner costs of owner-occupied units without a mortgage [fifty-two percent (52%) of all units] and indicates that ninety percent [90%] of monthly owner costs are less than \$150.

However, as evident in Table 3-6, seventy-one percent [71%] of those with a mortgage have monthly owner costs between \$150 and \$350, while only eight percent [8%] have monthly owner costs of less than \$150. Although this might appear at first glance to be indicative of a shortage of affordable, low-income housing, the percentages are comparable to those in adjoining counties. Further, the median monthly mortgage in Levy County in 1980 was \$253 lower than any other adjacent county except for Dixie County. These low rates, coupled with other data, indicate that there is not a shortage of low-income housing.

Housing Characteristics Compared With Adjacent Counties Vacancy Rates. In 1980, Levy County has a total vacancy rate of 15.1% counting those for sale, rent, occasional use and "other". [See Columns 7-12, Table 3-1]. Although this number seems high in comparison with rates of adjacent counties, the only county that is significantly less is Alachua, due largely to its student population. This indicates that no shortage of housing exists in Levy County.

Housing Costs. Table 3-4 lists Levy and all surrounding counties by cost classes or groupings based on housing value. On a housing cost basis, Levy County appears similar to other counties which also have low population densities, such as Dixie and Gilchrist Counties. In these cases, the majority of housing [53%-71%] is valued at less than \$29,000. In those counties with higher population densities, such as Alachua and Marion Counties, the majority of homes are on a higher plateau of value. Between 55% and 62% are valued between \$30,000 and \$79,999.

TABLE 3-1

TOTAL HOUSING UNITS BY TYPE AND TENURE, 1980

County	Vacant Seasonal & Migratory Units	Year Round Units	Occupied Units-Households			Vacant Units						Vacancy Rate %	
			Total Housing Units	Owner Occupied	Renter Occupied	Total	For Sale Only	For Rent	Rented or Sold	Held For Use Occasionally	Other Vacant		Total
Levy	425	8,643	9,068	5,852	1,1415	7,267	157	218	161	566	274	1,376	15.1%
Percent	(5%)	(95%)		(81%)	(19%)	(80%)	(11%)	(16%)	(12%)	(41%)	(20%)	(15%)	
Alachua	145	58,802	58,947	30,070	24,537	54,607	732	1,804	479	298	882	4,195	7.1%
Percent	(2%)	(99.8%)		(55%)	(45%)	(92.7%)	(18%)	(43%)	(11%)	(7%)	(21%)	(7.1%)	
Citrus	2,091	27,104	29,195	19,771	3,214	22,985	566	493	585	1,697	779	4,119	14.1%
Percent	(7%)	(82%)		(86%)	(14%)	(79%)	(14%)	(12%)	(14%)	(41%)	(19%)	(14%)	
Dixie	743	2,310	2,647	2,108	555	2,663	29	81	96	293	105	604	15%
Percent	(18%)	(87%)		(79%)	(21%)	(67%)	(5%)	(13%)	(16%)	(49%)	(17%)	(15%)	
Gilchrist	337	2,310	2,647	1,705	301	2,006	35	49	61	56	103	304	11.4%
Percent	(13%)	(87%)		(85%)	(15%)	(76%)	(12%)	(16%)	(20%)	(18%)	(34%)	(11%)	
Marion	4,124	51,221	55,345	34,651	10,807	45,458	899	1,37	774	1,520	1,263	5,763	10.4%
Percent	(7%)	(3%)		(76%)	(24%)	(83%)	(16%)	(23%)	(13%)	(26%)	(22%)	(10%)	

Source: U.S. Department of Commerce, Bureau of the Census, 1980 Census of Housing: General Housing Characteristics, Florida

TABLE 3-2

YEAR STRUCTURE BUILT IN LEVY COUNTY AND SURROUNDING COUNTIES, 1980,
WITH UPDATE TO 1990 FOR LEVY COUNTY

County	Total Units	1975 to March 1980	1970-1974	1960 - 1969	1950 - 1959	1940 - 1949	1930 or earlier
Levy	8,607	1,981	2,300	1,871	1,051	539	865
Percent		23	27	22	12	6	10
Alachua	58,896	13,770	13,697	15,162	7,367	4,160	4,758
Percent		23	23	26	13	7	8
Citrus	27,361	8843	9660	5344	1971	647	896
Percent		32	35	21	7	2	3
Dixie	3,282	619	810	796	482	266	309
Percent		19	25	24	15	8	9
Gilchrist	2,360	624	651	44	247	166	228
Percent		26	28	19	10	7	10
Marion	51,691	14143	14074	11241	5585	2968	3680
Percent		27	27	22	11	6	7

Source: US Department of Commerce, Bureau of the Census, 1980 Census of Housing: Detailed Housing Characteristics, Florida.

TABLE 3-3

DWELLING UNITS BY RENT - LEVY COUNTY AND SURROUNDING COUNTIES

County	Total Units	Less Than \$50.00	\$50.00 to \$79.00	\$80.00 to \$99.00	\$100.00 to \$149.00	\$150.00 to \$199.00	\$200.00 to \$249.00	\$250.00 to \$299.00	\$300.00 to \$349.00	\$350.00 to \$399.00	\$400.00 to \$499.00	\$500.00 or More	No Cash Rent
Levy	1,269	178	181	80	285	188	74	11	9	2	1	1	259
Percent		(14%)	(14%)	(23%)	(15%)	(6%)	(1%)	(1%)	(.7%)	(.1%)	(.1%)	(.1%)	(20%)
Alachua	23,559	555	1,249	1,107	2,932	6,009	4,714	3,178	1,632	884	325	121	853
Percent		(2%)	(5%)	(5%)	(12%)	(26%)	(20%)	(14%)	(7%)	(4%)	(1%)	(1%)	(3%)
Citrus	3,080	82	216	118	684	805	401	182	72	40	26	11	443
Percent		(3%)	(7%)	(4%)	(23%)	(26%)	(13%)	(6%)	(2%)	(1%)	(.8%)	(.2%)	(14%)
Dixie	504	89	145	42	68	31	5	2	1	0	0	0	121
Percent		(18%)	(29%)	(8%)	(13%)	(6%)	(1%)	(.7%)	(.3%)	(0%)	(0%)	(0%)	(24%)
Gilchrist	237	34	38	7	53	26	7	3	0	0	0	0	69
Percent		(15%)	(16%)	(3%)	(22%)	(11%)	(3%)	(1%)	(0%)	(0%)	(0%)	(0%)	(29%)
Marion	10,025	584	972	535	1,818	2,286	1,685	577	231	97	63	12	1,165
Percent		(6%)	(10%)	(5%)	(18%)	(23%)	(17%)	(5%)	(2%)	(1%)	(.7%)	(.3%)	(12%)

Source: U.S. Department of Commerce, Bureau of Census, 1980 Census of Housing: General Housing Characteristics, Florida.

TABLE 3-4

DWELLING UNITS BY VALUE - LEVY COUNTY AND SURROUNDING COUNTIES

County	Total Units	Less Than \$10,000	\$10,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,000	\$150,000 to \$199,999	\$200,000 or More
Levy	3,119	364	568	723	583	344	204	222	64	39	7	1
Percent		(12%)	(18%)	(23%)	(19%)	(11%)	(6%)	(7%)	(2%)	(1%)	(.8%)	(.2%)
Alachua	21,586	919	1,841	2,842	3,886	3,503	2,620	3,414	1,466	815	171	109
Percent		(4%)	(8%)	(13%)	(18%)	(16%)	(12%)	(16%)	(7%)	(4%)	(1%)	(1%)
Citrus	13,270	346	1,260	2,654	3,085	2,237	1,405	1,455	444	298	65	21
Percent		(3%)	(9%)	(20%)	(23%)	(17%)	(11%)	(11%)	(3%)	(2%)	(.6%)	(.4%)
Dixie	1,086	246	284	238	151	64	43	33	16	10	0	1
Percent		(23%)	(26%)	(22%)	(14%)	(6%)	(4%)	(3%)	(1%)	(.9%)	(0%)	(.1%)
Gilchrist	727	104	135	168	121	84	55	44	6	10	0	0
Percent		(14%)	(18%)	(23%)	(17%)	(12%)	(8%)	(6%)	(.8%)	(1.2%)	(0%)	(0%)
Marion	22,630	1,338	3,056	4,121	4,576	3,381	2,155	2,374	747	633	161	88
Percent		(6%)	(14%)	(18%)	(20%)	(15%)	(9%)	(11%)	(3%)	(3%)	(.7%)	-0.03

Source: U.S. Department of Commerce, Bureau of Census, 1980 Census of Housing: General Housing Characteristics, Florida.

TABLE 3-5

HOUSING COSTS: SPECIFIED OWNER-OCCUPIED UNITS WITHOUT A MORTGAGE

County	Total Specified Owner-Occupied Units	Total Unmortgaged units	Less Than \$50.00	Monthly Owner Costs						Median Dollars
				\$50.00 to \$74.00	\$75.00 to \$99.00	\$100.00 to \$149.00	\$150.00 to \$199.00	\$200.00 to \$249.00	\$250.00 or More	
Levy	3,113	1,633	171	364	435	514	109	26	14	91
Percent		(52%)	(10%)	(22%)	(27%)	(31%)	(7%)	(2%)	(1%)	
Alachua	21,660	5,892	252	976	1,272	1,977	858	404	153	110
Percent		(27%)	(4%)	(17%)	(21%)	(33%)	(15%)	(7%)	(3%)	
Citrus	13,257	7,447	538	2,060	2,205	1,993	484	54	113	88
Percent		(56%)	(7%)	(28%)	(29%)	(27%)	(6%)	(1%)	(2%)	
Dixie	1,086	648	70	192	165	142	61	5	13	84
Percent		(60%)	(11%)	(30%)	(25%)	(22%)	(9%)	(1%)	(2%)	
Gilchrist	723	409	29	116	76	150	32	2	4	95
Percent		(57%)	(7%)	(28%)	(19%)	(36.5%)	(8%)	(.2%)	(1%)	
Marion	22,633	10,065	894	2,324	2,819	3,011	678	182	157	91
Percent		(44%)	(9%)	(23%)	(28%)	(30%)	(7%)	(2%)	(1%)	

Source: U.S. Department of Commerce, Bureau of Census, 1980 Census of Housing: General Housing Characteristics, Florida.

TABLE 3-6

HOUSING COSTS: SPECIFIED OWNER-OCCUPIED UNITS WITH A MORTGAGE

County	Total Mortgage Units	Less Than \$100.00	\$100.00 to \$149.00	\$150.00 to \$199.00	\$200.00 to \$249.00	\$250.00 to \$299.00	\$300.00 to \$349.00	\$350.00 to \$399.00	\$400.00 to \$449.00	\$450.00 to \$499.00	\$500.00 to \$599.00	\$600.00 to \$749.00	\$750.00 or More	Median Dollars
Levy	1,480	25	95	317	285	283	175	92	58	67	48	26	9	253
Percent		(2%)	(6%)	(21%)	(19%)	(19%)	(12%)	(6%)	(4%)	(5%)	(3%)	(2%)	(1%)	
Alachua	15,768	115	359	1,035	1,605	1,825	1,973	1,993	1,827	1,376	1,736	1,256	668	374
Percent		(1%)	(3%)	(7%)	(10%)	(11%)	(12%)	(13%)	(11%)	(9%)	(11%)	(8%)	(4%)	
Citrus	5,810	55	407	809	1,017	947	645	601	562	214	372	168	13	283
Percent		(1%)	(7%)	(14%)	(18%)	(16%)	(11%)	(10%)	(10%)	(3.8%)	(6%)	(3%)	(.2%)	
Dixie	438	6	31	118	97	60	42	25	22	14	11	10	2	233
Percent		(1%)	(7%)	(27%)	(22%)	(14%)	(10%)	(6%)	(5%)	(3%)	(2.5%)	(2%)	(.5%)	
Gilchrist	314	11	18	45	61	59	68	8	26	3	12	3	0	269
Percent		(4%)	(6%)	(14%)	(19%)	(22%)	(2%)	(8%)	(1%)	(1%)	(4%)	(1%)	(0%)	
Marion	12,568	184	579	1,707	2,038	2,022	1,628	1,475	1,060	649	730	266	230	294
Percent		(1%)	(5%)	(14%)	(16%)	(16%)	(13%)	(12%)	(8%)	(5%)	(6%)	(2%)	(2%)	

Source: U.S. Department of Commerce, Bureau of Census, 1980 Census of Housing: General Characteristics, Florida.

Table 3-7 compares various renter housing classes on the basis of the renter's ability to pay. The ability to pay is measured as the percentage of income required to meet the rent payment. As can be seen in Column 6, there are two major groups of renters based on the percent income paid for rent. In Levy County, twenty-six percent [26%] of renters pay less than twenty percent [20%] of their income for rent, and there are twenty-five point three percent [25.3%] of renters whose rent claims thirty-five percent [35%] or more of their income. This latter category is primarily composed of renters with income below \$10,000. Such low income is characteristic of sixty-eight percent [68%] of all renters. Middle class incomes of \$20,000 or more account for only six point six percent [6.6%] of all renters.

The ability of owners to pay housing costs in owner-occupied non-condominium housing units is addressed in Table 3-8. The percent to which monthly housing costs bite into income is the measure of ability to pay. As shown in column 6, the majority [59.6%] of homeowners spend less than twenty percent [20%] of their income on housing costs. The fact that this category has the highest percentage of households with incomes greater than \$20,000 per year may explain why so many spend only twenty percent [20%] of their income on housing. Since housing costs do not rise proportionately to income, the relatively well off houses will be allocating much smaller percentages of their income to housing. The strain on low income households [incomes less than \$9,999.00] is reflected in Columns 1 and 2 which show almost twenty-two percent [22%] of all such homeowners spending twenty-five percent [25%] or more of their incomes on housing.

Comparing Table 3-7 and 3-8 gives an overall picture of a county where most renters are in low income households which made less than \$10,000 per year and allocate thirty-five percent [35%] or more of their income to rent. The majority of all homeowners spend less than twenty percent [20%] of their income on housing, and the lion's share [eighty-five percent (85%)] of relatively well-off homeowners [incomes greater than \$20,000] are in this category. Housing costs claim significant portions of the incomes for low income households be they are renters of homeowners. These tables are followed by projections of future renter [Table 3-9] and owner [Table 3-10] occupied households by income. These tables are extrapolations from 1980 census data. They give the increase of population for each category in five year intervals. The tables are only as accurate as the percentage of population increase during that period. However, these numbers may vary depending upon income of new population. The tables indicate that Levy county will experience little change in the future. Without the presence of a big industry, the number of low, moderate and high income residents will remain proportional to its present state.

Subsidized Housing. The Farmers Home Administrations [FHA] currently [1986] has approximately five hundred eighty-five [585] subsidized single family housing units in Levy County. In addition, there are five Multi-Family Section 515 projects [two are under construction] which have a total of ninety-three [93] apartment units.

Group Housing. The following list contains all group homes that are licensed by the U.S. Department of Health and Rehabilitative Services [HRS] by type, number, generalized location and capacity in Levy County:

Oak View Care Center

Williston 180 beds

Adult And Aging Foster Homes

Chiefland [1 home] 3 beds

Bronson [1 home] 3 beds

Williston [4 homes] 12 beds

Developmental Services Homes

Williston [2 homes] 28 clients

Bronson [1 home] 6 clients

Adult Congregate Living Facilities

Williston [2 homes] 23 clients

Florida Sheriff's Youth Ranch

5 children [Inglis]

Outward Bound

15 beds [Chiefland]

Children's Foster Homes

Bronson [1 home] 1 child

Chiefland [3 homes] 12 children

Williston [5 homes] 11 children

Family Day Care Home

Chiefland 5 children

Day Care Centers

Chiefland [4 centers] 143 children

Williston [1 center] 60 children

TABLE 3-7

HOUSING COSTS: SPECIFIED RENTER OCCUPIED HOUSING UNITS BY HOUSEHOLD INCOME, IN 1979 BY GROSS RENT AS PERCENTAGE OF INCOME IN LEVY COUNTY

% of Income	1 < \$5,000	2 \$5,000- \$9,999	3 \$10,000- \$14,999	4 \$15,000- \$19,999	5 > \$20,000	6 Total Units
<20%	14	70	95	91	60	330
Percentage	4.2	21.2	28.8	27.6	18.2	26.1
20% to 24%	37	62	31	16	0	146
Percentage	25.3	42.5	21.2	10.9	0	11.5
25% to 34%	51	103	38	0	0	192
Percentage	26.6	53.6	19.8	0	0	15.2
>35%	214	103	4	0	0	321
Percentage	66.7	32.1	1.2	0	0	25.3
Not Computed	150	58	28	18	24	278
Percentage	53.9	20.9	10.1	6.5	8.6	21.9
TOTAL	466	396	196	125	84	1267
	36.8	31.3	15.5	9.9	6.6	

Source: 1980 Census, STF 3-A

TABLE 3-8

HOUSING COSTS: SPECIFIED OWNER-OCCUPIED NON-CONDOMINIUM HOUSING UNITS BY HOUSEHOLD INCOME IN 1979 BY SELECTED MONTHLY OWNER COSTS AS PERCENTAGE OF INCOME IN LEVY COUNTY

% of Income	1 < \$5,000	2 \$5,000- \$9,999	3 \$10,000- \$14,999	4 \$15,000- \$19,999	5 > \$20,000	6 Total Units
<20%	111	362	444	362	577	1856
Percentage	.06	19.5	24	19.5	31	59.6
20% to 24%	66	77	91	74	43	351
Percentage	18.8	22	26	21	12.3	11.3
25% to 34%	127	109	100	35	42	413
Percentage	30.8	26.4	24.2	8.5	10.2	13.3
>35%	269	143	34	10	0	456
Percentage	59	31.5	7.5	.02	0	14.6
Not Computed	37	0	0	0	0	37
Percentage	100	0	0	0	0	1.2
TOTAL	610	691	669	481	662	3113
	19.6	22.2	21.5	15.5	21.2	

Source: 1980 Census, STF 3-A

TABLE 3-9

HOUSING COSTS: PROJECTION OF NEW RENTER-OCCUPIED HOUSEHOLDS BY INCOME IN LEVY COUNTY

	Less Than \$5,000	\$5,000 to \$9,999	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 Or More
1980 to 1985	93	79	39	25	17
1985 to 1990	112	95	47	30	20
1990 to 1995	134	114	56	36	24
1995 to 2000	155	132	65	42	28
2000 to 2005	185	157	78	50	33
2005 to 2010	221	188	93	59	40
2010 to 2020	264	224	111	71	47

TABLE 3-10

HOUSING COSTS: PROJECTION OF NEW OWNER-OCCUPIED HOUSEHOLDS BY INCOME IN LEVY COUNTY

	Less Than \$5,000	\$5,000 to \$9,999	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 Or More
1980 to 1985	122	138	134	96	132
1985 to 1990	146	166	161	115	159
1990 to 1995	176	199	193	138	191
1995 to 2000	203	230	223	160	221
2000 to 2005	243	275	266	191	263
2005 to 2010	290	328	318	228	314
2010 to 2020	345	391	379	272	375

Calculation: Total times percent increase in population.

* **Census Data For 1990 Not Available.**

Housing Construction. Table 3-11 shows the new additions by number and year. Housing construction has continued to add mostly mobile homes [75.2% of new additions] to the housing stock of Levy county since 1980. Single-family construction accounts for 20.3% of new additions and multi-family housing makes up the final 4.5% of new additions.

TABLE 3-11

POST CENSUS

<u>Year</u>	<u>Single-Family</u>	<u>Mobile Home</u>	<u>Duplex/Apartments</u>	<u>Total</u>
1980	69	281	11	361
1981	110	428	62	600
1982	57	350	53	460
1983	81	394	5	480
1984	169	471	12	652
1985	160	477	0	637
1985-1989	508	2,876	0	3,384
Total	1,154	5,277	143	6,574
Percent	17.6%	80.3%	2.1%	100%

Source: City and County Building Department; Levy County.

Structures Built Before 1940, But Valued At Less Than \$25,000.00.

Data not available.

Historical Housing. There are no historical homes in Levy County. However, there are eight historical sites listed on the Florida Master Site File, National Register of Historic Places, or designated as historically significant by or in accordance with any local ordinance. Table 3-12 lists all historical sites in Levy County.

TABLE 3-12

HISTORIC STRUCTURES IN LEVY COUNTY

<u>Site Number</u>	<u>Site Name</u>	<u>Location</u>
8LV81	Bowlegs Town	T12S, R19E, S4
8LV113	NN [Shipwreck]	T10S, R14E, S29
8LV120	Island Hotel, Cedar Key	Insufficient Data
8LV121	Sea Horse Key & Lighthouse	T16S, R13E, S12
8LV129	Fort Wacassasa	T11S, R16E, S12
8LV131	Fort Jennings	T13S, R16E, S32
8LV 133	Salt Works at Salt Island	T15S, R15E, S18
8LV 136	Sea Horse Key Cemetery	T16S, R13E, S12

Source: Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation

Licensed Mobile Home Parks. Table 3-13 shows all mobile home parks in Levy County by location and capacity. There are a total of twenty-seven [27] parks throughout the County. It appears that there are a number of relatively small mobile home parks sprinkled about the County near the cities. In the twenty-seven [27] parks, an average number of 16.7 recreation vehicle spaces and 10.1 mobile home spaces exist. This lack of large housing parks may reflect the generally low drawing power for tourism and retirees which Levy County has exhibited so far.

Subdivisions. To assure the development potential in existing subdivisions, recorded or unrecorded subdivisions have been mapped [See Map 3-1]. This map provides a useful comparison with other maps which follow and which show limiting factors and provide a suitability analysis.

The existing subdivisions of forty [40] acres and above contain almost forty-six thousand [46,000] residential lots and cover a total of thirty-five thousand [35,000] acres. Table 3-14 shows all plats, regardless of size, in Levy County.

Most subdivisions are occurring in the vicinity of Chiefland and Williston. By referring to the map of soil suitability in Chapter 5, the best agricultural lands in Levy County are located in these two areas; therefore, there is a developing conflict in north-central Levy County between urban and agricultural land uses.

Housing Quality Analysis

Lacking Complete Plumbing Facilities. Table 3-15 shows a trend of improving plumbing facilities. This number ranks second to Dixie County [eighteen percent (18%)] among surrounding counties. The decline is represented by nineteen percent [19%] in owner-occupied units and 12.5% in renter-occupied units in Levy County.

Lacking Central Heating. Table 3-16 gives a complete breakdown of heating sources used in Levy County. Central heating [central warm air] accounts for forty-four percent [44%] of heating methods used, and although this percentage seems small, it is quite adequate when the county's warm climate is taken into account. This conclusion is supported by the large proportion [forty percent (40%)] of homes with individual heaters for heating local areas [fixed room heaters (27%), stoves, fireplaces and portable room heaters (13%)]. However, given the generally low income of most households, an additional explanation may be that centralized heating may be perceived as an exorbitant luxury by many county residents.

TABLE 3-13

MOBILE HOME PARK AND RECREATIONAL VEHICLE PARK REGISTRATION
IN LEVY COUNTY

Permit Number			Mobile Home Park/Recreational Vehicle Park	Mobile Home	Recreational			Total
Co.	No.ISS	Yr.	Owners Name/Street/City Address	Spaces	Spaces	Water	Sewer	
38	001	85	Sunset Isle Trailer Park Box 150 Cedar Key, Florida Francis Taylor	17	53	1	1	70
38	003	85	Driftwood Mobile Home Park State Road 40 Inglis, Florida R.D. Cannon	26	0	1	3	26
38	006	85	Buck's Mobile Home Park Rt. 1, Box 429 Williston, Florida 32696 Buck Sandlin	13	0	4	3	28
38	007	85	Cypress Marina and Campground P.O. Box 42 Yankeetown, Florida Billie W. Kennedy	13	15	1	3	28
38	008	85	Cedar Keys Trailer Park G & 7th Street Cedar Key, Florida 32625 E. A. & Elizabeth Griffis	1	29	1	1	30
38	010	85	Twin Oaks Trailer Park Route 2, Box 2105 Williston, Florida Ruth Nicholas	8	0	4	3	8
38	012	85	Bronson Heights Trailer Park P.O. Box 671 Bronson, Florida 32621 James & Georgiana Wolschleger	8	0	4	3	8
38	013	85	Buddy's Fish Camp 2170 HWY. 40 East Inglis, Florida 32649 Don Jones	8	21	4	3	29
38	015	85	Manatee Mobile Home Park Route 2, Box 169 Chiefland, Florida 32649 Robert Allen	13	0	4	3	13

TABLE 3-13 (Continued)

MOBILE HOME PARK AND RECREATION VEHICLE PARK REGISTRATION IN LEVY COUNTY

Permit Number Co. No. ISS Yr.	Mobile Home Park/Recreational Vehicle Park Owners Name/Street/City Address	Mobile Home Spaces	Recreational Spaces	Water	Sewer	Total
38 016 85	Dot Fisher Trailer Park Route 1, Box 59 J Chiefland, Florida 32626 Dorothy M. Fisher	8	21	4	3	29
38 017 86	John's Mobile Home Park 2175 HWY. 40 East Inglis, Florida 32649 John E. Sachs	8	0	4	3	8
38 019 85	Bill's Comer Trailer Park Route 1, Box 54G2 Chiefland, Florida Mrs. Margaret A. Fletcher	10	0	4	3	10
38 021 13 85	Circle Oaks Mobile Home Community Route 1, Box 118-1B Archer, Florida Richard L. Cleaver	13	0	4		3
38 022 85	Russell Glidewell Trailer Park Box 41 Otter Creek, Florida Russell Glidewell	13	0	1	3	13
38 023 85	Rest-A-Wile Trailer Park P.O. Box 88 Cedar Key, Florida 32625	0	17	1	3	17
38 024 85	Dunals C & K Mobile Park Unit I P.O. Box 651 Inglis, Florida 32649 Steve Dunal	6	0	1	3	6
38 026 85	Withlacoochee Backwater Mobile Lodge Star Route I, Box 135 Inglis, Florida 32649 Withlacoochee Backwater Mb Lodge Inc	26	0	1	3	26
38 028 85	Village Pines Mobile Park S.R. #1, Box 135 Dunnellon, Florida 32630 Robert V. Obort	26	0	1	3	26
38 029 85	McCormacks RV Park 316 N.W. 11th Avenue Chiefland, Florida 32626 Melba H. Tillis	0	9	1	1	9

TABLE 3-13 (Continued)

MOBILE HOME PARK AND RECREATION VEHICLE PARK REGISTRATION IN LEVY COUNTY

Permit Number Co. No. ISS Yr.	Mobile Home Park/Recreational Vehicle Park Owners Name/Street/City Address	Mobile Home Spaces	Recreational Spaces	Water	Sewer	Total
38 030 85	Levyville RV Campground US 27A & LCR 339A Chiefland, Florida 32676 Melba H. Tillis	1	30	1	3	31
38 031 85	Dan's Adult Mobile Home Park P.O. Box 853 Inglis, Florida 32649 Daniel G. Moore	12	12	4	3	24
38 032 85	Rainbow County RV Campground P.O. Box 29 Cedar Key, Florida 32625 Transco Financial Group LTD	8	54	1	3	62
38 033 85	Manatee Springs State Park Levy County, Florida Florida Dept. Of Natural Resources	0	100	1	3	100
38 034 85	Withlacoochee Bluegrass HWY. 40 7 miles East of Inglis Inglis, Florida L. E. Knight	0	100	4	3	100
38 035 85	Pine Rock Mobile Home Village HWY. 27 Williston, Florida 32696 Carl Ashley	25	0	4	3	25
38 036 85	Fin & Feather Fish Camp Inc. 700 Morris Avenue Inglis, Florida 32649 P. Newell	1	11	4	3	25
38 037 85	Schofield Bros. Mobile Home Park Fanning Springs, Florida 32693 Marion Schofield	10	0	4	3	12

Subdivisions. To assure the department potential in existing subdivisions, recorded or unrecorded subdivisions have been mapped [See Map 3-1]. This map provides a useful comparison with other maps which follow and which show limiting factors and provide a suitable analysis.

The existing subdivisions of 40 acres and above contain almost 46,000 residential lots and cover a total of 35,000 acres. Table 3-14 shows all plats, regardless of size, in Levy County.

TABLE 3-14

INDEX TO SUBDIVISIONS

<u>Subdivision Name</u>	<u>Section, Township & Range</u>
A. F. Knotts Land Company 1st Subdivision	5 & 6-17-16
Add to Cannons Add to Summer	36-14-13
Ambler [Now Montbrook]	30-13-19
Annex Heights	36-12-18
Arrowhead Acres	27-10-14
B & R S/D Unit 1	29-12-18
B & R S/D Unit 2	29-12-18
B & R S/D Unit 5	32-12-18
B & R S/D Unit 6	30-12-18
B. J. Simpson	35-10-14
Backwater Farmsites	4 & 5-17-17
Backwater Farmsites	32 & 33-16-17
Bakers Acres	3-13-18
Bakers	36-12-18
Beauchamps	36-11-14
Beckner Estates	35-11-15
Bill Spanjers	14-15-17
Black Jack Ridge Estates	27-12-18
Blitches	19-14-19
Blue Bird Hill in King Prop.	7-16-17
Boogie Ridge	20-15-13
Bowmans Add to Williston	31-12-19
Breezy Oaks	21-11-14
Bronson	7,8,17,18-12-17
Bronson Heights	21,22-12-17
Bronson Heights 1st Add	21-12-17
Bronson Heights 2nd Add	22-12-17
Bronson Heights 3rd Add	15,22-12-17
Bronson Heights 4th Add	15-12-17
Bronson Oaks	3-12-17
Bronson Square	17-12-17
Bronson Villa	17-12-17
Browns Retreat	4-17-17
Bullocks	36-12-18
C. P. & C. Estates	2-11-15
Cal-A-Bet Meadows	3-11-14
Camp Azalea	2-12-13
Cannon Homesites	34-16-17
Carolyn	36-15-16

TABLE 3-14 [Continued]
INDEX TO SUBDIVISIONS

Subdivision Name	Section Township & Range
Carson Development	6-17-17
Cason Inglis Acres Unit 1	34-16-16
Cason Inglis Acres Unit 2	1-17-16
Cason Inglis Acres Unit 3	1,2-17-16
Cason Inglis Acres Unit 4	1-17-16
Cason Inglis Acres Unit 5	2-17-16
Cason Inglis Acres Unit 6	2-17-16
Cason Inglis Acres Unit 7	2-17-16
Cason Inglis Acres Unit 8	35-16-16
Cason Inglis Acres Unit 9	35-16-16
Cason Inglis Acres Unit 10	35-16-16
Catherine Heights	23-11-14
Cedar Cove Efficiency	32-15-13
Cedar Cove Efficiency II	32-15-13
Cedar Cove Townhouse	32-15-13
Cedar Haven Townhouse	30-14-14
Cedar Key & [Cedar Dock]	29,32-15-13
Cedar Key Campsites	31-14-14
Cedar Key Flying Club Sites	30,31-14-14
Cedar Key Heights Section A	35-14-13
Cedar Key Heights Section B	35-14-13
Cedar Key Heights Section C	35-14-13
Cedar Key Mobile Home Village	36-14-13
Cedar Key Mobile Home Village-Replat	36-14-23
Cedar Key Mobile Home Sites	36-14-13
Cedar Key Plantation	17-15-13
Cedar Key Shores Addition	30-15-13
Cedar Key Shores Unit 1	30-15-13
Cedar Key Shores Unit 1-Replat	30-15-13
Cedar Key Shores Unit 2-Replat	30-15-13
Cedar Key Shores Unit 3	30-15-13
Cedar Key Shores Unit 4	30-15-13
Cedar Key Shores Unit 5	30-15-13
Cedar Key Shores Unit 6-A	30-15-13
Cedar Key Shores Unit 6-B	30-15-13
Cedar Key Shores Unit 7	30-15-13
Cedars Mobile Home Paradise	36-14-13 -
	31-14-14

TABLE 3-14 [Continued]

INDEX TO SUBDIVISIONS

<u>Subdivision Name</u>	<u>Section, Township & Range</u>
Cedar Pines Unit 1	14-12-14
Cedar Pines Unit 2	14-12-14
Cedarwood Estates	10-13-14
Cherokee Hammock #1	28-10-14
Cherry Point Unit 1	32-12-19
Cherry Point Unit 2	32-12-19
Chicago Add to Morriston	8-14-19
Chiefland	11-12-14
Chiefland Country Estates	29,30,32-11-14
Chiefland Development Co. Addition	36-11-14
Chiefland Replat Blocks 56, etc.	25-11-14
Chiefland Woods	10-13-14
Circle K Ranch Unit 1	3,10-11-14
Clay Landing Estates	24-11-13
Cochran Estates	19-11-16
Colfax City	33-10-14
Collier Acres	11-13-14
Comello Park	28-14-13
Coronet Park - Replat	29-15-13
Corrective Plat Oak Forest Estates	8-12-17
Cortez Acres	3-11-14
Coulters Plat of Bronson	17-12-17
Country Acres	21-12-17
Country Oaks Estates	30-12-18
Country Pines	4-11-15
Country Side Estates	13-11-14
Country Walk Estates	27-12-14
Crackertown	4-17-16
Crestfield Trading Company	19-12-14
Currys Addition To Morriston	7-14-19
D.D. Allems 1st Subdivision To Inglis	3-17-16
D.E. Williams Homes	6-13-19
Deer Run	27-12-18
Deerwood	20-16-16
Doe Run	17-11-14
Drummond Estates	27-11-14
Dunn-Hirst	17-12-17

TABLE 3-14 [Continued]

INDEX TO SUBDIVISIONS

<u>Subdivision Name</u>	<u>Section, Township & Range</u>
East Williston	32-12-19
Eastern Acres	5-13-19
Eastside Estates	31-12-19
Eden Acres	13-15-17
Edwards Addition to Williston	6-13-19
Eleanor Village	25-11-14
Elestons Addition to Williston	6-13-19
Emerald Heights #1	13-12-17
Enchanted Forest	35-11-14
Epperson Heights	31-12-19
Eppersons J. B. Addition to Williston	5 & 6-13-19- 32-12-19
Excel Acres	19-12-18
Executive Homes	28-10-15
Fannin Forest	33-10-14
Fannin Springs Annex	33,34-10-14
Fannin Springs Wooded Estates	28-10-14
Faris Subdivision to Crackertown	4-17-16
Farms at Williston	6-13-18
Fawnwood Estates	15,16-11-14
Five Oaks Acres Section #1	32-11-17
Florian Heights #1	25,36-12-17
Florian Heights #2	31-12-18
Florian Heights #3	31-12-18
Florian Heights #4	25-12-17
Florian Industrial Park	7-13-19
Forest Park Unit 1	24-12-17
Forest Park Unit 2	2,11-12-17
Forest Park Unit 2 - Replat	2,11-12-17
Forest Park Unit 3 - Phase I	15,22,23, 26-11-17
Forest Park Unit 3 - Phase II	15,21,22-11-17
Fort Fanning	30-10-14
Fowlerway	30-15-13
Fowlerway, North	30-15-13
Fox Run	10-13-18
Fox Run 1st Addition	10-13-18
Fruitland Heights	36-11-14

TABLE 3-14 [Continued]
INDEX TO SUBDIVISIONS

Subdivision Name	Section, Township & Range
Fugates Addition #1 to Williston	18-13-19
Fugates Addition #2 to Williston	18-13-19
Geo Willis Addition to Williston	6-13-19
Gleasons Trailer Village	18-11-17
Glenwood Estates #1	20-11-14
Glenwood Estates #2	20-11-14
Glenwood Estates #3	20-11-14
Gilmore Acres	12-14-18
Gin Mar Farms	19-12-17
Golden Paradise	3-15-17
Golden Village	16-12-17
Goose Cove Condo II	
Graceland Shores	3-17-17
Graceland Shores - Replat	36-16-17
Green Highland Park	30-12-18
Green Patch Country Estates	30-11-17
Greenwood Acres	28-11-14
Griffis	31-12-19
Hales Addition	29-15-13
Hammock Heights	33-16-16
Happy Acres	31-14-19
Hardee & Lindsey Addition Bronson	17-12-17
Hardeetown Annex	25-11-14
Hawkins Acres	11-14-17
Heatherwood	29-12-18
Heibner, Jeanne	3,4,9,10-11-14
Hidden Oaks Unit 1	28-10-14
Hidden Oaks Unit 2	28-10-14
Hide-Away Unit 1	25-11-13
Hide-Away Unit 2	25-11-13
Hide-Away Unit 3	25-11-13
High Meadows	13-12-17
Hillcrest Heights	30-12-18
Quail Meadows	1-13-18
Hipps Addition 1 to Williston	18-13-19
Hipps Addition 2 to Williston	7-13-19
Hunters Trail Ranchettes	6-14-18

TABLE 3-14 [Continued]
INDEX TO SUBDIVISIONS

<u>Subdivision Name</u>	<u>Section Township & Range</u>
Inglewood Estates	34-16-16
Inglewood Estates - Replat	34-16-16
Island Place Condos	
J. B. Eppersons Addition to Williston	5 & 6-13-19- 32-12-19
Jeffrey Acres	10-11-14
Jordan Estates	14-11-15
Judson Estates	26-10-15
Kennedy Estates	1-17-16
Key Cedar Heights	4-15-13
Kik-A-Ha Woodlands	33-10-14
King-B-Ranchettes	25-12-14
King-B-Ranchettes Addition #1	25-12-14
King Property	6,7-16-17- 1,12-16-16
King Ranch of Florida Ranchettes	26-12-18
Lake Johnson Estates	20-12-17
Lake Stafford	1-14-18
Laurelwood	13-12-18
Levy Estates	13-11-15
Levy Ranchettes	26-13-17
Levy Sales Corporation	21-12-17
Lewis Runnels West Coast	33-16-16
Libby Heights	8-12-17
Libby Heights Mobile Home Community	8-12-17
Lincoln Heights [Revised]	4-13-19
Lindsey Lake Unit 1	17-12-17
Little Fanning	29,30-10-44
Little Lake Acres	34-16-17
Lore Estates	29-11-17
Long Pond Landing	12-12-14-7-12-15
Long Pond Landing Addition #1	12-12-14-7-12-15
Long Pond Landing Addition #2	1,12-12-14
Lynn Oaks	14-12-18
Lynn Oaks Unit 2	14-12-18
Manatee Acres	28-11-14

TABLE 3-14 [Continued]
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Subdivision Name	Section	Township & Range
Manatee Farms Estates Unit 1	21,27	11-14
Manatee Farms Estates Unit 2	16,21	11-14
Manatee Oaks	16	11-14
Manatee Springs Terrace	28	11-14
Manor Ridge	6	11-15
Marry Ann Farms	2	13-18
McKenzies Addition to Chiefland	25	11-14
McKinnons Addition to Williston	31	12-19
Meadowland Estates Unit 1	14	12-17
Meadows of Beautiful Brons	8	12-17
Meadowview Estates	23	12-14
Meredith Hills	4	12-17
Midway Heights	10	14-17
Mikells	4	14-18
Mone Acres	6	14-19
Montbrook	30	13-19
Moore Acres	34	12-14
Moring Brothers Addition to Bronson	8	12-17
Morrison	7	14-19
Mounts Acres Unit 1	4	14-18
Mounts Acres Unit 2	4	14-18
Nancy Acres	30	15-13
New York	32	12-19
Newsome Estates	27,28	12-17
Nobles Addition to Williston	31	12-19-6-13-19
Nobles Estates	29	14-18
North Chiefland	25	11-14
North Fowlerway	30	15-13
North-South Estates #1	18	12-18
North-South Estates #2	18	12-18
North Star Ranchettes	11	15-17
Northgate	31	12-19
Northwood Estates	31	12-19
Northwood Heights	7	12-17
Oak Forest Estates	8	12-17
Oak Grove Estates	28,29,33	12-18
Oak Knoll Estates	6	11-15

TABLE 3-14 [Continued]

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<u>Subdivision Name</u>	<u>Section, Township & Range</u>
Oak Manor Estates	2-11-14
Oak Ridge Estates	23-12-17
Oak Ridge Estates Unit 1	24-12-17
Oak View	1-13-14
Oak Villa	6-13-19
Oakdale Heights	36-11-17
Oaks O'Rural	19-12-14
Ocala Highland West	21,28,33-14-19
Ocala West	25-14-18
Ogle Oaks	28-14-16
Old Chiefland	26-11-14
Old 19 Hammock	33-10-14
Otter Creek	26-13-15
Owen Baynard #1	3-11-14
Pacific Oaks	15-11-14
Palm Point	12-17-16
Paradise Haven Estates	8-12-17
Park Place of Cedar Key-Condos	
Peaceful Acres	34-16-17
Pine Acres	31-11-15
Pine Hurst	33-12-19
Pine Manor	20-12-17
Pine Oaks Hill Unit #1	27-12-17
Pine Ridge Estates	31-12-19
Pine Rock Mobile Home Village	4-13-19
Pinewood Estates Unit 1	11-13-18
Pinewood Estates Unit 2	11-13-18
Pleasant Acres	34-16-17
Prairie Estates	36-14-18
Quail Meadows	23-12-14
Quail Run	10-13-18
Rainbow Lake Estates Section "N"	13, 14, 23, 24-15-17
Raleigh	13-12-18
Raleigh Oaks	14-12-18
Ranchlands [Bill Spanjer]	14-15-17

TABLE 3-14 [Continued]
INDEX TO SUBDIVISIONS

<u>Subdivision Name</u>	<u>Section, Township & Range</u>
Rays Unit 1	3-17-16
Rays Unit 1 [Revised]	3-17-16
Rays Unit 2	3-17-16
Rays Unit 3	3-17-16
Red Oak Forest	2-11-14
Regency Oaks	17-12-17
Replat of Coronet Park	29-15-13
Replat of Newsome Estates	27-12-18
Replat of Suwannee River Estates	19-10-14
Rest Haven Shores	3-17-17
Ridgewood [Replat of]	1-13-18
River Forest	4-17-16
River Gulf Hwy Tracts	33-16-17
Riverlake Estates	3-17-17- 34-16-16
Riverside Unit 1	5,6-17-16
Riverside Unit 2	5,6-17-16
Riverside Unit 3	5,6-17-16
Robin Run	24-12-14
Rocky Hammock Oaks	12-13-14
Rogers	36-11-14
Rogers Park	28-10-14
Rolling Acres	31,32-12-19
Rolling Acres Stamper	27-12-17
Rolling Acres Wm O. Gilreath	18-12-18
Romeo Ranchettes	31-14-19
Rosewood	30-14-14
Rosewood Park Unit 1	19-14-14
Rosewood Park Unit 2	19-14-14
Royal Oaks	25-11-14
Runnels, Lewis, West Coast	33-16-16
Rustling Pines	11-12-14
Rye Key	19-15-13
Saxon Meadows	21-12-14
Seminole Forest	9-11-14
Shady Acres	21-12-18
Shell Mound Estates	4-15-13
Sherwood Forest	4-17-16

TABLE 3-14 [Continued]
INDEX TO SUBDIVISIONS

<u>Subdivision Name</u>	<u>Section, Township & Range</u>
Small Farms Unit 1	31-14-19
Small Farms Unit 2	30-14-19
Small Ranch #1	19-11-16
Small Ranch #2	19-11-16
South Fowlerway	30-15-13
Southern Oaks	2-12-14
Spanjers, Bill [Ranchlands]	14-15-17
Southern Pines	36-11-14
Spanish Trace	13-12-14- 7,18-12-15
Spanish Tract Addition 1	13-12-14- 7,18-12-15
Spring Lake Estates Unit 1	28,33-12-18
Spring Village	25-11-13
Springside Development	25-11-13
Springside Inc.	25-11-13
Starting Point	8,9,16,17, 21-14-19
Starwood Acres Unit 1	3-14-17
Station Acres	18-11-17
Sumner	36-14-13
Suncoast Estates [Replated]	29-12-18
Suncoast Estates [Replat of]	29-12-18
Sunny Highland [Replated]	25-12-17
Sunny Highland [Replat of]	25-12-17
Sunny Ridge	19-12-18
Sunshine Acres	31-14-19
Sunshine Estates	13-12-14
Sunshine Estates Addition 1	13-12-14
Sunshine Savanna	31-14-19
Suwannee Acres	32-12-13
Suwannee Heights	3,10-11-14
Suwannee Heights [Replat of]	3-11-14
Suwannee Meadows	27-10-14
Suwannee River Estates	29-10-14
Suwannee River Farms	27-10-14
Suwannee River Heights	31-11-15
Suwannee River Highlands	10-11-14

TABLE 3-14 [Continued]
INDEX TO SUBDIVISIONS

Subdivision Name	Section Township & Range
Suwannee River Springs #1	30-11-14
Suwannee River Springs #2	30-11-14
Swanatee Park	24-11-13
T. B. Wilson	31-15-13
The Farms at Williston	6-13-18-31-12-18
The Island Place	
The Oaks	21-11-14
The Pines 1	22-12-17
The Pines 2	22-12-17
Three "B" Acres	26-11-14
Tom Knotts Survey	32,33-16-16 4,5-17-16
Townsite of Tuckaho	33,34-16-17
Treasure Camp Addition 1	32-12-13
Treasure Camp Addition 2	32-12-13
Treasure Camp Addition 3	32-12-13
Treasure Camp Addition 4	32-12-13
Treasure Camp Addition 5	32-12-13
Treasure Camp Addition 6	32-12-13
Trees	32-12-14
Tres Palmas - Condos	32-15-13
Turners Addition to Chiefland	1-12-14
Turner Brothers Addition to Chiefland	1-12-14
University Oaks	22,26,27,34, 35-11-17
University Oaks Manor	26-11-17
US 19 Addition 1	14,15-11-14
US 19 Addition 2	10-11-14
US 19 Addition 4	33-10-14
US 19 Addition 5	25-11-14
US 19 Addition 6 [Revised]	33-10-14
US 19 Addition 7	28-10-14
US 19 Addition 8	23-11-14
US 19 Addition 10	10-15-16
Usher Heights	36-11-14
Ushers Addition to Chiefland	36-11-14
Village of Green Thumbs Unit 1	16-13-18
RPL B 8-12 Village of Green Thumbs	16-13-18
W. H. Hales Addition to Cedar Key	29-15-13

TABLE 3-14 [Continued]
INDEX TO SUBDIVISIONS

<u>Subdivision Name</u>	<u>Section, Township & Range</u>
W. S. Yearty Addition to Otter Creek	26-13-15
Wakonda Estates	15-12-18
Wardells	31-12-19
Wardells Addition 1	31-12-19
Washington Manor	31-14-14
Waterway Estates Unit 1	6,7-17-16
Waterway Estates Unit 2	6,7-17-16
Waterway Estates Unit 3	6,7-17-16
Watson Village	1-12-14
Wekiva Estates	29-14-16
Weona Hills Estates	6-13-19
West Coast, Lewis Runnels	33-16-16
West View	30-15-13
Whippoorwill Acres	31-12-18
Whispering Oaks Unit 1	23-14-17
Whispering Oaks Unit 2	23-14-17
Whispering Pines Unit 1	23-14-17
Whispering Pines Unit 2	23-14-17
Whitted Estates	10-13-14
Whitted Mobile Home Estates	10-13-14
Williams Addition to Raleigh	13-12-18
Williston [See Nobles Add To]	6-13-19-31-12-19
Williston Acres	33-14-19
Williston Gardens	22-13-18
Williston Heights	6-13-19
Williston Highland Golf & Country Club	16,20,21-13-18
Williston Highland Unit 1	16-13-18
Williston Highland Unit 2	16-13-18
Williston Highland Unit 3	21-13-18
Williston Highland Unit 4	21-13-18
Williston Highland Unit 5 [Replated]	5,6-14-18
Williston Highland Unit 6	17-13-18
Williston Highland Unit 7	28,29-13-18
Williston Highland Unit 8	35-12-18-2-12-18

TABLE 3-14 [Continued]
INDEX TO SUBDIVISIONS

<u>Subdivision Name</u>	<u>Section, Township & Range</u>
Williston Highland Unit 9 [Replated]	35-12-18
Williston Highland Unit 11	33-12-18
Williston Highland Unit 12	19-13-18
Williston Highland Unit 14	13-13-17
Williston Highland Unit 15	16-13-18
Williston Park	21-12-19
Williston Ridge	9-13-19
Wilson's Estates	24-12-18
Windmill Acres 1	31-12-18
Windmill Acres 2	31-12-18
Windmill Acres 3	31-12-18
Winward	31-15-13
Withlacochee River Homesites	1,12-17-16
Withlacochee River Park Estates	12-17-16
Wolf Spring Hills	22-12-17
Woodfields	City Limits of Williston
Woodland Acres	11-14-17
Woodlands	4-13-19
Woodpecker Ridge Unit 1	1-16-17
Woodpecker Ridge Unit 2	6-16-17
Woody's	19-12-14
Yankeetown	5,6-17-16
Yesler Avenue Addition to Williston	6-13-19

MAP 3-1

PLATTED AND SUBDIVIDED AREAS

Overcrowding. Using an occupancy of more than one person per room as a standard of overcrowding, three hundred forty-five [345] homes [5.9%] were over-crowded in 1980. Table 3-17 gives the percentages of over-crowded homes by race. In comparison with white households, overcrowding is more prevalent in black and hispanic households by factors of five [5] and six [6], respectively. This trend may reflect lower black and hispanic household incomes and/or different cultural definitions of private space leading to people living at higher densities.

Kitchen Facilities. The 1980 census of housing and population documented two hundred ninety-seven [297] homes in Levy County that did not have complete kitchen facilities. This number of homes represented only four percent [4%] of all housing ... this is considered to be insignificant relative to the total housing supply.

Substandard Housing

A July, 1986 windshield survey showed that some twenty-four percent [24%] of the houses surveyed [805 units] were either deteriorating [17.3%] or dilapidated [6.7%]. The survey took place in areas that were expected to have substandard housing. However, housing within city limits of county urban areas were not included in the survey, and a more thorough inspection of the interiors of houses throughout the county might reveal higher percentage of substandard houses. Map 3-2 shows the areas surveyed and their present condition. The map also shows changes since 1975 in concentrations of substandard housing. As evident by the map, the heaviest concentration of substandard housing is in the Williston area, where up to forty-eight percent [48%] of the housing in one section is substandard. The areas along the Suwannee River no longer have a high concentration of substandard housing. Also, no substandard housing was found to the east of Otter Creek where there had previously been heavy concentrations. However, a heavy concentration was found in the Gulf Hammock Area.

To comply with state objectives and policies, actions should be taken to eliminate substandard housing in Levy County. However, there does seem to be an overall decrease in such housing conditions throughout the county.

The following standards have been employed to evaluate housing quality in Levy County:

MAP 3-2

SPECIFIC AREAS OF SUBSTANDARD HOUSING

TABLE 3-15

STRUCTURAL CHARACTERISTICS IN LEVY COUNTY,
SURROUNDING COUNTIES, AND STATE, 1970 AND 1980

	1970			1980			1980			1970		
	Year-Round Units			Owner-Occupied Units			Renter-Occupied Units			Year-Round Units		
	Lacking Plumbing Facilities			Lacking Plumbing Facilities			Lacking Plumbing Facilities			Lacking Plumbing Facilities		
	Total	Number	Percentage	Total	Number	Percentage	Total	Number	Percentage	Total	Number	Percentage
Florida	4e+06	52,665	1.23	2,557,079	14,309	0.56	1,187,175	27,431	2.31	2,488,968	127,523	5.12
<u>County</u>												
Levy	8,643	349	4.04	5,852	120	2.05	1,415	121	8.55	4,702	990	21.05
Alachua	58,802	1,150	1.96	30,070	331	1.1	24,537	564	2.3	33,520	3,006	8.97
Citrus	27,104	253	0.93	19,771	88	2.18	3,214	55	1.71	9,707	607	6.25
Dixie	3,267	201	6.15	2,108	46	2.18	555	68	12.25	1,865	461	24.72
Gilchrist	2,310	134	5.8	1,705	41	2.04	301	28	9.3	1,252	229	18.29
Marion	51,221	1,192	2.33	34,651	423	1.22	10,807	487	4.51	25,818	3,708	14.36

Source: U.S. Department of Commerce, Bureau of The Census, 1980 Census of Housing: General Housing Characteristics, Florida and 1970 Census of Housing: General Housing Characteristics, Florida.

TABLE 3-16

HOUSING UNITS BY HEATING EQUIPMENT IN LEVY COUNTY

<u>Heating Equipment</u>	<u>Units</u>	<u>Percentages</u>
Steam or Hot Water	43	1%
Central Warm Air	3,816	44%
Electric Heat Pump	534	6%
Other Built-In Electric	330	4%
Floor, Wall, Pipeless Furnace	246	3%
Room Heaters with Flue	1,378	16%
Room Heaters no Flue	943	11%
Fireplaces, Stove, or Portable Room Heaters	1,138	13%
None	179	2%
<hr/>		
Total	8,607	100%

Source: U.S. Department of Commerce, Bureau of the Census, 1980 Census of Housing: General Housing Characteristics, Florida.

TABLE 3-17

UTILIZATION CHARACTERISTICS: OVERCROWDING IN LEVY COUNTY,
SURROUNDING COUNTIES AND STATE

Percentage with 1.01 or More Persons Per Room
All Units White Black Spanish Origin

Florida 5.3 3.4 18.3 20.0

County

Levy 5.9 4.2 16.2 19.0

Alachua 4.4 2.3 14.0 9.6

Citrus 3.0 2.7 13.9 6.1

Dixie 7.4 5.9 21.5 14.3

Gilchrist 6.2 5.6 17.5 14.3

Marion 4.9 3.0 16.2 8.8

Source: U.S. Department of Commerce, Bureau of the Census, 1980 Census of Housing: General Housing Characteristics, Florida.

TABLE 3-17 A

UTILIZATION CHARACTERISTICS: OVERCROWDING IN LEVY COUNTY,
SURROUNDING COUNTIES AND STATE

Percentage With 1.01 Or More Persons Per Room

Owner Occupied % Of All Renter Occupied Total Housing

Levy 276 219 495 5%

Note: The 1990 total occupied housing units was 10,079, as documented in Table 3-1 of this plan.

Source: U.S. Department Of Commerce, Bureau Of The Census, 1980 Census Of Housing: General Housing Characteristics, Florida, and the 1990 Census, STF-3, Table H69.

Sound Housing Structures. One which has no apparent defects or possibly slight defects that are normally corrected in the course of regular maintenance. Examples of such defects are:

- (a) Peeling or cracking paint.
- (b) Slight damage to porch or steps.
- (c) Inadequate mortar between bricks or other masonry.
- (d) Minor cracks in walls.
- (e) Broken gutters or downspouts.
- (f) Roof in need of minor repairs.

A Deteriorating Housing Structure. One which needs more repair than would be provided in the course of regular maintenance. Such housing has one or more defects of an intermediate nature that must be corrected if the unit is to provide safe and adequate shelter. Examples of intermediate defects are:

- (a) Broken or missing windows.
- (b) Missing bricks.
- (c) Some loose or missing materials on walls or roof.
- (d) Shaky or unsafe porch.
- (e) Small open cracks or holes in exterior members.

A Dilapidated Housing Structure. A unit that does not provide safe and adequate shelter and in its present condition endangers the health, safety and well-being of the occupants. Such housing has one or more critical defects; or has a combination of intermediate defects in sufficient number or extent, that rehabilitation is not feasible. Example of critical defects are:

- (a) Holes, open cracks, rotted, loose or missing material, [clapboard siding, shingles, bricks, concrete, tile, plaster or floorboards] over a large area of the foundation, walls, roof, floors or ceilings.
- (b) Substantial sagging of floors, walls or roof.
- (c) Extensive damage by storm, fire or flood.

**Means For Elimination Of Substandard Housing
And Structural Flaws And Improving Aesthetics**

In addition to being a construction code and establishing minimum standards for new housing, the Standard Building Code is remedial in nature ... but only if a local government initiates an inspection program. Levy County has adopted the Standard Building Code, but the county has neither the funding nor the staff to utilize the remedial provisions of the code.

The Standard Housing Code and the Standard Unsafe Building Abatement Code are also available for use in both upgrading substandard housing and in improving aesthetics. Levy County has not adopted these codes. Any program to inspect existing housing conditions of owner-occupied dwellings in Levy County, or to attempt to impose aesthetic standards and compliance therewith, would be extremely unpopular and politically unacceptable. There is a remote possibility that vacated rental units could be required to be periodically inspected for structural conditions prior to re-occupancy; however, this would require the county to locate and inspect all rental units, which again would be cost-prohibitive. Given that Levy County is quite conservative in terms of private property rights, and also given that no one in the county has expressed any concern regarding aesthetics, there is no need for, or interest in, regulating the appearance of dwelling units.

Socio-Economic Factors Affecting Housing Needs

Socio-economic factors affecting housing need in Levy County include population and household characteristics such as household size, rate of household formation, as well as income characteristics.

Household Size. Household size is a key variable because it determines the housing unit requirements of a household, which is defined as all persons living in a housing unit. In ten years, from 1970 to 1980, the average household size in Levy County decreased from 3.04 persons per household in 1970 to 2.7 persons per household in 1980. Table 3-18 gives the estimated persons per household for 1981 through 1985.

TABLE 3-18

PERSONS PER HOUSEHOLD

<u>Year</u>	<u>Average Persons Per Household</u>
1980 <u>1/</u>	2.70
1981 <u>2/</u>	2.67
1982 <u>2/</u>	2.63
1983 <u>2/</u>	2.59
1984 <u>2/</u>	2.56
1985 <u>2/</u>	2.52
1990 <u>3/</u>	2.50

Footnotes:

1/ 1980 Census Handbook

2/ Based on decline from Census Data 1970 to 1980, averaged by year at .034 a year.

3/ 1990 Census, STF-3 Data, Tables H 8, H 14, H 15 and H 19.

It would appear that the household size will continue to decline, but will stabilize somewhat above two persons per household. This decrease in household size appears to be attributed to the out-migration of young persons and the in- migration of retirees. As shown in Table 3-19, there has been a four percent [4%] increase in persons aged fifty [50] and over, while those between the ages of fifteen [15] to nineteen [19] has decreased by one percent [1%]. The table also shows surrounding counties as well as State figures.

Rate Of Household Formation. For the purpose of this study, the 1980-1985 issuance of residential building permits in Levy County fluctuate with a mean of five hundred thirty-two [532] new constructions each year. Exact figures were shown previously in Table 3-11. As mentioned in an earlier narrative, new additions consist of more than seventy-five percent [75%] mobile homes since April of 1980. Conventional single-family housing accounts for little over twenty percent [20%] of new additions, and multi-family housing only makes up four point five percent [4.5%] of new additions.

TABLE 3-19 A

AGE AND SEX: CENSUS COUNTS BY AGE, 1970 AND 1980, AND BY SEX, 1980
IN THE STATE AND COUNTIES OF FLORIDA

County and Age	1980 Total	1980 Male	1980 Female	1970 Total	County and Age	1980			1970 Total
						1980 Total	Male	Female	
<u>Florida</u>	9,746,324	4,675,626	5,070,698	6,789,443	<u>Levy</u>	19,870	9,638	10,232	12,756
Under 5 yr	570,224	291,286	278,938	501,179	Under 5 yr	1,339	689	650	1,032
5-9 yrs	621,534	317,254	304,280	605,714	5-9 yrs	1,450	744	706	1,306
10-14 yrs	685,016	349,914	335,102	643,014	10-14 yrs	1,656	854	802	1,380
15-19 yrs	811,340	411,458	399,882	576,776	15-19 yrs	1,687	859	828	1,177
20-29 yrs	1,551,275	771,003	780,272	899,613	20-29 yrs	2,636	1,226	1,410	1,346
30-39 yrs	1,225,803	598,957	626,846	714,077	30-39 yrs	2,337	1,119	1,218	1,257
40-49 yrs	955,817	462,723	493,094	358,925	40-49 yrs	1,992	937	1,055	1,325
50-59 yrs	1,073,090	492,727	580,333	714,884	50-59 yrs	2,370	1,124	1,246	1,474
60-64 yrs	564,652	251,914	312,738	358,925	60-64 yrs	1,300	609	691	780
65 & Over	1,687,573	728,360	959,213	989,366	65 & Over	3,103	1,477	1,626	1,679
18 & Over	7,386,688	3,470,696	3,915,992	4,680,402	18 & Over	14,332	6,784	7,548	8,235
Median	35	33	37	32	Median	34	34	35	31
<u>Alachua</u>	151,348	75,784	75,564	104,764	<u>Citrus</u>	54,703	26,261	28,442	19,196
Under 5 yr	9,719	4,990	4,729	8,785	Under 5 yr	2,292	1,238	1,054	1,018
5-9 yrs	9,314	4,722	4,592	9,397	5-9 yrs	2,669	1,378	1,291	1,311
10-14 yrs	9,690	4,945	4,745	9,464	10-14 yrs	3,170	1,620	1,550	1,536
15-19 yrs	18,079	9,085	8,994	12,620	15-19 yrs	3,436	1,745	1,682	1,273
20-29 yrs	46,145	24,329	21,816	26,686	20-29 yrs	5,054	2,420	2,634	1,492
30-39 yrs	21,116	10,684	10,432	10,542	30-39 yrs	4,821	2,306	2,515	1,412
40-49 yrs	11,582	5,594	5,988	9,528	40-49 yrs	4,390	2,021	2,369	1,743
50-59 yrs	10,652	4,955	5,697	7,900	50-59 yrs	7,443	3,225	4,218	2,521
60-64 yrs	4,304	2,046	2,258	3,258	60-64 yrs	5,558	2,455	3,103	1,898
65 & Over	10,747	4,434	6,313	6,584	65 & Over	15,870	7,844	8,026	4,992
18 & Over	115,911	57,674	58,237	71,841	18 & Over	44,295	20,828	23,467	14,445
Median	25	24	26	23	Median	53	52	54	49
<u>Dixie</u>	7,551	3,998	3,753	5,480	<u>Marion</u>	122,488	58,908	63,580	69,030
Under 5 yr	549	268	281	559	Under 5 yr	7,418	3,808	3,610	5,646
5-9 yrs	554	283	271	593	5-9 yrs	8,376	4,291	4,085	6,599
10-14 yrs	693	362	331	597	10-14 yrs	9,621	4,896	4,725	7,208
15-19 yrs	728	403	325	521	15-19 yrs	10,142	4,983	5,159	6,321
20-29 yrs	1,133	608	525	781	20-29 yrs	16,583	7,929	8,654	8,235
30-39 yrs	1,072	568	504	562	30-39 yrs	14,674	7,045	7,629	6,887
40-49 yrs	788	420	368	552	40-49 yrs	11,646	5,509	6,137	7,679
50-59 yrs	816	399	417	596	50-59 yrs	14,465	6,622	7,843	7,551
60-64 yrs	481	323	249	224	60-64 yrs	8,664	4,002	4,662	3,891
65 & Over	937	455	482	495	65 & Over	20,899	9,823	11,076	9,013
18 & Over	5,504	2,840	2,664	3,389	18 & Over	90,417	42,576	47,841	45,366
Median	32	31	33	26	Median	36	35	37	31
<u>Gilchrist</u>	5,767	2,883	2,884	3,551					
Under 5 yr	394	198	196	284					
5-9 yrs	430	210	220	374					
10-14 yrs	513	277	236	392					
15-19 yrs	670	362	308	312					
20-29 yrs	773	391	382	424					
30-39 yrs	640	353	387	401					
40-49 yrs	661	334	327	390					
50-59 yrs	628	304	324	400					
60-64 yrs	324	161	163	178					
65 & Over	634	293	341	396					
18 & Over	4,000	1,971	2,029	2,287					
Median	32	30	33	30					

This popularity of mobile home purchases may be the result of the affordability of mobile homes in combination with past high interest rates. However, we may see this trend slowed by the recent decline of interest rates.

Income. In ten [10] years, the median income per household has risen almost forty-six percent [46%] in Levy County from 4,872 in 1969 to 10,686 in 1979. This increase can also be seen in surrounding counties in Table 3-20. Assuming that income percentages remain constant, projections are available on Table 3-21; however, when 1969 and 1979 dollars are compared by an inflationary scale, the numbers may increase or decrease depending upon the economy at such time. These projections indicate no substantial increase or decrease in household income. The numbers are extrapolated from 1980 Census data from Table 3-20, and with no major influx of population with high incomes, Levy County will maintain a median income similar to those of adjacent counties.

Housing Needs

High range housing needs projections are presented for comparative purposes and they are based on estimates of population growth derived from final inspection data. In order to improve accuracy, the data has been arranged in high, median, and low ranges and the low range numbers are the official projections. Population projections and estimates are expanded from the 1980 Census base population. Table 3-22 gives population projections through the year 2020, followed by housing need projections by type and tenure in Tables 3-23 and 3-24 respectively. They show that housing needs by number should increase by 5,130 units by 2020, with a total of 13,702 dwelling units countywide by the year 2020.

As with all new assisted housing construction, the county has the responsibility to assure that there is equal housing opportunity for all economic sectors. A look at the tables listing housing costs [Tables 3-7, 3-8] shows that this responsibility has not been neglected, in fact, a more intense look at Table 3-3 through 3-6 will give evidence that there is an abundance of low-moderate income housing in Levy County. Therefore, there is a prime need for more higher income housing. This makes the county look more attractive to new residents and will also help bring in higher income population that will be instrumental in the county's future growth.

TABLE 3-20

HOUSEHOLD INCOME

County	Number of Households	Less Than \$5,000	\$5,000 to \$9,999	\$7,500 to \$9,999	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 Or More	Median Income 1979	Household (Dollars) 1969
Levy	7,242	1,609	854	913	1,525	976	572	483	187	123	10,686	4,872
Percentage		(22%)	(12%)	(13%)	(21%)	(14%)	(8%)	(7%)	(2%)	(1%)		
Alachua	54,737	11,400	5,966	5,256	8,872	6,748	5,575	6,053	3,076	1,791	12,354	7,058
Percentage		(21%)	(11%)	(10%)	(16%)	(12%)	(10%)	(11%)	(6%)	(3%)		
Citrus	22,983	3,740	3,359	3,035	4,781	3,193	1,923	1,819	651	482	11,258	4,806
Percentage		(16%)	(15%)	(13%)	(21%)	(14%)	(8%)	(8%)	(3%)	(2%)		
Dixie	2,690	683	362	352	516	267	206	155	100	49	9,631	5,062
Percentage		(25%)	(13%)	(13%)	(19%)	(10%)	(8%)	(6%)	(4%)	(2%)		
Gilchrist	1,985	414	228	287	333	279	186	185	39	34	10,778	5,305
Percentage		(21%)	(12%)	(14%)	(17%)	(14%)	(9%)	(9%)	(2%)	(2%)		
Marion	45,543	8,071	5,391	5,325	9,400	6,471	4,457	3,589	1,618	1,275	11,797	5,651
Percentage		(18%)	(12%)	(12%)	(21%)	(14%)	(10%)	(8%)	(3%)	(2%)		

Source: U.S. Department of Commerce, Bureau of Census, 1980 Census of Housing: General Housing Characteristics, Florida.

TABLE 3-21

PROJECTIONS OF HOUSEHOLD INCOME (MEDIAN RANGE) IN LEVY COUNTY

Year	Number of Households	Income Distribution								
		Less Than \$5,000	\$5,000 to \$7,499	\$7,500 to \$9,999	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,000	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 Or More
1990	11,842	2,605	1,421	1,539	2,487	1,658	947	829	237	118
1995	14,795	3,255	1,775	1,923	3,107	2,071	1,184	1,036	296	158
2000	18,343	4,035	2,201	2,385	3,852	2,568	1,467	1,284	367	183
2005	22,747	5,004	2,730	2,957	4,777	3,185	1,820	1,592	455	227
2010	28,206	6,205	3,385	3,667	5,923	3,949	2,256	1,974	564	282
2020	34,975	7,695	4,197	4,547	7,345	4,897	2,798	2,448	700	350

Calculations: Numbers are extrapolated from 1980 Census Data by Population Increase.

TABLE 3-22

POPULATION PROJECTIONS 1990 THROUGH 2020 BY RANGE IN LEVY COUNTY

Range	Census							
	1980	1985	1990	1995	2000	2005	2010	2020
1/ High	19,870	26,935	34,091	42,965	54,266	68,537	86,563	109,329
2/ Median	19,870	24,837	31,759	38,759	48,061	59,596	73,899	91,635
3/ Low	19,870	22,460	25,000	27,200	29,000	30,700	32,200	35,700

1/ Year	+ (a) Homes Constructed	+ (B) Persons/Home	= Total New Population	Percentage Per Year
1980	361	2.70	975	4.9
1981	600	2.67	1,602	7.5
1982	460	2.63	1,209	5.3
1983	480	2.596	1,246	5.2
1984	652	2.562	1,670	6.6

(a) Final Inspection Data, Levy County Building Department.

(b) U.S. Department of Commerce, 1980 Census of Housing, also declaring trend of household size used to estimate population at 26.3% per 5 years.

2/ U.S. Department of Commerce, Bureau of the Census, Local Population Estimates. Derived by increase of 19.2% in four years; concludes 4.8% increase per year, 24% increase every 5 years.

3/ Bureau of Economic and Business Research, University of Florida, Projection of Florida Population by County, 1987-2020, Bulletin No. 83, January, 1988. Note: This publication provides Low, Median and High Projections. The numbers in Table 3-22 are the Medium projections (see line 3/Low).

TABLE 3-23

PROJECTION OF HOUSING INCREASES BY TYPE

	<u>Single-Family</u>	<u>Apartment/duplex</u>	<u>Mobile Home</u>	<u>Total</u>
<u>High 1/</u>				
1980 to 1985	646	143	2,401	3,190
1985 to 1990	573	126	2,098	2,797
1990 to 1995	719	158	2,630	3,507
1995 to 2000	923	203	3,376	4,502
2000 to 2005	1,165	256	4,264	5,685
2005 to 2010	1,472	323	5,386	7,181
2010 to 2020	<u>1,859</u>	<u>408</u>	<u>6,803</u>	<u>9,070</u>
Total	7,357	1,617	26,958	35,932
<u>Median 2/</u>				
1985 to 1990	496	109	1,813	2,418
1990 to 1995	626	138	2,292	3,056
1995 to 2000	760	166	2,780	3,706
2000 to 2005	942	207	3,446	4,595
2005 to 2010	1,168	256	4,274	5,698
2010 to 2020	<u>1,448</u>	<u>318</u>	<u>5,300</u>	<u>7,066</u>
Total	5,440	1,194	19,905	26,539
<u>Low 3/</u>				
1985 to 1990	199	43	727	969
1990 to 1995	172	38	630	840
1995 to 2000	149	32	544	725
2000 to 2005	117	26	430	573
2005 to 2010	141	31	515	687
2010 to 2020	<u>274</u>	<u>60</u>	<u>1,002</u>	<u>1,336</u>
Total	1,052	230	3,848	5,130

1/ The projection percentages of Single-Family, Apartment/Duplex, and Mobile Home are based on Final Inspection reports from 80 to 85. Average person per household is used to determine total.

2/ Based on 1985 Projection from Bureau of the Census, Local Population Estimates.

3/ Bureau of Economic and Business Research, University of Florida, Projections of Florida Population by County, 1985 to 2020.

Note: The low range projections are the official projections. The median and high ranges are for comparative purposes only

TABLE 3-24

PROJECTION OF HOUSING BY TENURE

<u>Year</u>	<u>Range</u>	<u>Owner-Occupied (# of Units) *</u>	<u>Renter-Occupied (# of Units) *</u>	<u>Total (# of Units)*</u>
1980		5,852 (80.5%)	1,415 (19.5%)	7,267 (100%)
1985	Low	18,192 (6,943)	4,268 (1,629)	8,572
1990	Low	20,250 (7,729)	4,750 (1,813)	9,542
1995	Low	22,032 (8,409)	5,168 (1,973)	10,382
2000	Low	23,571 (8,997)	5,529 (2,110)	11,107
2005	Low	24,786 (9,460)	5,814 (2,219)	11,679
2010	Low	26,244 (10,017)	6,156 (2,350)	12,367
2020	Low	29,079 (11,099)	6,821 (2,603)	13,702

* Assuming that 2.6 persons per household is uniform.

Note: The low range projections are the official projections. The Median and High ranges are for comparative purposes only.

In terms of the anticipated population, the historic capability of Levy County to attract and to provide housing for low and moderate income households should continue. With the possible exception of a very limited amount of public housing, which should continue to be limited to urban areas where central services are available, all low and moderate income housing and its supporting infrastructure will be provided by the private sector. The County Commissioners and other constitutional officers will continue to expand government services as has been done historically.

The Board currently allows mobile homes in all residential districts, through the zoning ordinance. Other examples of how the board already encourages low and moderate income housing, as well as mobile homes, include;

- (1) Manufactured housing is permitted on individual lots.
- (2) The Board allows zero lot-line development as part of a P.U.D.
- (3) Setbacks established by the zoning ordinance are liberal; i.e. not excessive, thereby allowing smaller lot sizes.
- (4) The Board allows single-family lots as small as one-half [½] acre if a central water system is provided, and multi-family lots as small as one-quarter [1/4] acre if both central water and central sewer are provided.

Land Requirements For Housing. At present, the average lot size in Levy County is approximately 3.25 acres per lot. Using this approximation and the average of 2.6 persons per household, Table 3-25 projects future land needs for Levy County. A sampling of housing starts taken from one month of each year from 1980 to 1985 was used to get an estimate of the maximum amount of land used, based on the zoning of each lot. This number was then divided by the total number of new residential starts to get an average lot size. The calculation method for projections is shown in Table 3-25, at the bottom.

TABLE 3-25

LAND REQUIREMENT NEEDS FOR FUTURE HOUSING IN LEVY COUNTY

	1980	1985	1990	1995	2000	2005	2010	2020
Population	19,879	24,837	25,000	27,200	29,000	30,700	32,200	35,700
Land Needed at 3.25 Acres/Lot	24,837	31,046	31,250	34,000	36,250	38,375	4,025	44,625

Calculation: Population/Persons per lot X average lot size;
 i.e. for 1980, land needed = 25,000 divided by 2.6 x 3.25 = 31,250

Provision Of Housing. Given that one hundred twenty-four [124] homes are publicly owned and managed by the Levy County Housing Authority [Bob Sutton, Director of LCHA, Pers. Comm.] in a county-wide total of 9,068 homes, then 98.6% of all housing is now provided by the private sector. This condition should continue for the foreseeable future. Per interviews with several local realtors, the private sector feels no constraint from land availability. Financing continues to be the major factor in slowing or halting new home construction. Either prospective home owners do not have the income to qualify for a loan, or in some cases, they have too much money in the bank and are overqualified.

One realtor stated that the lack of regulations allows too easy installment of mobile homes. Once one of these mobile homes is in place, prospective home builders are often disenchanted with building in the immediate vicinity.

Current Need For Housing. Assuming that a vacancy rate of fifteen percent [15%] reflects a fully utilized housing stock, Levy County is not suffering from a shortage of housing. Therefore, no current deficit needs to be offset in providing additional homes for population growth occurring due to natural increases and immigration. There are, however, unmet needs in terms of providing affordable housing and eliminating overcrowding, as documented in the preceding narrative of housing needs.

Farm worker Households. With the sole exception of watermelons, no seasonal crops are produced in Levy County to an extent that a large migrant labor force is required. There are no known labor camps in the county and most field work and harvesting is accomplished with local labor ... mostly high school students.

The 1985 Florida Statistical Abstract in Table 2.30 documents that there are only twenty-nine [29] dwelling units county-wide. This represents less than one percent [1%] of the total housing stock, at .04%.

Group Homes And Foster Care Facilities

Article 6.10 of the Levy County Zoning Ordinance establishes the conditions under which group homes and foster care facilities are allowed, either as a matter of right or as a special exception. They are permitted by right in all commercial districts, and they are permitted either by right or as a special exception in all residential districts, depending upon a rating system that considers the potential for community impact. Since this is an already-adopted ordinance, it may be concluded that the county has adequately provided sites for these facilities, and no policy revisions are needed.

Means Of Identification Of Conservation, Rehabilitation, Or Demolition Activities And Historically Significant Housing Or Neighborhoods

Levy County has no current means of identifying areas where housing should be conserved, rehabilitated or demolished [demolition permits are required and they are maintained], except through the mapping of substandard housing as presented in Map 3- 2. As documented under the historical housing portion of this element, we know the number of pre-1940 structures, but not their locations or historical significance, either individually or as neighborhoods. The County Commission does not have the funding to develop these detailed inventories; therefore, the work will have to be accomplished by the private sector [such as a historical society] or by a state or federal agency.

Summary of Housing Conditions at the Date of the EAR

Number of Housing Units - 1990 Census

<u>INCORPORATED</u>	<u>UNINCORPORATED</u>	<u>TOTAL</u>
3,984 units (32.37%)	8,323 units (67.63%)	12,307

Housing Growth - 1980 to 1990 Census

Ten Year Growth: 3,239 units, or 35.72%
 Average Increase: 323.9 units/year

Levy County Comparison with 1990 Regional Housing Characteristics - 1990 Housing Stock

	TOTAL UNITS	% OF REGION
Levy County	12,307	5.54
Citrus County	49,854	22.45
Hernando County	50,018	22.53
Marion County	94,567	42.49
Sumter County	15,298	6.89
REGION	222,044	100

Levy County had the smallest housing stock in the Withlacoochee Region according to the 1990 Census, and one of the higher vacancy rates. The Levy County vacancy rate (18.10%) was comparable with Citrus (18.62%) and Marion (17.35%) Counties.

1990 Composition of Housing Stock

	Single Family	Multi Family	Mobile Home
Levy	50.35%	2.90%	46.75%
Citrus	62.23%	5.95%	31.82%
Hernando	70.05%	4.92%	25.03%
03Marion	57.40%	11.15%	31.45%
Sumter	46.42%	4.48%	49.10%
REGION	60.19%	7.66%	32.15%
FLORIDA	55.22%	31.32%	13.46%

(1990 Census)

1990 Tenure of Housing Stock

	Owner Occupied	Renter Occupied	Vacant Units
Levy	67.02%	14.88%	18.10%
Citrus	67.72%	13.66%	18.62%
Hernando	71.49%	13.08%	15.43%
Marion	62.51%	20.16%	17.35%
Sumter	63.45%	15.77%	20.78%
REGION	66.02%	16.51	17.47%

Source: 1990 Census

1990 Value of Specified Units

	Median Value	Mean Value
Levy	\$49,100	\$59,400
Citrus	\$65,900	\$76,500
Hernando	\$71,100	\$78,600
Marion	\$61,500	\$72,000
Sumter	\$49,900	\$56,000
REGION	NOT AVAILABLE	NOT AVAILABLE
FLORIDA	\$76,600	\$99,200

Source: 1990 Census

1990 Median Housing Costs

	Median Owner Costs	Median Gross Rent
Levy	\$438	\$297
Citrus	\$532	\$381
Hernando	\$562	\$422
Marion	\$551	\$386
Sumter	\$443	\$317
REGION	Not Available	Not Available
FLORIDA	\$718	\$480

Note: Owner Costs are the sum of mortgage payments, taxes, utilities and insurance. Data is for mortgaged units only.

Gross Rent is the sum of monthly contract rent plus average monthly utilities costs.

Source: 1990 Census

Substandard Housing

A windshield survey of substandard housing was not conducted for the 1996 EAR. However, the following information on substandard housing conditions was extracted from the 1990 Census.

Lack of Complete Plumbing Facilities

121 units, or 0.98% in 1990.

Overcrowding

4.9% of all occupied units were over-crowded in 1990.

Kitchen Facilities

0.74% of housing in the county did not have complete kitchen facilities in 1990.

Subsidized Housing

In 1996, there were 240 subsidized single family housing units and eight subsidized multi-family projects with a capacity of 163 units (Rural Economic and Community Development, formerly Farmers Home Administration).

Group Homes

Group home facilities in 1996 included:

- Caruth Camp/Florida Sheriff's Youth Ranch, Inglis
- Cedar Ridge Group Home, Williston
- Sunshiners Group Home, Williston
- Country Oaks Nursing Home, Chiefland
- Good Samaritan Retirement Home, Williston
- Oak View Nursing Center, Williston

Mobile Homes

1990 Census - 5,754 mobile home units or 46.75% of the total housing stock.

Historically Significant Housing

As of 9/25/95, there were two sites listed on the National Register of Historic Places; ten sites were eligible for listing on the National Register and 265 sites were listed in the Florida Mater Site File, of which 99 were structures (Florida Department of State).

Recent Housing Construction Activity

Recent housing construction activity can be ascertained utilizing Certificate of Occupancy data collected by the Withlacoochee Regional Planning Council. A Certificate of Occupancy is issued by a county or municipal building department whenever a housing unit under construction has been completed for human habitation. Between 1990 and 1995 inclusive, there were 3,717 Certificates of occupancy issued in Levy County (including incorporated areas), an average annual increase of 619.5 units over the six year initial planning period of the 1990 Comprehensive Plan. Mobile homes comprised 2,799 units, or 75.30% of this reported construction activity. Single family homes accounted for 836 units or 22.49%. Duplex and multi-family units made up just over two percent (Withlacoochee Regional Planning Council; Forestry and Environmental Services, Inc.).

An update of the subdivision list presented in the 1990 Comprehensive Plan appears as Table 3-1 in the Appendix to Part 2 of the EAR. Between 1987 and 1995, approximately 106 subdivisions were platted comprising 1,826 lots (Note: the subdivision list in the 1990 Plan cut off at end of 1986). During the six year initial planning period 1990-1995, there were 58 subdivisions platted comprising 1,414 lots. Information about subdivision acreage was not available at the time of this writing (Levy County Property Appraiser's Office; Forestry and Environmental Services, Inc.).