



# MEMORANDUM

Office of the City Attorney

Phone: 334-5011/Fax 334-2229  
Box 46

**TO:** Mayor and City Commission

**DATE:** January 22, 2001  
First Reading

**FROM:** City Attorney

**SUBJECT:** Ordinance No. 0-01-01; Petition No. 51CPA-00PB  
An ordinance of the City of Gainesville, Florida, amending the Housing Element of the City of Gainesville 1991-2001 Comprehensive Plan; amending provisions to address very low-income and extremely low-income housing; adding a policy concerning a county-wide "fair-share" housing ordinance for the dispersal of affordable housing; providing for a housing survey of rental units in the University of Florida context area; providing a policy concerning low demand or "safe place" shelters; making minor modifications throughout; providing directions to the city manager; stating intent to adopt the amended element as part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an effective date.

Recommendation: The City Commission adopt the proposed ordinance.

## STAFF REPORT

An update of the Housing Element has been prepared. The proposed, revised Housing Element includes a data and analysis section that has been updated to reflect changes in conditions and in pertinent Florida statutes and administrative rules since adoption of the current comprehensive plan in 1991. The updated Goals, Objectives and Policies, which are proposed for transmittal (and subsequent adoption) to the state planning agency, reflect recommendations from the Evaluation and Appraisal Report (EAR) adopted in 1998, and public input over the past year.

The Housing Element was the subject of City Plan Board workshops on January 27 and March 16, 2000, and of community workshops on June 21, 2000 at the Westside Recreation Center and July 12, 2000 at the T.B. McPherson Recreation Center. The City Plan Board held a public hearing on the proposed updated Housing Element on April 20, 2000 and recommended approval, with board modifications, by a vote of 5-1. The City Commission heard a workshop presentation from staff on this proposed, updated comprehensive plan element on December 11, 2000.

Revisions proposed for the Housing Element include amendment of several objectives and policies to include very low- and extremely low-income households, rather than only low-income or low- and moderate-income households, in pertinent analyses or requirements. Consistent with the adopted, updated Intergovernmental Coordination Element is a proposed policy requiring coordination with Alachua County on the development of a countywide "fair

share” housing ordinance for the dispersal of affordable housing units. Since the Plan Board hearing, staff has added Policy 3.1.1, which calls for a study of the feasibility of an in-town housing program that would use pre-approved housing designs appropriate for specific locations where affordable housing should be encouraged.

A proposed revision that has generated considerable discussion is Policy 2.2.5. This policy would require the City to continue to examine methods to mitigate the special needs of the homeless including “safe space” shelters “that are separate from emergency shelter facilities and that provide weather protection, security and bathroom and shower facilities.” Concern was expressed at several workshops and at the Plan Board hearing about the possible addition of safe space shelters increasing the existing concentration in the downtown and eastside of services for homeless people.

Fiscal Note  
None


#### CITY ATTORNEY MEMORANDUM

The above-referenced ordinance has been prepared pursuant to City Commission action requesting the City Attorney's Office to prepare the appropriate ordinance amending the City of Gainesville 1991-2001 Comprehensive Plan.

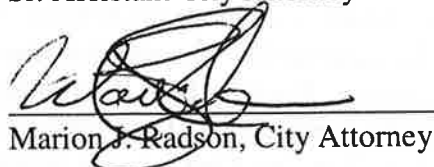
Florida Statutes set forth the procedure for adoption of an amendment to the Comprehensive Plan. The second hearing will be held at the adoption stage of the ordinance and must be advertised approximately five (5) days after the day that the second advertisement is published.

The Plan amendment will not become effective until the State Department of Community Affairs issues a final order determining the adopted amendment to be in compliance in accordance with the Local Government Comprehensive Planning and Land Development Regulation Act, or until the Administration Commission (Governor and Cabinet) issues a final order determining the adopted amendment to be in compliance.

Prepared by:

  
Patricia M. Carter,  
Sr. Assistant City Attorney

Prepared and  
Submitted by:

  
Marion J. Radson, City Attorney

ORDINANCE NO. \_\_\_\_\_  
0-01-01

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

**An ordinance of the City of Gainesville, Florida, amending the Housing Element of the City of Gainesville 1991-2001 Comprehensive Plan; amending provisions to address very low-income and extremely low-income housing; adding a policy concerning a county-wide "fair-share" housing ordinance for the dispersal of affordable housing; providing for a housing survey of rental units in the University of Florida context area; providing a policy concerning low demand or "safe place" shelters; making minor modifications throughout; providing directions to the city manager; stating intent to adopt the amended element as part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an effective date.**

**WHEREAS**, the City Plan Board authorized the publication of notice of a Public Hearing that the text of the City of Gainesville 1991-2001 Comprehensive Plan be amended; and

**WHEREAS**, notice was given and publication made as required by law and a Public Hearing was then held by the City Plan Board on October 19, 2000; and

**WHEREAS**, pursuant to law, an advertisement no less than two columns wide by 10 inches long was placed in a newspaper of general circulation notifying the public of this proposed ordinance and of the Public Hearing to be held at the transmittal stage, in the City Commission Auditorium, City Hall, City of Gainesville, at least 7 days after the day the first advertisement was published; and

**WHEREAS**, pursuant to law, after the public hearing at the transmittal stage the City of Gainesville transmitted copies of this proposed change to the State Land Planning Agency; and

**WHEREAS**, a second advertisement no less than two columns wide by 10 inches long was placed in the aforesaid newspaper notifying the public of the second Public Hearing

1 to be held at least 5 days after the day the second advertisement was published; and

2       **WHEREAS**, the two Public Hearings were held pursuant to the published notices  
3 described at which hearings the parties in interest and all others had an opportunity to be and  
4 were, in fact, heard; and

5       **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered  
6 the comments, recommendation and objections, if any, of the State Land Planning Agency;

7       **NOW, THEREFORE**, BE IT ORDAINED BY THE CITY COMMISSION OF THE  
8 CITY OF GAINESVILLE, FLORIDA:

9       **Section 1.** The Housing Element of the City of Gainesville 1991-2001 Comprehensive Plan  
10 is amended as shown in Attachment A:

11       **Section 2.** The City Manager is authorized and directed to make the necessary changes in  
12 maps and other data in the City of Gainesville 1991-2001 Comprehensive Plan, or element,  
13 or portion thereof in order to fully implement this ordinance.

14       **Section 3.** It is the intent of the City Commission that this amended element will become  
15 part of the City of Gainesville 2000-2010 Comprehensive Plan upon adoption of a resolution.

16       **Section 4.** If any section, sentence, clause or phrase of this ordinance is held to be invalid or  
17 unconstitutional by any court of competent jurisdiction, then said holding shall in no way  
18 affect the validity of the remaining portions of this ordinance.

19       **Section 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of such  
20 conflict hereby repealed.

21       **Section 6.** This ordinance shall become effective immediately upon final adoption; however,  
22 the amendment to the City of Gainesville 1991-2001 Comprehensive Plan shall not become  
23 effective until the state land planning agency issues a final order determining the adopted

**D R A F T**

1-8-01

1 amendment to be in compliance in accordance with section 163.3184(9), or until the  
2 Administration Commission issues a final order determining the adopted amendment to be in  
3 compliance in accordance with section 163.3184(10).

4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
PAULA M. DeLANEY  
MAYOR

ATTEST:

Approved as to form and legality

\_\_\_\_\_  
KURT M. LANNON  
CLERK OF THE COMMISSION

\_\_\_\_\_  
MARION J. RADSON  
CITY ATTORNEY

This Ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

This Ordinance passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

carter:ordinances:51CPA-00PB

ATTACHMENT A

HOUSING ELEMENT  
GOALS, OBJECTIVES AND POLICIES

**OVERALL GOAL: MAKE AVAILABLE CONDITIONS THAT ENCOURAGE A SUFFICIENT SUPPLY OF ADEQUATE, DECENT, SAFE, AND SANITARY, HEALTHY AND COST-EFFECTIVE RENTAL AND OWNER-OCCUPIED HOUSING FOR ALL CURRENT AND FUTURE INCOME GROUPS.**

**GOAL 1: ASSIST THE PRIVATE AND NON-PROFIT HOUSING SECTOR IN PROVIDING HOUSING FOR LOW-INCOME, VERY LOW-INCOME AND EXTREMELY LOW-INCOME HOUSEHOLDS BY THE YEAR ~~2001~~ 2010.**

**Objective 1.1**

**Provide technical assistance and information on available city-owned parcels for low-income, very low-income and extremely low-income housing developments to private or non-profit housing providers who request housing assistance.**

**Policies**

1.1.1 The City shall continue to develop a working relationship or partnership with the private sector by disseminating information in the form of a brochures annually on new housing techniques involving innovative ways to save energy and water, utilize alternative building materials, better protect indoor air quality and encourage cost-effective construction techniques. Brochures on codes and grants available ~~for low income housing projects~~ to facilitate the production of affordable housing for low-income, very low-income and extremely low-income residents ~~(e.g., Porters Oaks)~~ will also be made available.

1.1.2 The City shall provide available city-owned parcels to private and non-profit housing developers for the development of affordable housing for low-income, very low-income and extremely low-income households.

1.1.3 The City shall ~~provide 35 acres located in~~ continue to develop the city-owned Cedar Grove II Subdivision ~~for a joint venture development with a housing developers providing a feasible housing development proposal for constructing~~ affordable single-family residential units, ~~on this site.~~

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

1.1.4 The City shall review and evaluate zoning and other regulations that pertain to housing to insure that requirements are continue to be reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations, ~~and shall implement any needed changes in the Land Development Regulations one year after transmittal of the Comprehensive Plan.~~

1.1.5 The University of Florida (UF) and the private sector shall be responsible for providing housing for college students.

~~1.1.6 The City through the Future Land Use Element shall designate land for high-density residential uses near UF to encourage housing opportunities for students, faculty and employees.~~

1.1.6~~7~~Housing programs and projects, where feasible, shall be coordinated with Alachua County, ~~and~~ the Housing Authorities and any other groups involved in providing affordable housing.

1.1.7~~8~~Lobby the State Legislature for broad based sources of recurring revenue to provide funds to pay for the construction of new housing units for low-income, very low-income and extremely low-income households.

1.1.8 The City shall continue to implement the Fast Track permitting process, which can reduce the time that applications for new residential, residential additions and residential interior remodeling spend in the review process.

**Objective 1.2**

**Provide a variety of housing types and densities for low- income, very low-income, extremely low-income and moderate-income people.**

**Policies**

1.2.1 The Department of Community Development through the First Step Program shall continue to assist private and non-profit housing developers in identifying sites for low-income, very low -income and extremely low-income housing and manufactured housing.

1.2.2 The City shall allow mobile home parks in areas designated Residential-Low on the Future Land Use Map.

1 1.2.3 The City shall allow manufactured housing built to the Standard Building Code in  
2 residential areas as designated on the Future Land Use Map.

3  
4  
5 1.2.4 The City shall implement and promote the opportunity for zero lot line and cluster  
6 subdivisions as incentives for low-income, very low-income and extremely low-  
7 income housing.

8  
9 1.2.5 The City shall support the dispersal of low-income, very low-income and  
10 extremely low-income housing units throughout the City by providing housing  
11 densities throughout the City that will allow low-income, very low-income and  
12 extremely low-income housing to be provided by the private sector. The City shall  
13 use Community Development Block Grant Funds and Section 8 Programs, the  
14 Home Investment Partnerships Grant (HOME) and State Housing Initiative  
15 Program (S.H.I.P.), as well as not-for-profit organizations in the State, to support  
16 the dispersal of low-income housing units throughout the City.

17  
18 ~~1.2.6 By June 1992, the City shall adopt Land Development Regulations that allow~~  
19 ~~accessory units (residential second units) in residential areas in an effort to expand~~  
20 ~~the number of affordable housing units.~~

21  
22 1.2.6 The City shall coordinate with Alachua County on the development of a  
23 countywide "fair share" housing ordinance for the dispersal of affordable housing  
24 units.

25  
26  
27 **Objective 1.3**

28  
29 **The City shall allocate sufficient acreage in appropriate locations to meet the**  
30 **housing needs of the City's residents.**

31  
32 **Policies**

33  
34 1.3.1 The Land Use Element shall designate land for residential use to meet the existing  
35 and projected future housing needs through the year ~~2001~~ 2010, including low-  
36 income, very low-income and extremely low-income and moderate-income  
37 housing and mobile homes.

38  
39  
40 **Objective 1.4**

41  
42 **The City shall work with private homeowners and landlords to rehabilitate ~~1,884~~**  
43 **861 substandard housing units and to demolish ~~339~~ all dilapidated housing units by**  
44 **the year 2010 to ensure that all housing units within the City meet the City's**  
45 **Minimum Housing Code.**



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45

Policies

- 1.4.1 The City shall continue to enforce the Minimum Housing Code by working with private homeowners and landlords to rehabilitate ~~at a minimum 82~~ substandard units and to deconstruct or demolish at least 33 dilapidated units ~~annually~~ until all housing units are brought up to code.
- 1.4.2 The City shall ~~inspect at least 1,200 housing units a year, target neighborhoods for the Housing Inspection Program each year and complete a housing condition windshield survey of the City's entire housing stock every 4 years~~ continue to inspect dangerous buildings, regardless of location, to ensure that all housing units within the City meet the City's Minimum Housing Code.
- 1.4.3 The City shall spend Community Development Block Grant (CDBG) and HOME funds in accordance with an adopted multi-year plan (the Consolidated Plan).
- 1.4.4 By ~~1995~~ 2005, the City shall conduct a housing conditions survey of all rental housing units ~~annexed by the City under City Ordinance Nos. 3768, 3769, and 3865~~ within the University Context Area.

**Objective 1.5**

**The City shall work with architects, designers and other housing professionals (providers) to encourage the innovative design of affordable housing.**

Policies

- 1.5.1 By 2001, the Traditional Neighborhood Development District (TND) will offer opportunities for innovative and creative design for all development within the district, including affordable housing.
- 1.5.2 The City shall continue to seek innovative ways to encourage affordable housing which could include use of alternative building materials, reduced lot size requirements, design competitions for affordable housing and a design advisory committee to advise housing providers on the development of affordable housing designs.

**GOAL 2: PROVIDE ALL RESIDENTS OF THE CITY OF GAINESVILLE WITH A FAIR HOUSING OPPORTUNITY.**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45

**Objective 2.1**

**Provide fair housing opportunities for all residents of Gainesville, regardless of race, religion, sex, age, handicap, family status or national origin.**

Policies

2.1.1 The City shall continue to implement the provisions of the Gainesville Area Fair Housing Study ~~its Fair Housing Affirmative Action Plan.~~

**Objective 2.2**

**Provide sufficient opportunity for the siting of group homes, foster care facilities, shelters for the homeless and elderly housing.**

Policies

2.2.1 ~~By June 1992, the~~ City shall ~~improve the development process and improve~~ continue to comply ~~coordination~~ with the State Department of Children and Families Health and Rehabilitative Services ~~by adopting Land Development Regulations that will provide~~ regulations concerning the provision of information on requirements and procedures for siting group homes and foster care facilities.

2.2.2 The City shall continue to allow foster family homes for children and adults, adult day care homes and family day care homes in all residential districts.

2.2.3 Realizing the need for appropriate sites in dispersed locations for group home facilities, the City shall ~~adopt Land Development Regulations by 1992 that~~ continue to provide siting guidelines and requirements that are consistent with the site selection provisions of s.419.001, F.S. for units licensed by the Florida Department of Children and Families Health and Rehabilitative Services. Such guidelines ~~shall~~ ensure adequate dispersal throughout the community.

2.2.4 The City shall ~~adopt~~ continue to have Land Development Regulations that designate areas throughout the City where housing for the homeless will be allowed. Criteria for such designations include proximity to public transportation routes, social service agencies, employment centers and medical services.

2.2.5 ~~By 1993, the~~ City shall ~~prepare a study~~ continue to examine ~~ing~~ methods to mitigate the special needs of the homeless including living arrangements for homeless families with children, ~~and~~ transitional housing for the employed homeless including single-room occupancy (SRO) facilities, and low demand or

1 “safe space” shelters (safe, alternative locations for the homeless that are separate  
2 from emergency shelter facilities and that provide weather protection, security,  
3 bathroom and shower facilities, lockers, telephones and locations that are within  
4 walking distance of social service facilities).  
5

6 2.2.6 The City shall encourage the development of elderly housing near activity centers  
7 and bus routes by providing sufficient siting opportunities that allow ~~accessory~~  
8 ~~dwellings and~~ congregate living facilities in multi-family areas near bus routes and  
9 activity centers.  
10

11 **GOAL 3: THE CITY WITH THE ASSISTANCE OF PRIVATE AND NON-**  
12 **PROFIT ORGANIZATIONS SHALL MAINTAIN SOUND VIABLE**  
13 **NEIGHBORHOODS AND REVITALIZE THOSE THAT HAVE**  
14 **SUFFERED DISREPAIR AND NEGLECT.**  
15

16 **Objective 3.1**  
17

18 ~~By 1992, t~~The City shall **continue to** establish housing programs to implement the  
19 goals, objectives and policies of the Housing Element.  
20

21 Policies  
22

23 3.1.1 ~~By 1992, t~~The City shall use the Neighborhood Planning Program ~~develop~~  
24 ~~indicators that can be used to identify and monitor neighborhood decline~~ work with  
25 neighborhoods on housing issues.  
26

27 3.1.2 The City shall maintain and rehabilitate publicly owned infrastructure and facilities  
28 in older neighborhoods in order to prevent neighborhood decline.  
29

30 3.1.3 The Historic Preservation Program shall continue to identify historically significant  
31 housing and promote the conservation and restoration of housing that has special  
32 historic, architectural or aesthetic values.  
33

34 3.1.4 The Neighborhood redevelopment Planning Program shall help neighborhoods  
35 develop plans that address neighborhood stability, housing, safety, infrastructure,  
36 and character including historic resources ~~shall be prepared for all residential~~  
37 ~~neighborhoods targeted for redevelopment.~~  
38

39 3.1.5 The City shall facilitate communication and dialogue with neighborhood groups  
40 regarding proposed developments in and around their neighborhoods.  
41

42 3.1.6 ~~Local N~~on-profit agencies, such as the Neighborhood Housing ~~Services~~ and  
43 Development Corporation (NHDC), that work to preserve and rehabilitate  
44 neighborhood housing stock shall ~~have the major role in~~ complement the City

Housing Division as the major entity in of preventing the decline of extremely low, very low, low and moderate-income neighborhoods.

3.1.76 The City shall continue to coordinate with and fund the efforts of non-profit agencies, such as the Neighborhood Housing Services and Development Corporation and the Community Action Agency, to provide assistance for housing conservation and rehabilitation in very low-income and redevelopment areas of the City.

~~3.1.87 By 1996, the City shall have a computerized housing database to provide housing information and to monitor trends and changes.~~ The City shall update the Data and Analysis section of the Housing Element for the 2000-2010 Comprehensive Plan no later than 18 months after publication of the 2000 census housing data.

3.1.98 Realizing the connection between economic stability and the preservation of affordable housing, the City, through technical assistance and loan programs for economic development, shall continue to provide economic development ~~help~~ assistance to low-income areas in order to create and retain jobs and to enhance and preserve surrounding neighborhoods.

3.1.10 The City shall study the feasibility of an in-town housing program that would utilize pre-approved housing designs that are appropriate for specific locations where affordable housing should be encouraged. The approved plans and associated building permits would be fully processed and made available to builders who want to use them, to reduce costs and delays.

**Objective 3.2**

**Assist 100 low-income, very low-income and extremely low-income households each year with the maintenance and repairs of owner-occupied units.**

**Policies**

3.2.1 The City shall continue to make available to all residents, especially low-income, very low-income and extremely low-income households, a do-it-yourself manual on routine home repairs, maintenance and yard care.

3.2.2 The City shall designate CDBG funds or other funds for homeowner rehabilitation grants or revolving loan funds to assist 100 low-income, very low-income and extremely low-income households.

1 **Objective 3.3**

2  
3 **Assist ~~50~~ 75 low-income, very low-income, extremely low-income and moderate-**  
4 **income households each year in locating and affording existing low-cost rental and**  
5 **owner-occupied housing.**

6  
7 **Policies**

8  
9 3.3.1 The City Housing Division shall continue to act as ~~should develop or help non-~~  
10 ~~profit agencies develop~~ a housing information and referral service for first-time  
11 homebuyers and renters ~~by 1993~~.

12  
13 3.3.2 The City shall seek funds from both the State and Federal government in order to  
14 provide financial assistance to first time low-income, very low-income and  
15 extremely low-income homebuyers.

16  
17  
18 **Objective 3.4**

19  
20 **The City shall assist all residents displaced by redevelopment activities involving**  
21 **Federal, State or local government funds.**

22  
23 **Policies**

24  
25 3.4.1 The City shall assist all displaced persons by complying with regulations stated in  
26 the Uniform Relocation Act and the City of Gainesville Local Relocation Policy  
27 and Procedures.

28  
29 **Objective 3.5**

30  
31 **The City shall develop strategies to increase the level of owner-occupancy in the**  
32 **University Context Area.**

33  
34 **Policies**

35  
36 3.5.1 The City shall coordinate with the University of Florida to explore the possibility  
37 of developing an owner-occupancy incentive program to encourage employees and  
38 faculty to purchase homes in the University Context Area.

39  
40 3.5.2 The City through its Community Development Committee shall develop  
41 recommendations on increasing the desirability of owner-occupancy in the  
42 University Context Area.

43  
44 **GOAL 4: ENSURE HOUSING DEVELOPMENT DOES NOT NEGATIVELY**  
45 **AFFECT THE GAINESVILLE ENVIRONMENT.**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17

**Objective 4.1**

**~~By 1992, t~~ The City shall adopt continue to have Land Development Regulations which that ensure that new housing developments, preserve on-site environmental features and conserve environmental resources.**

**Policies**

**4.1.1** The City shall encourage infill housing and cluster subdivisions in order to protect environmentally sensitive lands and to promote energy conservation.

**4.1.2** The City shall ~~adopt~~ continue to have Land Development Regulations that guide the siting, building orientation and landscaping of new housing developments to promote energy and water conservation, ~~to~~ ensure compatibility with the surrounding area, ~~and to~~ minimize impacts on the environment, ~~and to~~ enhance visual appeal.

**HOUSING ELEMENT  
GOALS, OBJECTIVES AND POLICIES**

***OVERALL GOAL: MAKE AVAILABLE CONDITIONS THAT ENCOURAGE A SUFFICIENT SUPPLY OF ADEQUATE, DECENT, SAFE, AND SANITARY, HEALTHY AND COST-EFFECTIVE RENTAL AND OWNER-OCCUPIED HOUSING FOR ALL CURRENT AND FUTURE INCOME GROUPS.***

**GOAL 1: ASSIST THE PRIVATE AND NON-PROFIT HOUSING SECTOR IN PROVIDING HOUSING FOR LOW-INCOME, VERY LOW-INCOME AND EXTREMELY LOW-INCOME HOUSEHOLDS BY THE YEAR ~~2001~~ 2010.**

**Objective 1.1**

**Provide technical assistance and information on available city-owned parcels for low-income, very low-income and extremely low-income housing developments to private or non-profit housing providers who request housing assistance.**

**Policies**

- 1.1.1 The City shall continue to develop a working relationship or partnership with the private sector by disseminating information in the form of a brochures annually on new housing techniques involving innovative ways to save energy and water, utilize alternative building materials, better protect indoor air quality and encourage cost-effective construction techniques. Brochures on codes and grants available ~~for low-income housing projects~~ to facilitate the production of affordable housing for low-income, very low-income and extremely low-income residents (e.g., Porters Oaks) will also be made available.
- 1.1.2 The City shall provide available city-owned parcels to private and non-profit housing developers for the development of affordable housing for low-income, very low-income and extremely low-income households.
- 1.1.3 The City shall ~~provide 35 acres located in~~ continue to develop the city-owned Cedar Grove II Subdivision ~~for a joint venture development with a housing developers providing a feasible housing development proposal for constructing affordable single-family residential units, on this site.~~
- 1.1.4 The City shall review and evaluate zoning and other regulations that pertain to housing to insure that requirements are continue to be reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations, ~~and shall implement any needed changes in the Land Development Regulations one year after transmittal of the Comprehensive Plan.~~

- 1.1.5 The University of Florida (UF) and the private sector shall be responsible for providing housing for college students.
- ~~1.1.6 The City through the Future Land Use Element shall designate land for high-density residential uses near UF to encourage housing opportunities for students, faculty and employees.~~
- 1.1.67 Housing programs and projects, where feasible, shall be coordinated with Alachua County, and the Housing Authorities and any other groups involved in providing affordable housing.
- 1.1.78 Lobby the State Legislature for broad based sources of recurring revenue to provide funds to pay for the construction of new housing units for low-income, very low-income and extremely low-income households.
- 1.1.8 The City shall continue to implement the Fast Track permitting process, which can reduce the time that applications for new residential, residential additions and residential interior remodeling spend in the review process.

## Objective 1.2

**Provide a variety of housing types and densities for low- income, very low-income, extremely low-income and moderate-income people.**

### Policies

- 1.2.1 The Department of Community Development through the First Step Program shall continue to assist private and non-profit housing developers in identifying sites for low-income, very low -income and extremely low-income housing and manufactured housing.
- 1.2.2 The City shall allow mobile home parks in areas designated Residential-Low on the Future Land Use Map.
- 1.2.3 The City shall allow manufactured housing built to the Standard Building Code in residential areas as designated on the Future Land Use Map.
- 1.2.4 The City shall implement and promote the opportunity for zero lot line and cluster subdivisions as incentives for low-income, very low-income and extremely low-income housing.
- 1.2.5 The City shall support the dispersal of low-income, very low-income and extremely low-income housing units throughout the City by providing housing densities throughout the City that will allow low-income, very low-income and extremely low-income housing to be provided by the private sector. The City shall use Community Development Block Grant Funds and Section 8 Programs, the



Home Investment Partnerships Grant (HOME) and State Housing Initiative Program (S.H.I.P.), as well as not-for-profit organizations in the State, to support the dispersal of low-income housing units throughout the City.

~~1.2.6 By June 1992, the City shall adopt Land Development Regulations that allow accessory units (residential second units) in residential areas in an effort to expand the number of affordable housing units.~~

1.2.6 The City shall coordinate with Alachua County on the development of a countywide "fair share" housing ordinance for the dispersal of affordable housing units.

### Objective 1.3

**The City shall allocate sufficient acreage in appropriate locations to meet the housing needs of the City's residents.**

#### Policies

1.3.1 The Land Use Element shall designate land for residential use to meet the existing and projected future housing needs through the year ~~2001~~ 2010, including low-income, very low-income and extremely low-income and moderate-income housing and mobile homes.

### Objective 1.4

**The City shall work with private homeowners and landlords to rehabilitate ~~1,884~~ 861 substandard housing units and to demolish ~~339~~ all dilapidated housing units by the year 2010 to ensure that all housing units within the City meet the City's Minimum Housing Code.**

#### Policies

1.4.1 The City shall continue to enforce the Minimum Housing Code by working with private homeowners and landlords to rehabilitate ~~at a minimum 82~~ substandard units and to deconstruct or demolish ~~at least 33~~ dilapidated units ~~annually~~ until all housing units are brought up to code.

1.4.2 The City shall ~~inspect at least 1,200 housing units a year, target neighborhoods for the Housing Inspection Program each year and complete a housing condition windshield survey of the City's entire housing stock every 4 years~~ continue to inspect dangerous buildings, regardless of location, to ensure that all housing units within the City meet the City's Minimum Housing Code.

1.4.3 The City shall spend Community Development Block Grant (CDBG) and HOME funds in accordance with an adopted multi-year plan (the Consolidated Plan).

- 1.4.4 By ~~1995~~ 2005, the City shall conduct a housing conditions survey of all rental housing units annexed by the City under City Ordinance Nos. 3768, 3769, and 3865 within the University Context Area.

### **Objective 1.5**

**The City shall work with architects, designers and other housing professionals (providers) to encourage the innovative design of affordable housing.**

#### Policies

- 1.5.1 By 2001, the Traditional Neighborhood Development District (TND) will offer opportunities for innovative and creative design for all development within the district, including affordable housing.
- 1.5.2 The City shall continue to seek innovative ways to encourage affordable housing which could include use of alternative building materials, reduced lot size requirements, design competitions for affordable housing and a design advisory committee to advise housing providers on the development of affordable housing designs.

## **GOAL 2: PROVIDE ALL RESIDENTS OF THE CITY OF GAINESVILLE WITH A FAIR HOUSING OPPORTUNITY.**

### **Objective 2.1**

**Provide fair housing opportunities for all residents of Gainesville, regardless of race, religion, sex, age, handicap, family status or national origin.**

#### Policies

- 2.1.1 The City shall continue to implement the provisions of the Gainesville Area Fair Housing Study ~~its Fair Housing Affirmative Action Plan.~~

### **Objective 2.2**

**Provide sufficient opportunity for the siting of group homes, foster care facilities, shelters for the homeless and elderly housing.**

#### Policies

- 2.2.1 ~~By June 1992, the City shall improve the development process and improve~~ continue to comply ~~coordination~~ with the State Department of Children and

~~Families Health and Rehabilitative Services~~ by adopting Land Development Regulations that will provide regulations concerning the provision of information on requirements and procedures for siting group homes and foster care facilities.

2.2.2 The City shall continue to allow foster family homes for children and adults, adult day care homes and family day care homes in all residential districts.

2.2.3 Realizing the need for appropriate sites in dispersed locations for group home facilities, the City shall ~~adopt Land Development Regulations by 1992 that~~ continue to provide siting guidelines and requirements that are consistent with the site selection provisions of s.419.001, F.S. for units licensed by the Florida Department of ~~Children and Families Health and Rehabilitative Services~~. Such guidelines shall ensure adequate dispersal throughout the community.

2.2.4 The City shall ~~adopt~~ continue to have Land Development Regulations that designate areas throughout the City where housing for the homeless will be allowed. Criteria for such designations include proximity to public transportation routes, social service agencies, employment centers and medical services.

2.2.5 ~~By 1993, the City shall prepare a study~~ continue to examining methods to mitigate the special needs of the homeless including living arrangements for homeless families with children, ~~and~~ transitional housing for the employed homeless including single-room occupancy (SRO) facilities, and low demand or "safe space" shelters (safe, alternative locations for the homeless that are separate from emergency shelter facilities and that provide weather protection, security, bathroom and shower facilities, lockers, telephones and locations that are within walking distance of social service facilities).

2.2.6 The City shall encourage the development of elderly housing near activity centers and bus routes by providing sufficient siting opportunities that allow ~~accessory dwellings and~~ congregate living facilities in multi-family areas near bus routes and activity centers.

**GOAL 3: THE CITY WITH THE ASSISTANCE OF PRIVATE AND NON-PROFIT ORGANIZATIONS SHALL MAINTAIN SOUND VIABLE NEIGHBORHOODS AND REVITALIZE THOSE THAT HAVE SUFFERED DISREPAIR AND NEGLECT.**

**Objective 3.1**

~~By 1992, the City shall~~ continue to establish housing programs to implement the goals, objectives and policies of the Housing Element.

- 3.1.1 ~~By 1992, t~~The City shall use the Neighborhood Planning Program develop indicators that can be used to identify and monitor neighborhood decline work with neighborhoods on housing issues.
- 3.1.2 The City shall maintain and rehabilitate publicly owned infrastructure and facilities in older neighborhoods in order to prevent neighborhood decline.
- 3.1.3 The Historic Preservation Program shall continue to identify historically significant housing and promote the conservation and restoration of housing that has special historic, architectural or aesthetic values.
- 3.1.4 The Neighborhood redevelopment Planning Program shall help neighborhoods develop plans that address neighborhood stability, housing, safety, infrastructure, and character including historic resources shall be prepared for all residential neighborhoods targeted for redevelopment.
- 3.1.5 The City shall facilitate communication and dialogue with neighborhood groups regarding proposed developments in and around their neighborhoods.
- 3.1.6~~5~~Local Non-profit agencies, such as the Neighborhood Housing Services and Development Corporation (NHDC), that work to preserve and rehabilitate neighborhood housing stock shall have the major role in complement the City Housing Division as the major entity in e~~of preventing the decline of extremely low, very low, low and moderate-income neighborhoods.~~
- 3.1.7~~6~~The City shall continue to coordinate with and fund the efforts of non-profit agencies, such as the Neighborhood Housing Services and Development Corporation and the Community Action Agency, to provide assistance for housing conservation and rehabilitation in very low-income and redevelopment areas of the City.
- 3.1.8~~7~~By 1996, the City shall have a computerized housing database to provide housing information and to monitor trends and changes. The City shall update the Data and Analysis section of the Housing Element for the 2000-2010 Comprehensive Plan no later than 18 months after publication of the 2000 census housing data.
- 3.1.9~~8~~Realizing the connection between economic stability and the preservation of affordable housing, the City, through technical assistance and loan programs for economic development, shall continue to provide economic development help assistance to low-income areas in order to create and retain jobs and to enhance and preserve surrounding neighborhoods.

3.1.10 The City shall study the feasibility of an in-town housing program that would utilize pre-approved housing designs that are appropriate for specific locations where affordable housing should be encouraged. The approved plans and associated building permits would be fully processed and made available to builders who want to use them, to reduce costs and delays.

### Objective 3.2

**Assist 100 low-income, very low-income and extremely low-income households each year with the maintenance and repairs of owner-occupied units.**

#### Policies

- 3.2.1 The City shall continue to make available to all residents, especially low-income, very low-income and extremely low-income households, a do-it-yourself manual on routine home repairs, maintenance and yard care.
- 3.2.2 The City shall designate CDBG funds or other funds for homeowner rehabilitation grants or revolving loan funds to assist 100 low-income, very low-income and extremely low-income households.

### Objective 3.3

**Assist ~~50~~ 75 low-income, very low-income, extremely low-income and moderate-income households each year in locating and affording existing low-cost rental and owner-occupied housing.**

#### Policies

- 3.3.1 The City Housing Division shall continue to act as ~~should develop or help non-profit agencies develop~~ a housing information and referral service for first-time homebuyers and renters ~~by 1993~~.
- 3.3.2 The City shall seek funds from both the State and Federal government in order to provide financial assistance to first time low-income, very low-income and extremely low-income homebuyers.

### Objective 3.4

**The City shall assist all residents displaced by redevelopment activities involving Federal, State or local government funds.**

3.4.1 The City shall assist all displaced persons by complying with regulations stated in the Uniform Relocation Act and the City of Gainesville Local Relocation Policy and Procedures.

**GOAL 4: ENSURE HOUSING DEVELOPMENT DOES NOT NEGATIVELY AFFECT THE GAINESVILLE ENVIRONMENT.**

**Objective 4.1**

**~~By 1992, t~~The City shall ~~adopt~~ continue to have Land Development Regulations which that ensure that new housing developments, preserve on-site environmental features and conserve environmental resources.**

Policies

4.1.1 The City shall encourage infill housing and cluster subdivisions in order to protect environmentally sensitive lands and to promote energy conservation.

4.1.2 The City shall ~~adopt~~ continue to have Land Development Regulations that guide the siting, building orientation and landscaping of new housing developments to promote energy and water conservation, ~~to~~ ensure compatibility with the surrounding area, ~~and to~~ minimize impacts on the environment, and ~~to~~ enhance visual appeal.