

Finalized Drafts

City of Gainesville Housing Action Plan and City of Gainesville Housing Action Work Plan

City Commission Meeting

October 28, 2021

Presented by

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Office of Housing & Community Development



RECOMMENDATION

The City Commission to:

1. Hear Housing and Community Development Presentation on Housing Action Plan
2. Discuss and take action; and,
3. Authorize the City Manager or designee to implement the City of Gainesville Housing Action Plan as approved



What is the Housing Action Plan?

How is it different from a Work Plan?

History and Purpose of the Plan

Key Points in Timeline

**Community Engagement
Equitable Development
(Community Builders, Neighbors,
Community Partners, Stakeholders)**

**Municipal *Strategy* Examples
of Housing Affordability Programs**

Questions / Discussion



City of Gainesville Housing Action Plan

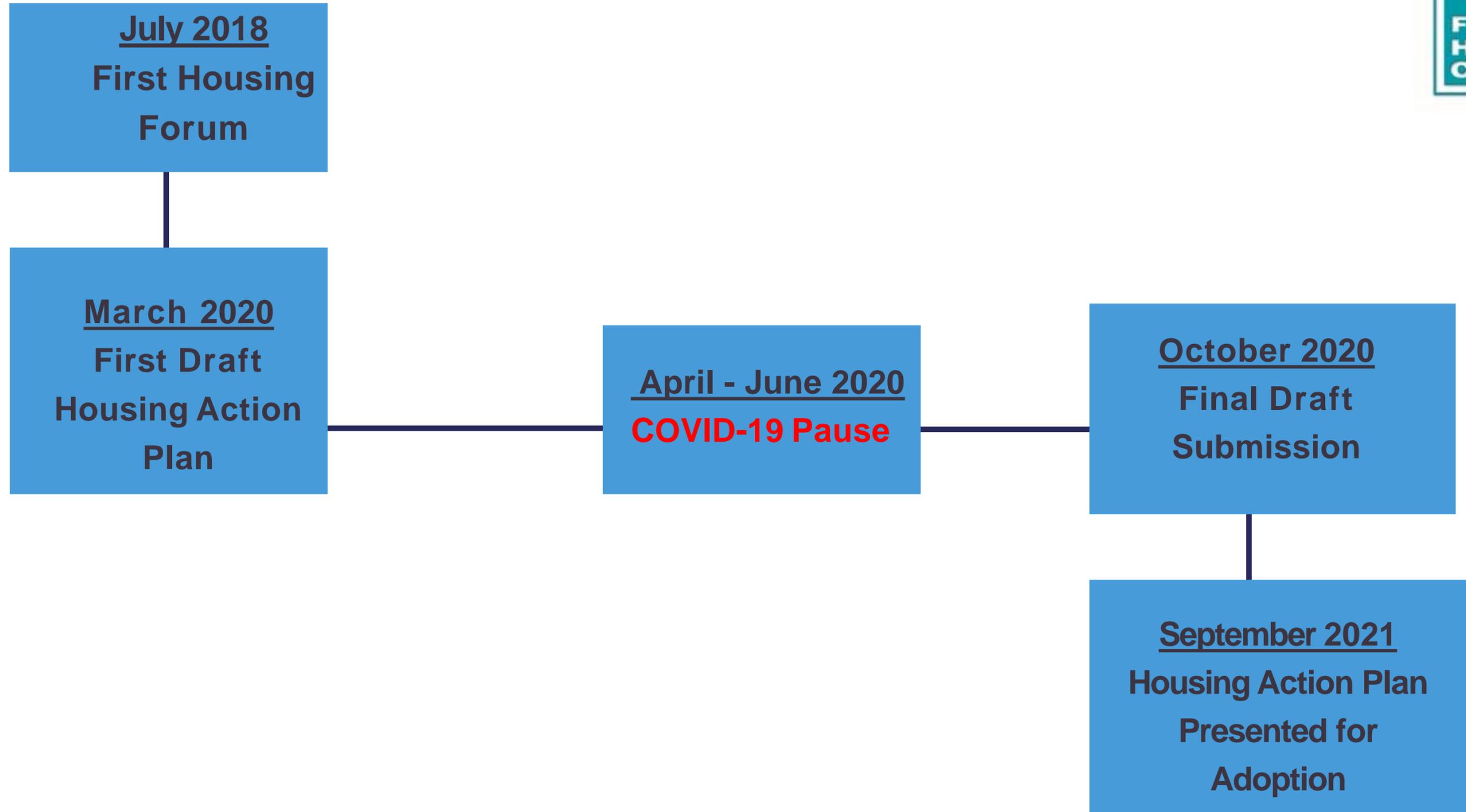
- Prepared for the City of Gainesville by **Florida Housing Coalition**
- Key Data obtained from **U.S. Census, University of Florida Shimberg Center, U.S. Department of Housing & Urban Development (HUD)**
- Includes **13 Strategies/Recommendations**
- Across **3 Major Categories**
 - Diversify Funding Sources
 - Increase Zoning Flexibility with A Focus on Accessory Dwelling Units
 - Increase Equity by Promoting Permanent Affordability



City Of Gainesville Housing Action **Work** Plan

- Internal operational document created and utilized by General Government Departments that support housing initiatives (e.g., *Housing & Community Development, Sustainable Development, Code Enforcement, the GCRA, Public Works, etc.*)
- Each housing strategy has an assigned recommended action, proposed implementation deadline, a summary of community concerns, a connection to the City's strategic plan and an assigned department and staff contact.
- The Work Plan is included in the agenda backup documents for Commission review.

Timeline Key Points



Gainesville, Florida

2015 - 2019



- Population Estimates - **133,997**
- Median Household Income - **\$37,264**
- Per Capita Income in Past 12 Months - **\$23,018**
- Persons in Poverty - **30.6%**
- Owner-Occupied Housing Unit Rate - **38.9%**
- Median Value of Owner-Occupied Housing Units - **\$161,900**
- Median Selected Monthly Owner Costs (*with a mortgage*)
\$1,314
- Median selected monthly owner costs (*without a mortgage*)
\$464
- Median Gross Rent - **\$953**

Equitable Development

Equitable Development meets the needs of underserved communities through policies and programs. Equitable Development must have a strong process of goals, flexibility of purpose, and an ability to adapt to circumstances related to progressive change. This requires governments to maintain associated relevant data, encourages sustainable activities, as well, as facilitates ongoing community engagement and interest.

COMMUNITY ENGAGEMENT

June 2019 - Present

- **Housing Workshop Series**
- **Homeowners, Associations, and Neighborhood Meetings & Presentations**
- **Community Partners Engagement Discussions**
- **NAACP Presentation**
- **Presentations to Area Lenders & Mortgage Brokers**
- **Gainesville-Alachua County Area Realtors Presentations**
- **City of Gainesville Telephone Town Hall**
- **Affordable Housing Action Committee (AHAC) Presentations & Discussions**
- **Builders Association of North Central Florida Presentation**
- **Community Coalition for Older Adults (CCOA) Presentation**

STRATEGY EXAMPLES: **Linkage Fees**

Strategy 1, Recommendation 1

DIVERSIFY FUNDING SOURCES

Town of Jupiter, Florida

The town of Jupiter, Florida has a linkage fee ordinance which requires all new commercial and industrial development exceeding 10,000 square feet of gross floor area, or development which expands or redevelops existing commercial or industrial development by more than 10,000 square feet of new gross floor area, to pay a linkage fee of \$1 per square foot. It contains standards for collection and exemptions and sets criteria for the town council to waive applicable linkage fees. Since its creation in 2015, the linkage fee has applied to at least eight new commercial or industrial developments and Jupiter has collected over \$179,000.

City of Coconut Creek, Florida

Coconut Creek, Florida established a linkage fee in 2006 which also only applies to non-residential development and varies in collections based on the type of use. For example, a linkage fee on an industrial development is assessed at \$0.37 per square foot while a linkage fee on a hotel is charged at \$2.42 per square foot. It also provides for exemptions and gives the developer the option to use an “independent impact analysis” to compute the impact fee due as a result of a development which must be approved by the development services director. The requirement to pay the housing impact fee For Presentation 12 may be adjusted or waived if the developer demonstrates, by substantial, competent evidence, that an insufficient nexus exists between the proposed use and the linkage fee. Although no new funds have been reported recently, according to its Consolidated Annual Performance Evaluation Report (CAPER), as of 2015, Coconut Creek committed and expended linkage fees of \$330,000 to a Sustainable Home Repair Program.

STRATEGY EXAMPLES:

Partnerships with Major Employers

Strategy 1, Recommendation 2

DIVERSIFY FUNDING SOURCES

Howard University – Washington, DC

Developed Trellis House on university-owned land in partnership with RISE and CBG Building Company, 319 units with 36 set-aside for low-income; and 50 market-rate units set-aside for university employees or students; building obtained LEED Platinum certification.

- Link: <https://www.trellishousedc.com/>

Nationwide Children’s Hospital – Columbus, Ohio

Several housing programs including Healthy Homes home repair, and Residences at Career Gateway that provide career development and training for specific careers at the hospital, combined with affordable housing.

- Overview: <https://www.nationwidechildrens.org/about-us/population-health-and-wellness/healthy-neighborhoods-healthy-families/affordable-housing>
- Healthy Homes: <https://healthyhomesco.org/>
- Residences at Career Gateway: <https://www.residencesatcareergateway.com/>

STRATEGY EXAMPLES:

Inventory Public, Institutional and Otherwise Under-Utilized Land

City of Tampa, Florida

The City of Tampa, through their HCD and Real Estate Departments, provides vacant property for the development of affordable housing, both single family, homeownership units, and multifamily developments. Any residential property acquired through the city's Real Estate Division that is in an HCD targeted area (in Gainesville, the city might use the GCRA map provided in Appendix 3) or that has HCD funding is transferred to the HCD department to be added to the Affordable Housing Inventory.

- City of Tampa: <https://www.tampa.gov/t3/housing-affordability>
- City of St. Petersburg
- Info Page: https://www.stpete.org/housing/lot_disposition_program.php

Jefferson Union High School District – Daly City, California

The Jefferson Union High School District in Daly City, CA became the first school district in the country to create affordable housing using school board property specifically for teachers and other school staff. The project, approved and funded by a 2018 county-wide vote, broke ground in early 2020 on 122 affordable units. This received nationwide coverage and other school districts, both in California and nationally, have begun the process of building affordable housing for school employees on school board property.

- Staff Housing Committee Webpage
- <https://www.juhsd.net/Page/1402>

STRATEGY EXAMPLE: **Advocate for SHIP**

Strategy 1, Recommendation 4
DIVERSIFY FUNDING SOURCES

The Sadowski Coalition Provides Information and Tools for Advocacy

- <https://www.sadowskicoalition.org/>

STRATEGY EXAMPLE: **DEVOTE GENERAL REVENUE**

Strategy 1, Recommendation 5
DIVERSIFY FUNDING SOURCES

Orange County, Florida

\$160MM in general revenue over 10 years for various project types including new construction and preservation

- Plan: <https://www.orangecountyfl.net/Portals/0/Resource%20Library/neighbors%20-%20housing/AffordableHousingTrustFundPlan-CERT.pdf>

In 2020, Orange County also passed an ordinance creating a local Affordable Housing Trust Fund that requires the local office of management and budget to ensure that at least \$10 million in county general revenue is set aside for the local Affordable Housing Program for the first year to increase by 10% each fiscal year for a total of \$160 million in general revenue over ten years. Similar to Hillsborough County, funding is determined by a triennial plan submitted by the housing division to the Board of County Commissioners. The ordinance sets out the required contents of the triennial plan, uses of the funds, program administration, and necessary definitions.

STRATEGY EXAMPLE:

Increase Zoning Flexibility with Focus on ADUs

Strategy 2, Recommendations 1 and 2

Allow More Housing Types and Sizes
“By Right”

City of St. Petersburg, Florida

- Neighborhood Traditional Mixed (NTM) zoning allows for variety of low- to medium-density building types; duplexes, triplexes, fourplexes and bungalow courts allowed by right, up to 4 units per building at 30-units per acre

- Ordinance

https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH16LADERE_S16.20.015N_ETRMIREINT

Strategy 2, Recommendation 3

Provide Development Incentives and Waive or Reduce Fees for Affordable Housing

STRATEGY EXAMPLES:

Increase Zoning Flexibility with Focus on ADUs

Daytona Beach, Florida

Offers permit and fee waivers for newly constructed affordable housing units; fees that can be waived include tree removal, building permit, plumbing permit, subdivision review, concurrency, and traffic review.

- [LHAP Incentives Strategy: https://www.floridahousing.org/docs/default-source/programs/special-programs/lhap/city-lhaps/daytona-beach-20-23.pdf?sfvrsn=a11d397b_4](https://www.floridahousing.org/docs/default-source/programs/special-programs/lhap/city-lhaps/daytona-beach-20-23.pdf?sfvrsn=a11d397b_4)

City of St. Petersburg, Florida

Eliminated the requirement for on-site parking when developing units less than 750 sf in size in downtown neighborhoods aimed at encouraging naturally occurring affordable housing; several developments proposed expected to result in new units of affordable housing without needing additional subsidy.

- **Ordinance:**

https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH16LADERE_S16.10.010ES_ZODIMAMA_16.10.020.1MAUSPEPAREMAZOMA

STRATEGY EXAMPLE:

Increase Zoning Flexibility with Focus on ADUs

Strategy 2, Recommendation 4

Expedite Review
Processes Whenever Possible

City of Orlando, Florida

Provides detailed description of the process on its website and has assigned staff (Housing Expediter) to coordinate review process for affordable housing developments

- [Link: https://www.orlando.gov/Building-Development/Housing-and-Development-Grants-Incentives-and-Assistance/Apply-for-Affordable-Housing-Development-Incentives](https://www.orlando.gov/Building-Development/Housing-and-Development-Grants-Incentives-and-Assistance/Apply-for-Affordable-Housing-Development-Incentives)

In the City of Orlando, the Housing and Community Development Department, Planning Division, and the Office of Permitting Services worked together to form the Expedited Housing Development Approval Process. A Housing Expediter is assigned who serves as the lead staff member responsible for coordinating the City's review through the various departments. The Expediter performs an initial review of the project applying for certification to determine whether it meets income criteria. The Expediter then communicates with other departments and serves as the key contact between City staff and the project developer. In addition, the Planning Division and Permitting Services Division each assign a staff person to serve as Ombudsman for certified housing projects. This ensures that issues are addressed early and can be resolved quickly. The City of Orlando also prioritizes projects meeting the City's residential green building principles.

STRATEGY EXAMPLES:

Increase Equity by Promoting Permanent Affordability

Strategy 3, Recommendations 1 and 2

Support Community Land Trust/ Prioritizing Land for Permanent Affordability

Delray Beach, Florida

- Established by CRA and City as strategy to maintain affordability in redevelopment areas; City originally utilized SHIP strategy and set aside funds specifically for CLT strategy; CRA donates land, provides office space and funding
- Link: <http://www.delraylandtrust.org/>

Delray Beach Community Land Trust (DBCLT) was incorporated in January 2006 to create and steward a supply of permanently affordable housing for very low- to moderate-income households. The City of Delray Beach and the Delray Beach Community Redevelopment Agency (DBCRA) performed a CLT feasibility study and convened a steering committee that ultimately established DBCLT. The DBCRA and the DBCLT still work closely together. The CRA donates land, provides grant funding, and the CLT staff work out of CRA office space. The CLT's board is a traditional tri-partite structure, with the majority of its members being community residents and CLT homeowners. DBCLT's portfolio is comprised over 80 owner-occupied units and 7 rental units. The CLT also manages 37 rental units owned by the DBCRA.

Leon County/City of Tallahassee, Florida

- Issued joint RFP for organization to operate CLT for both City and County; jointly funded \$50,000 for startup costs; City and County revising funding strategies including changes to SHIP strategies (County) and change to resale approach for HOME (City)
- [Leon County LHAP: https://www.floridahousing.org/docs/default-source/programs/special-programs/lhap/county-lhaps/leon-21-23.pdf?sfvrsn=2557087b_10](https://www.floridahousing.org/docs/default-source/programs/special-programs/lhap/county-lhaps/leon-21-23.pdf?sfvrsn=2557087b_10)
- Selected organization: <https://www.tallahasseeenders.org/>

STRATEGY EXAMPLES:

Increase Equity by Promoting Permanent Affordability

Asheville, North Carolina

- The City's fund was created in 2004 and the City began by allocating \$300,000 each year. In 2010 the City decided to increase the annual allocation to \$500,000. By fall of 2016, the City entered into an agreement with the State of North Carolina to purchase a Bond for \$75 million. About \$25 million from the bond was dedicated to efforts related to affordable housing, with \$5 million going directly to the Trust Fund. After having used up the \$5 million allocated for the trust fund and \$2.2 million from donations and the city's annual allocation, the City has been able to create about 243 housing units over the last 5 years. Of those units, 233 are rental units and 20 were homeownership units.

Boulder, Colorado

- The City of Boulder has both a Housing Fund program that comprises of both the City of Boulder's Affordable Housing Fund and the Community Housing Assistance Program. Under this program there also exists a Community Development Block Grant. All together this Housing Fund Program distributes over \$3 million annually in funds through an RFP process.
- <https://bouldercolorado.gov/housing/housing-fund-program>

STRATEGY EXAMPLES:

Strategy 3, Recommendation 4

Increase Equity by Promoting Permanent Affordability

City of West Palm Beach, Florida

- Designated staff person who is notified of Commission agenda items, and provides comments to Commission on effects on affordable housing
- LHAP: https://www.floridahousing.org/docs/default-source/programs/special-programs/lhap/city-lhaps/west-palm-beach-18-21.pdf?sfvrsn=7a66307b_2

More local governments are utilizing their AHACs to review proposed ordinances that affect the cost of development (Brevard County, Citrus County, Melbourne, Orlando, and others)

- The City of Gainesville Data would include review of the Housing Action Plan, Comprehensive Plan, and any other related resources
- The proposed staff position could meet internally on a regular basis with the Department of Transportation and Mobility to coordinate efforts

Questions



Discussion

