



Finalized Draft

City Of Gainesville Housing Action Plan

City Commission Meeting

February 18, 2021

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Neighborhood Improvement Department
Housing & Community Development Division



4127 PEOPLE

applied for public housing assistance and had to be turned away due to the lack of affordable housing



- What is the Housing Action Plan?
- The City's *Vision* for Housing
- Housing for the Future
- Community Engagement between *Community Builders* and our *Neighbors, Community Partners, and Stakeholders*
- Strategies and Recommendations for the City

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
- 3 Strategies
 - Diversify Funding Sources (1-5)
 - Increase Zoning Flexibility with a Focus on Accessory Dwelling Units (6-9)
 - Increase Equity by Promoting Permanent Affordability (10-13)
- 13 Recommendations



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**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) INCOME LIMITS FOR GAINESVILLE MSA 2020 CITY OF GAINESVILLE				
FAMILY SIZE (Persons)	EXTREMELY LOW (30% MFI)	VERY LOW INCOME (50% MFI*)	LOW INCOME (80% MFI*)	MODERATE INCOME (120% MFI)
1	\$14,700	\$24,450	\$39,100	\$58,680
2	\$17,240	\$27,950	\$44,700	\$67,080
3	\$21,720	\$31,450	\$50,300	\$75,480
4	\$26,200	\$34,900	\$55,850	\$83,760
5	\$30,680	\$37,700	\$60,350	\$90,480
6	\$35,160	\$40,500	\$64,800	\$97,200
7	\$39,680	\$43,300	\$69,300	\$103,920
8	\$44,120	\$46,100	\$73,750	\$110,640
*Fiscal Year 2020 Median Family Income (MFI) = \$69,800 CDBG/HOME				
Effective 04/01/2020				

credit: Flickr

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COMMUNITY ENGAGEMENT

June 2019 - Present

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

Presenters



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RECOMMENDATION

The City Commission: 1) hear and receive presentations; and 2) provide feedback.