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Localized Policy Solutions to Address Displacement and Gentrification in Gainesville, Florida from Commissioner Gail Johnson

1. Problem-Transparency and accountability within city government for development projects. The city does not currently require a public hearing before approving development proposals unless the application requests a special use permit or a variance.

Solution- Require a public hearing through the development review board with final approval by the city commission for intermediate and major development projects. Change the rules to require a public hearing for intermediate and major development. Residents will have a greater opportunity to participate in the review process. A board of volunteer residents will review staff's analysis of development proposals leading to greater accountability.

Potential Motion: Staff to amend code to reflect adding development review board and commission approval for intermediate and major development. *Timeframe TBD with staff input.*

2. Problem: As property taxes increase in vulnerable neighborhoods, long term residents struggle to pay taxes and then could be forced to sell or lose their property via tax foreclosure. Rising property taxes can be an obstacle to housing affordability and stability. Displacement occurs.

Solution: Property Tax circuit breaker- This solution caps the amount that homeowners have to pay as a share of their income. This reduces property taxes for low income people and those on a fixed income such as seniors. This solution will require working with the city, property appraiser and state to implement.

Potential Motion: Staff policy research report and present to commission for discussion, and timeline for implementation. *Timeframe TBD with staff input.*

3. Problem: There are a significant amount of investor owned vacant lots in Pleasant Street/5th Ave, Duval and North Lincoln Heights which means that speculation is happening in these areas, and gentrification and displacement is happening or will soon occur.

Solution: Designate certain neighborhoods as Neighborhood Conservation Overlay Districts and/or Heritage Overlay Districts. Note- The city currently has a "heritage overlay" ordinance allowing architectural controls akin to historic preservation in neighborhoods which are not historic districts.

Potential motion- Staff research report on Neighborhood Conservation Overlay Districts, decide neighborhoods to be designated, and work with affected communities on public education, engagement and process for new zoning. *Timeframe TBD with staff input.*

4. Problem- Predatory practices targeting low income homeowners by speculators that cause people to lose homes and land.

Solution- The city provide a grant to fund an education campaign and engage homeowners about their rights, and the pro's and cons of selling, and how to spot predatory practices. This solution will be targeted in specific geographic areas.

Potential Motion: Staff come back to the commission with amount for program and funding source to be included in FY 21 budget. *Timeframe TBD with staff input*

5. Problem- Renters at risk of displacement in vulnerable neighborhoods often don't know their rights, don't have access to legal representation and are subsequently illegally evicted.

Solution A : Provide funding to an organization to provide legal assistance and representation that will be targeted in specific geographic areas.

Potential Motion: Staff come back to the commission with amount for program, and funding source to be included in FY 21 budget. *Timeframe TBD with staff input*

Solution B: Renter relocation assistance requirements. Renters who are served a no-cause eviction, receive a notice of non-renewal of a fixed lease, receive a substantial change in lease terms, or get a rent increase of 10% or more over a 12-month period have the right to be paid relocation assistance *from their landlord*. This not only helps tenants who must relocate but it is also a disincentive for landlords to take the various actions that trigger the requirement to pay.

Potential Motion: Staff policy research including legality. *Timeframe TBD with staff input*

6. Problem: Out of scale housing is being built in some near university neighborhoods and there is little to no transition in some neighborhoods between zoning.

Solution: Revise zoning for targeted neighborhoods that is more compatible with the outcome that we want in these neighborhoods. All options for rezoning are on the table.

Potential Motion: Each commissioner schedule time with planning to walk each individual neighborhood to get a true understanding of the zoning and transitions. Agenda this discussion for a meeting for further action after the neighborhood walks.

7. Problem: The amount of privately owned land is approximately 40 percent in Gainesville. We have little knowledge of the land that is off of the tax rolls that could, and in partnership, be developed into affordable housing. Although we can control very little with what happens with privately owned land, we can more dramatically impact what happens with publicly owned land.

Solution: We need a Friendship Seven community driven development process that prioritizes affordability on publicly owned land.

Potential Motion: Public records request to UF, County, School Board, State and Federal entities to request information of ownership of land. Have staff work on a public presentation and workshop. The outcome will serve as the foundation of a community wide public land strategy for affordable housing to be included in affordable housing strategic plan. *Timeframe TBD with staff input*

- 1. Note: Moratorium and zoning in progress motion dependent on discussion of potential solutions. The motion will be built around time frames to implement solutions. To be included in the motion will be exceptions, such as affordable housing and certain types of retail and services.**