LEGISLATIVE

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Appendix B – Data and Analysis Addendum to the Housing Element

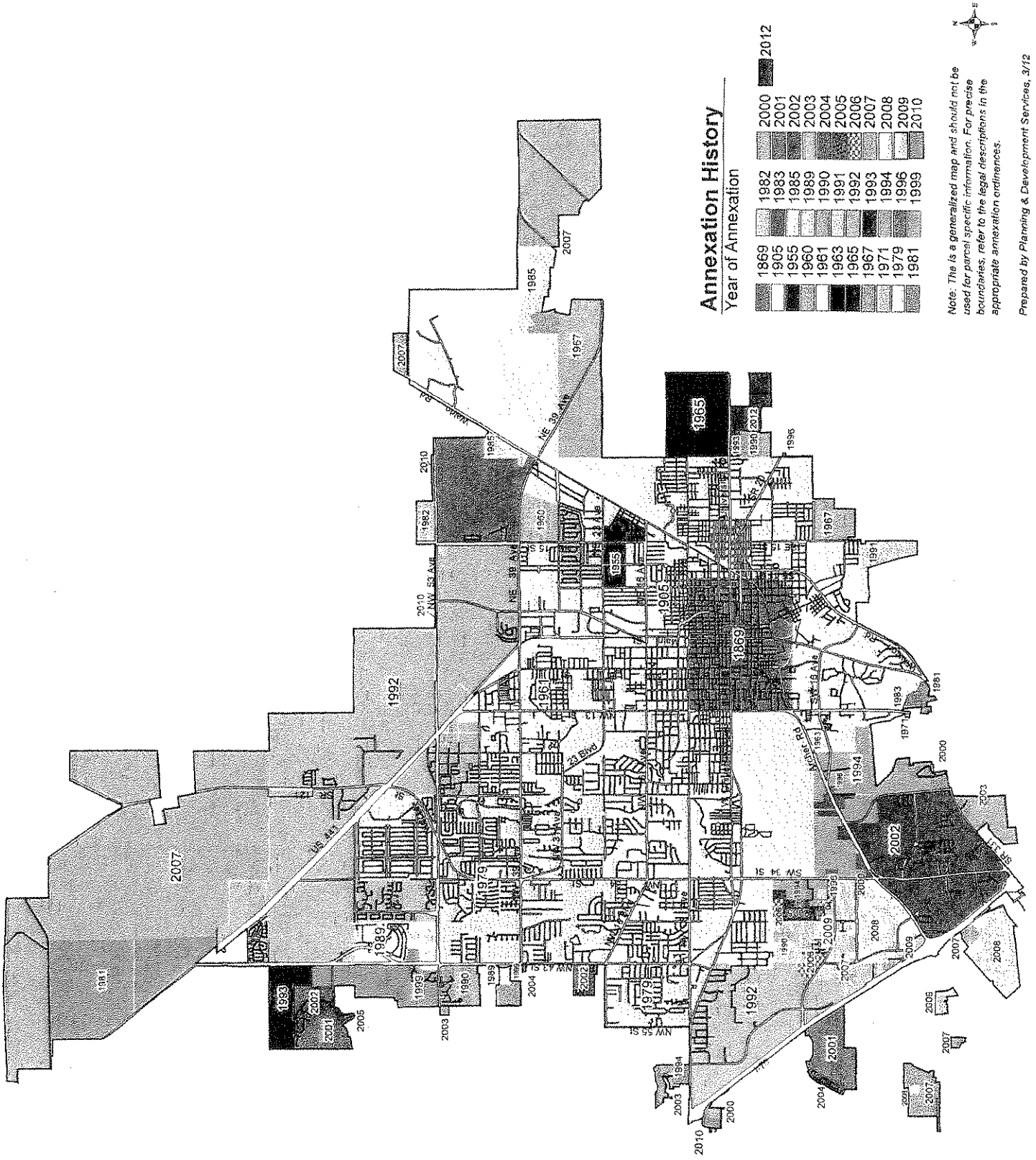
Housing, in addition to food and clothing, represents one of the three basic needs required for human survival. Housing does more than just shelter us from the elements; it provides us with a place of comfort and promotes our sense of well-being. Unfortunately, many City residents are unable to obtain safe and adequate housing due to high housing costs, low incomes and special needs. In fact, housing cost usually represents the largest single expense for most households. Others must live in such substandard housing conditions that their shelter is considered uninhabitable by today's housing standards. For these reasons and others, the City of Gainesville must determine what kind of housing exists, who lives here, and whose housing needs are not being met. The City must not only consider the needs of its existing population but its future population as well. The City must ensure that residential land will be available to accommodate these new households and that existing households will be adequately housed.

The City of Gainesville's Housing Element will analyze these issues and recommend programs and strategies to address them. The purpose of this Housing Element is to identify existing and future housing needs of the City and provide solutions through the goals, objectives and policies. The update of the Housing Element is needed for compliance with statutory changes enacted in 2011 by Chapter Law 2011-139, and address issues raised during the old Evaluation and Appraisal Report (EAR) process.

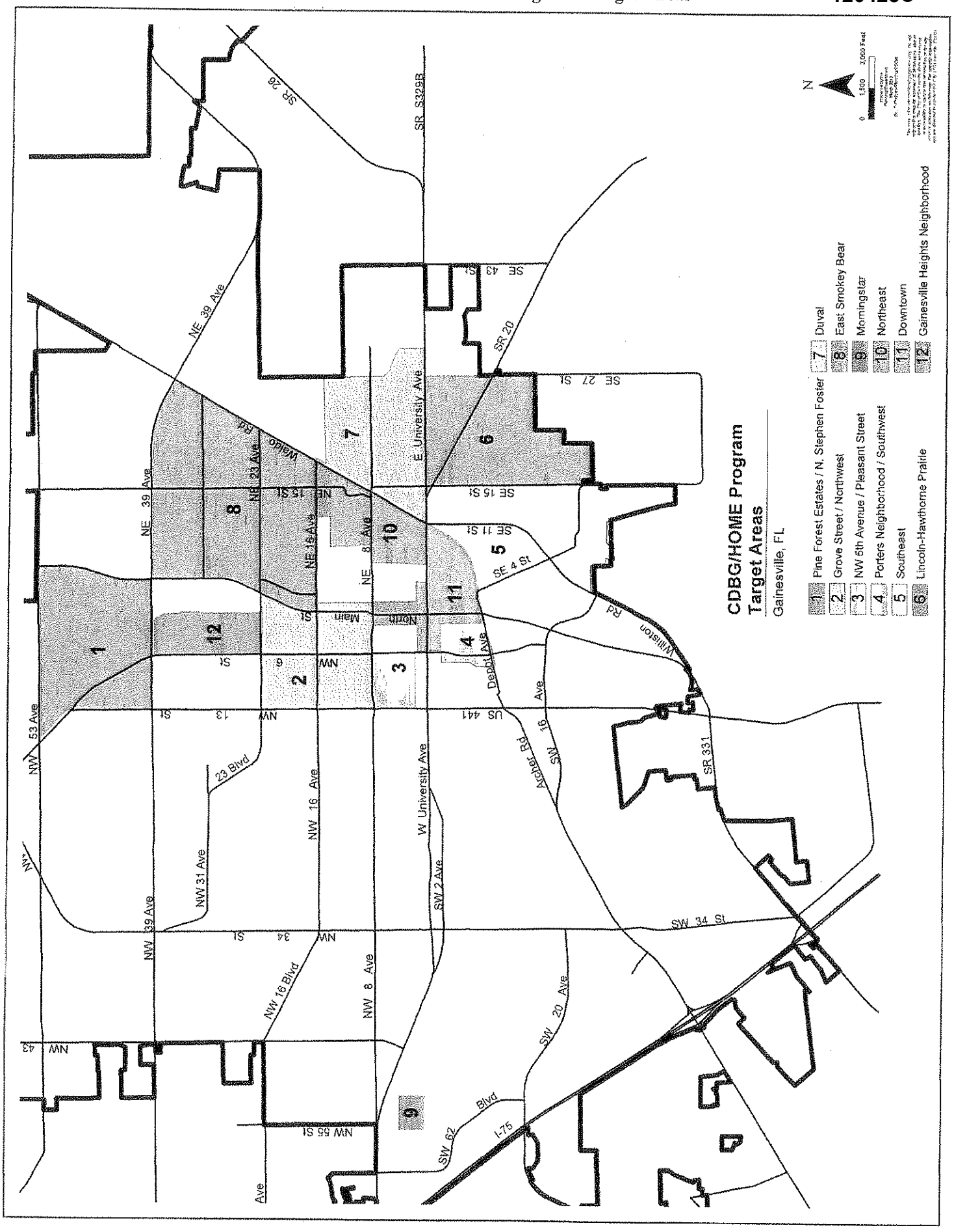
One key issue affecting the data and the eventual analysis of this data is the University of Florida (UF). This Element does not include the housing units on the UF campus. The University of Florida Campus Master Plan includes documentation about on-campus housing.

These housing units were omitted in order to give an accurate account of the housing units, which are under the jurisdiction of the City of Gainesville. The University and the State of Florida are responsible for planning all aspects of the provision of on-campus housing. In all instances, the elimination of these housing units from the data is noted in the corresponding data tables. The affordable housing needs assessment that was prepared by the Shimberg Center for Affordable Housing at UF subtracts institutional populations from total population estimates before the Affordable Housing Needs Assessment (AHNA) projections of permanent population are made. The projections of institutional populations are made separately and these populations are added back to the permanent population projections to produce a final population total. Because a certain portion of the institutional population is considered a household-forming population, the off-campus portion of the UF headcount is added back to the permanent population (by age) and the total is used to project households.

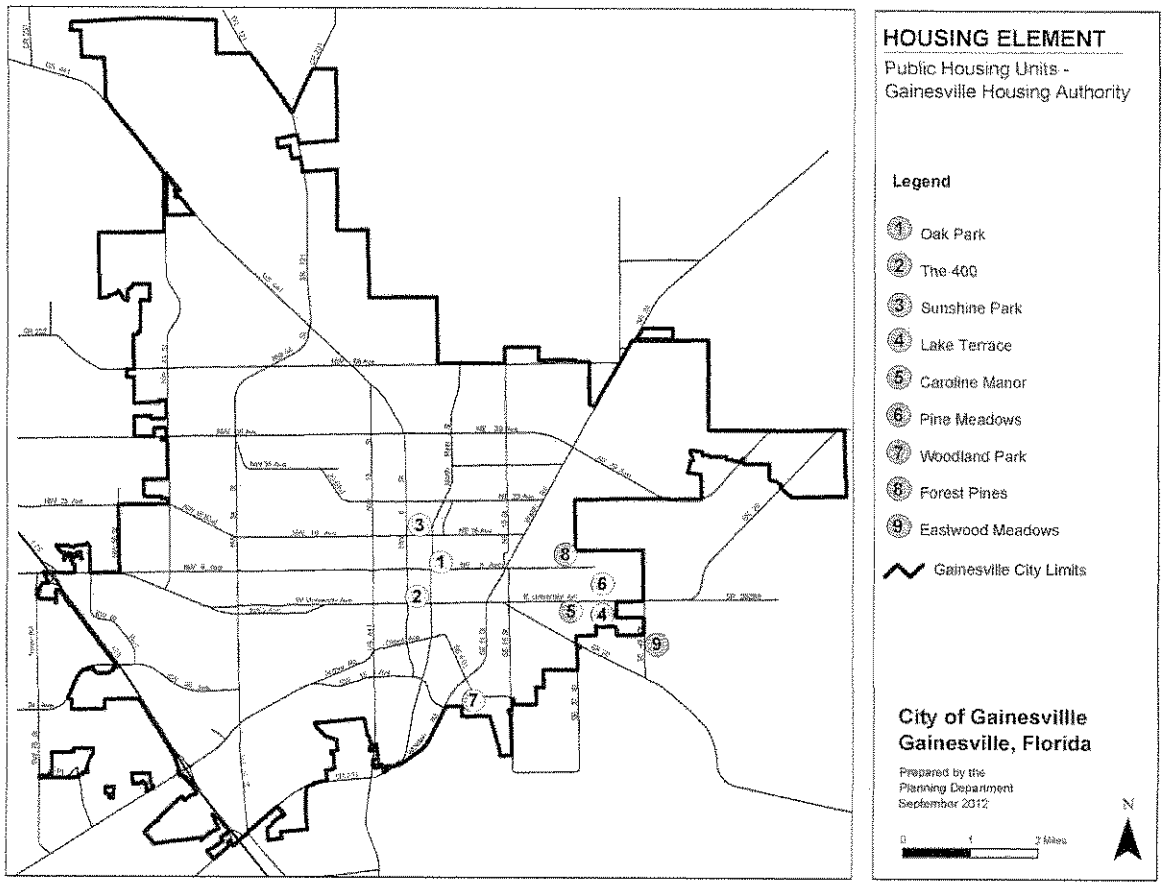
MAP 1: Annexation History



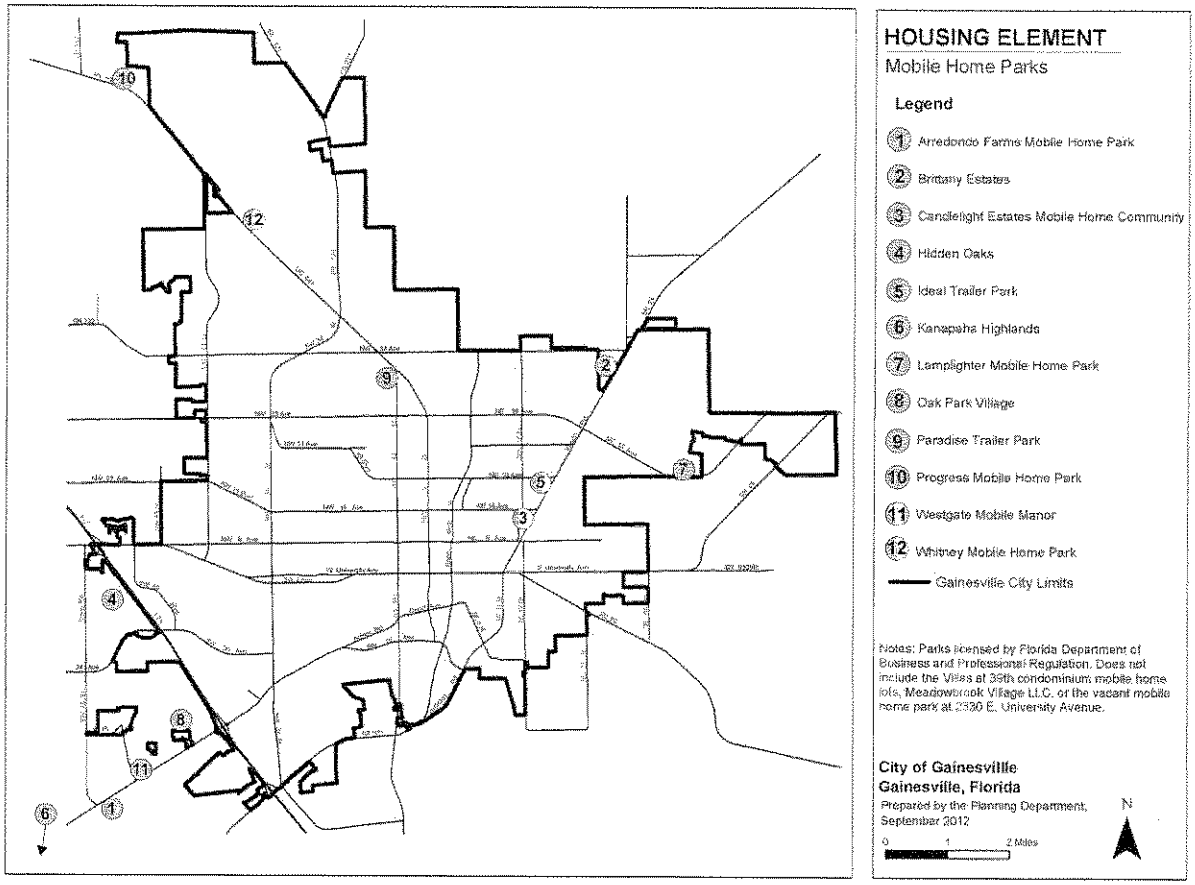
MAP 2: CDBG/HOME Program Target Areas **120428C**



MAP 3: Public Housing Units Gainesville Housing Authority



Map 4: Mobile Home Parks



Manufactured Housing Parks, 2010

Property Name	Street Address	Lots
1. Arredondo Farms	7117 SW Archer Road	441
2. Brittany Estates	5010 NE Waldo Road	185
3. Candlelight Estates	1600 NE 13th Avenue	80
4. Hidden Oaks	100 Castle Drive	461
5. Ideal Trailer Park	2200 NE Waldo Road	38
6. Kanapaha Highlands	SW 107th St. & SW 84th Avenue	79
7. Lamplighter	5200 NE 39th Avenue	273
8. Oak Park Village	4000 SW 47th Street	347
9. Paradise Trailer Park	4546 NW 13th Street	10
10. Progress Mobile Home Park	6101 NW 120th Lane	62
11. Westgate Mobile Manor	5816 SW Archer Road, Suite 1	157
12. Whitney Mobile Home Park	8401 NW 13th Street	206

Notes: Includes only those parks licensed by the Florida Department of Business and Professional Regulation.
Source: Florida Department of Business and Professional Regulation.

Table 1: Housing Units by Type

Housing Units by Type (All units), Detail, 2006-2010 American Community Survey	
Share	
Type	**Estimate**
Single Family (1 attached/detached)	42.8%
Multi-family (2 or more)	55.0%
Mobile Home	2.2%
Other	-
Total	100.0%

Notes: The American Community Survey (ACS) is based on an annual sample of US households and therefore is subject to error. This application uses 5-year average data (2006-2010) to increase sample size and reduce error. The margin of error provided is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. See American Community Survey: Multiyear Accuracy of the Data "-" indicates that a value is not statistically significant (margin of error is greater than estimate). "No statistically significant values found" indicates that few or no valid results are available in the selected geographic area.

Source: U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Summary File

The city's housing stock includes a mix of both single family detached units and multi-family units. Table 1 indicates that in the 2006-2010 time period, of the city's housing stock 42.8% are single-family units while 55% are multiple-family and 2.2% are mobile homes. This represents a significant shift in the composition of the housing stock in the last two decades. In 1995, approximately 56.8% of the city's housing stock was single-family units, 39.4% were multiple-family units and 3.8% were mobile homes. The increase in the percentage of multiple-family units is due primarily to the annexation of largely multiple-family residential areas. In 2002, the City annexed an urbanized area in the southwest, roughly bounded by Interstate 75 on the west, SW Archer Road to the north, SW Williston Road to the south and SW 23rd Terrace to the east. The majority of residential development in this area is multiple-family. The annexation of the Urban Village area (roughly located east of Interstate 75, west of SW 34th Street, north of SW 24th Avenue and south of SW 16th Avenue) in 2009 also brought into the city an area that is largely multiple-family.

Table 2 shows that the growth in multiple-family developments far exceeded single-family development. Table 3 indicates that there are more renter-occupied than owner-occupied units in the city.

Table 2: Growth in Housing Units by Type

Growth in Housing Units by Type (All units), Detail			
	Units in the Structure	Units in the Structure	Percentage Change
Type	2000 Estimate	2006-2010 Estimate	2000- 2006/2010
1, detached	20,360	21,852	6.8%
1,attached	1,722	2,026	15.0%
2	1,980	2,127	6.9%
3 or 4	2,779	5,633	50.7%
5 to 9	3,871	7,768	50.2%
10 to 19	3,288	8,299	60.4%
20 or more	4,885	6,877	29.0%
Mobile Home or Trailer	1,207	1,228	1.7%
Other	19	-	-
Total	40,111	55,810	28.1%

Notes: The American Community Survey (ACS) is based on an annual sample of US households and therefore is subject to error. This application uses 5-year average data (2006-2010) to increase sample size and reduce error. The margin of error provided is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. See American Community Survey: Multiyear Accuracy of the Data "-" indicates that a value is not statistically significant (margin of error is greater than estimate). "No statistically significant values found" indicates that few or no valid results are available in the selected geographic area.
Source: U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Summary File

Table 3: Housing Units by Tenure

Households by Tenure, 2009		
Owner	**Renter**	**Total**
25,200	26,655	51,855
Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2012.		
Notes: Housing Needs Assessment – Population and Household Projection Methodology User Guide.		

Table 4: Households by Tenure – Projections

Households by Tenure - Projections		
Year	**Tenure**	**Household Count**
2000	Owner	17,813
2000	Renter	19,548
2009	Owner	25,200
2009	Renter	26,655
2010	Owner	25,492
2010	Renter	26,530
2015	Owner	28,318
2015	Renter	28,101
2020	Owner	31,891
2020	Renter	29,993
2025	Owner	35,514
2025	Renter	31,877
2030	Owner	39,014
2030	Renter	33,886
Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2012.		
Notes: Housing Needs Assessment – Population and Household Projection Methodology User Guide.		

Table 5: Housing Units by Year Built

Year Structure Built, 2006-2010							
1939 and earlier	1940s	1950s	1960s	1970s	1980s	1990s	2000 or After
1520	1,718	5,241	7,608	13,099	11,238	8,218	7,168
Source: U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Summary File, from Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2012.							

Table 6: Monthly Gross Rent of Renter-Occupied Units

Gross Rent, Renter-Occupied Housing Units, 2006-2010 American Community Survey		
Rent	**Estimate**	**Percentage**
Less than $200	433	1.47%
$200-$299	385	1.31%
$300-$499	2,101	7.15%
$500-$749	8,711	29.63%
$750-$999	8,020	27.28%
$1,000-$1,499	6,537	22.24%
$1,500 or more	2,325	7.91%
No cash rent	886	3.01%
Total	29,398	100.00%
Median Gross Rent, Estimate - 824		
Notes: The American Community Survey (ACS) is based on an annual sample of US households and therefore is subject to error. This application uses 5-year average data (2006-2010) to increase sample size and reduce error. The margin of error provided is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. See American Community Survey: Multiyear Accuracy of the Data		
Source: U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Summary File		

According to the U.S. Census, the median monthly gross rent (rent plus separate utilities) for renter-occupied housing units in Gainesville was $824 in the 2006-2010 time period. Of the 29,398 rental units 9.93% had monthly rents below $500, 56.91% (16,731 units) paid between $500 and $1,000 and 30.15% (8,862 units) had monthly rents above $1,000.

Table 7: Value of Owner-Occupied Housing Units

Value Of Owner-Occupied Housing Units, Summary, 2006-2010 American Community Survey		
Value	**Estimate**	**Percentage**
Less than $50,000	1,016	5.2%
$50,000-$99,999	2,319	12.0%
$100,000-$149,999	4,283	22.1%
$150,000-$199,999	4,813	24.8%
$200,000-$299,999	4,475	23.1%
$300,000-$499,999	2,138	11.0%
$500,000-$999,999	353	1.8%
Greater than $1,000,000	-	-
Total	19,402	100.0%
Notes: The American Community Survey (ACS) is based on an annual sample of US households and therefore is subject to error. This application uses 5-year average data (2006-2010) to increase sample size and reduce error. The margin of error provided is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. See American Community Survey: Multiyear Accuracy of the Data "-" indicates that a value is not statistically significant (margin of error is greater than estimate). "No statistically significant values found" indicates that few or no valid results are available in the selected geographic area.		
Source: U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Summary File		

According to the Florida Department of Revenue, Sales Data Files, the average sales price for a single-family home was $151,334 in 2011. The median sales price in 2011 was $140,000 compared to the statewide median sales price of $150,000.

Table 8: Owner Costs, Owners with a Mortgage

Owner Costs, Owners with a Mortgage	
Value	**Estimate**
< than $200	-
$200-$299	42
$300-$399	50
$400-$499	85
$500-$599	456
$600-$699	552
$700-$799	754
$800-$899	979
$900-$999	909
$1,000-$1,249	2,201
$1,250-$1,499	2,150
$1,500-$1,999	2,467
$2,000-$2,499	1,210
$2,500-$2,999	326
>$3,000	12,585
Total	19,402
Notes: The American Community Survey (ACS) is based on an annual sample of US households and therefore is subject to error. This application uses 5-year average data (2006-2010) to increase sample size and reduce error. The margin of error provided is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. See American Community Survey: Multiyear Accuracy of the Data "-" indicates that a value is not statistically significant (margin of error is greater than estimate). "No statistically significant values found" indicates that few or no valid results are available in the selected geographic area.	
Source: U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Summary File	

Table 9: Owner Costs, Owners without a Mortgage

Owner Costs, Owners without a Mortgage	
Value	**Estimate**
< than $100	119
$100-$149	132
$150-$199	275
$200-$249	621
$250-$299	575
$300-$349	758
$350-$399	822
$400-$499	1,106
$500-$599	782
$600-$699	715
>$700	912
Total	6,817
Notes: The American Community Survey (ACS) is based on an annual sample of US households and therefore is subject to error. This application uses 5-year average data (2006-2010) to increase sample size and reduce error. The margin of error provided is based on a 90% confidence level; that is, there is a 90% probability that the actual value falls within the range provided by subtracting and then adding the margin of error to the estimate. See American Community Survey: Multiyear Accuracy of the Data "-" indicates that a value is not statistically significant (margin of error is greater than estimate). "No statistically significant values found" indicates that few or no valid results are available in the selected geographic area.	
Source: U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Summary File	

Tables 10 and 11 show the current and projected amount of income that owner and renter households pay for rent or mortgage costs. Household income is measured as a percentage of the median income for the county or area, and then adjusted for family size. The HUD-estimated median income for a family of four in Gainesville in 2012 is $55,600.

Table 10: Owner Cost to Income Ratio

Owner Housing Cost Burden: Projections		
Year	**Amount of Income Paid for Housing**	**Household Count**
2010	30.01-50%	3,204
2010	50+%	2,076
2010	<=30%	20,212
2015	30.01-50%	3,527
2015	50+%	2,301
2015	<=30%	22,490
2020	30.01-50%	3,930
2020	50+%	2,584
2020	<=30%	25,377
2025	30.01-50%	4,336
2025	50+%	2,872
2025	<=30%	28,306
2030	30.01-50%	4,732
2030	50+%	3,156
2030	<=30%	31,126

Notes: Housing Needs Assessment – Population and Household Projection Methodology User Guide.

Source: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

Table 11: Renter Cost to Income Ratio

Renter Housing Cost Burden: Projections		
Year	**Amount of Income Paid for Housing**	**Household Count**
2010	30.01-50%	5,018
2010	50+%	8,485
2010	<=30%	13,027
2015	30.01-50%	5,329
2015	50+%	8,947
2015	<=30%	13,825
2020	30.01-50%	5,703
2020	50+%	9,497
2020	<=30%	14,793
2025	30.01-50%	6,078
2025	50+%	10,049
2025	<=30%	15,750
2030	30.01-50%	6,478
2030	50+%	10,656
2030	<=30%	16,752

Notes: Housing Needs Assessment – Population and Household Projection Methodology User Guide.

Source: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

Table 12: Housing Condition Characteristics (Occupied Units), 2006-2010

Housing Condition Characteristics (Occupied Units), 2006-2010 American Community Survey		
	Estimate	**Share of Occupied Units (%)**
Persons Per Room		
- 1.01 or More Persons Per Room	731	1.5
House Heating Fuel		
- No Fuel Used	158	0.3
Kitchen Facilities		
- Lacking Complete Facilities	456	0.9
Plumbing Facilities		
- Lacking Complete Facilities	255	0.5
Notes: Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. American Community Survey is based on a sample of households and therefore involves a margin of error. To find the margin of error for this and other ACS-based tables, see the General Unit Characteristics tool. A "-" indicates that a value in the ACS is not statistically significant from zero.		
Source: U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Summary File		

Table 13: Households by Household Size - Projections

All Households							
Size	**2000**	**2009**	**2010**	**2015**	**2020**	**2025**	**2030**
1-2	25,001	34,663	34,756	37,668	41,281	44,923	48,577
3-4	10,154	14,111	14,167	15,369	16,868	18,378	19,885
5+	2,207	3,083	3,098	3,380	3,731	4,087	4,438
Total	37,362	51,857	52,021	56,417	61,880	67,388	72,900
Source: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.							
Notes: Housing Needs Assessment – Population and Household Projection Methodology User Guide.							

Table 14: Households by Age of Householder - Projections

All Households							
Age of Householder	**2000**	**2009**	**2010**	**2015**	**2020**	**2025**	**2030**
15-34	15,647	20,869	20,581	21,377	22,269	23,163	24,265
35-64	16,416	23,379	23,624	25,070	26,855	28,503	30,050
65+	5,298	7,607	7,817	9,972	12,760	15,725	18,585
Total	37,361	51,855	52,022	56,419	61,884	67,391	72,900
Source: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.							
Notes: Housing Needs Assessment – Population and Household Projection Methodology User Guide.							

Table 15: Households by Household Income - Projections

All Households							
Income	**2000**	**2009**	**2010**	**2015**	**2020**	**2025**	**2030**
0-30% AMI	8,343	11,375	11,328	12,086	13,006	13,935	14,915
30.1-50% AMI	5,098	7,017	7,022	7,626	8,369	9,131	9,906
50.1-80% AMI	6,255	8,667	8,689	9,452	10,404	11,368	12,333
80.01-120% AMI	6,182	8,606	8,646	9,418	10,385	11,362	12,332
120+% AMI	11,483	16,190	16,337	17,837	19,720	21,595	23,414
Total	37,361	51,855	52,022	56,419	61,884	67,391	72,900
Source: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.							
Notes: Housing Needs Assessment – Population and Household Projection Methodology User Guide.							

Existing Housing Unit Needs

The City of Gainesville is meeting its existing housing needs with an adequate supply of built housing units that are occupied plus the available vacant, built units within city limits. The 2010 Census estimated that the number of vacant housing units was 6,547 (an 11.4% vacancy rate). In addition, housing units are available in the adjacent unincorporated Alachua County area with a 10.9% vacancy rate there. Absorption of some of the vacant units provides a supply of housing units for projected housing needs.

Comparing the most recent city vacancy rate data to previous years, the number of available vacant units has increased since 1980. In 1980, the vacancy rate was 5.1%; in 1990 it was 7.8%; and in 2000 it was 7.1%. The higher vacancy rate of 11.4% in 2010 partially reflects the national housing boom that occurred in the post-2000 time period.

Utilizing a 6% vacancy rate as a reasonable percentage to provide for market variety and competitive pricing, the 11.4% vacancy rate represents about a 5.4% surplus (almost 2 times the amount of vacant housing units needed for market considerations) of housing units (3,092) that are available to meet future housing unit demand.

Projected Housing Unit Needs

Table 16 illustrates the projected number of new housing units that must be provided in the city to meet the housing needs of the future population for the planning period (2013-2023). After reviewing the Shimberg Center projections, it was determined that those projections were too high and did not adequately reflect the recent slowing of growth in Gainesville.

The City produced an alternative methodology that relies on the population projections shown in the updated Future Land Use Element Data and Analysis Report. The population projections were adjusted using the following steps to produce the projected housing unit needs:

1. The population living in group quarters was removed from the projected population since those persons will not need standard housing units. For future years, the number of persons living in group quarters was held constant to the 2012 number. Those living in group quarters include the institutionalized population (inmates and nursing home patients) and the non-institutionalized population (dormitory residents; fraternity/sorority residents).

2. Using the total projected population, a conversion factor was used to translate population into households. Population was divided by the 2010 figure of 2.19 persons per household to produce the projected number of households. The estimate of 50,934 produced for 2012 using this methodology closely matches the 2010 Census housing unit count of 51,029 occupied units (within 95 units).

3. Based on the projected number of households during the planning period, the net, new number of housing units needed annually was calculated by subtracting the previous year households from the next year's households.

4. The net increase in households per year was then multiplied by 1.06 to sustain a constant 6% vacancy rate to support market choice and competition. However, for the year 2013 this multiplier was not used due to the excess vacant units available. For 2013, the number of new housing units needed is calculated by subtracting the excess vacant units (3,092) from the net increase in households (3,182), which results in a need for only 90 new housing units while still maintaining the 6% vacancy rate.

Table 16: Projected Housing Unit Needs

Year	Projected Population in Housing Units	Number of Households	Net Increase in Households	Number of New Housing Units Needed
2012	111,545	50,934	0	0
2013	118,514	54,116	3,182	90
2014	119,327	54,487	371	393
2015	120,651	55,092	604	640
2016	121,744	55,591	499	529
2017	123,094	56,207	616	653
2018	124,210	56,717	509	540
2019	125,587	57,346	629	667
2020	126,725	57,865	519	551
2021	128,130	58,507	642	680
2022	129,290	59,036	530	561
2023	130,723	59,691	655	694

During the period 2015-2020, a total of 3,029 new housing units will be needed (this includes maintaining the 6% vacancy rate). This is an average of 605 new units per year. Most of these new housing needs will be provided by existing approved developments (subdivisions and multi-family complexes) that have yet to be built or built out. Significant redevelopment that has increased density in areas close to the University of Florida is providing housing units in that area. In addition, housing units in the unincorporated urban area, plus approved developments by Alachua County, can assist in providing the needed housing units.

Table 17: Vacant, Developable Acreage by Residential Future Land Use Category

Future Land Use Category	**Total Acres**	**Developable Vacant Acres**	**% Developable for Category**
Single Family	9,376	2,357	25.1%
Residential (Low)	2,018	701	34.7%
Residential (Medium)	2,013	312	15.5%
Residential (High)	203	23	11.3%
Mixed Use Residential	36	3	8.3%
Total:	**13,646**	**3,396**	**24.9%**

Source: Planning Department, October 2012. Master Parcel System files.

Table 17 indicates the vacant and developable land acreages by Future Land Use category. Based solely on the residential land uses, there are 3,396 developable vacant acres available for residential construction. Table 16 indicates that for the time period 2015-2020, a total of 3,029

housing units will need to be available to meet the needs of the projected population for the time period. Dividing the projected housing units with the available acreage, residential development could occur at 0.89 dwelling units per acre over the planning period to accommodate the projected number of households, with the existing amount of vacant, developable land. This is a much lower density than all the zones allow or that the city would desire for future development. The Single Family land use category allows up to 8 units per acre, while Residential Low allows up to 12 units per acre, Residential Medium allows 8-30 units per acre, Residential High allows 8-100 units per acre, and Mixed Use Residential allows up to 75 units per acre. There is currently adequate acreage within city limits to accommodate the projected housing need of the city. In addition, redevelopment at higher densities has occurred in portions of the city and is projected to continue over the planning period. Redevelopment is already meeting housing demand needs near the University of Florida campus. The developable vacant acres figure used here does not include acreage within the Mixed Use, Urban Mixed Use, or the Planned Use District land use categories that also allow for residential development. Finally, future annexations will likely include lands that will be designated for residential use, which will add acreage to meet the projected City of Gainesville housing demand.