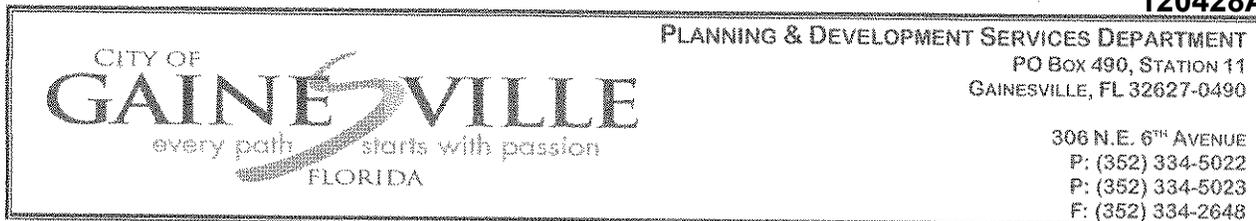


**LEGISLATIVE #**

**120428A**



**TO:** City Plan Board **Item Number: 6**

**FROM:** Planning & Development Services Department **DATE: Sept. 27, 2012**  
 Staff **Revised: Oct. 9, 2012**

**SUBJECT:** Petition PB-12-98 CPA. City Plan Board. Update the City of Gainesville Comprehensive Plan Housing Element.

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### Recommendation

Staff recommends approval of the updated Housing Element for inclusion in the Gainesville Comprehensive Plan as part of the Evaluation and Appraisal process.

### Description

This petition is part of the update of the City of Gainesville Comprehensive Plan for the Evaluation and Appraisal process. Through the policies and regulations proposed in the Housing Element, the City is endeavoring to provide safe, decent, affordable housing in an efficient manner to serve the residents. The City must ensure that residential land will be available to accommodate the existing households as well as new households created with future population growth.

The update of the Housing Element is needed for compliance with statutory changes enacted in 2011 by House Bill 7207 (Chapter Law 2011-139). The proposed, revised Housing Element includes goals, objectives and policies that reflect these changes as well as the changes that are the result of the old Evaluation and Appraisal Report (EAR) process. Proposed changes to the Housing Element include new language that will reflect consistency with the statutory changes of Chapter Law 2011-139, including the addition of the word "affordable" to an applicable goal and policy; and language to reflect updated data and current programs. Other proposed changes include the deletion of policies that are no longer applicable to the City's housing efforts.

Updated maps in the Housing Element Data and Analysis Report are also needed. The updated maps reflect current city limits and updated and/or additional information.

The proposed amendments to the Goals, Objectives, and Policies of the Housing Element are attached, as Appendix A. Additions to the text are underlined and deletions are shown with a strike-through line.

See Appendix B for the proposed updated Data and Analysis Report and associated maps and tables.

Appendix C contains the Comprehensive Plan Amendment application.

## **Modification of Existing Policies**

Overall Goal

Goal 1

Policy 1.1.3

Policy 1.2.1

Policy 1.2.4

Policy 1.2.5

Policy 1.3.1

Objective 1.4

Policy 2.1.1

Policy 3.1.1

Policy 3.1.4

Policy 3.1.6

Policy 3.1.7

Policy 3.1.8

Policy 3.1.9

Policy 3.1.11

Objective 3.2

Policy 3.2.2

Objective 3.3

Policy 3.3.1

Policy 3.3.2

Policy 3.5.2 (Renumber to Policy 3.5.1)

## **Deleted Policies**

Policy 1.4.4

Policy 1.5.1 (Renumber Policy 1.5.2 to 1.5.1)

Policy 3.5.1 (Renumber Policy 3.5.2 to 3.5.1)

Amendments to the goals, objectives and policies include a revised Overall Goal that adds language consistent with Chapter Law 2011-139. Goal 1 is amended to indicate that the City will continue to assist housing sectors in providing affordable housing for lower income households. Policy 1.1.3 deletes reference to Cedar Grove II which is completed, and adds a reference to scattered site lots where the City will continue to provide affordable single-family residential units. Policy 1.2.1 updates the name of the City departments that are referenced. Policy 1.2.4 is amended to indicate the City will continue to have zero lot line and cluster subdivision options that could serve as incentives for lower income housing. Policy 1.2.5 replaces the term “low-income” with “affordable.” Policy 1.3.1 updates the date to reflect the upcoming comprehensive plan planning period. Objective 1.4 deletes reference to a specific number of units to rehabilitate by a certain time. Policy 1.4.4 is shown to be deleted, as well as Policy 1.5.1 which references the Traditional Neighborhood Development District (TND), which may be deleted with the new form-based code provisions that are currently being drafted. Policy 2.1.1 is amended to reference the section of the Code of Ordinances that governs equal opportunity for people to attain the housing of their choice. Policy 3.1.1 and Policy 3.1.4 delete

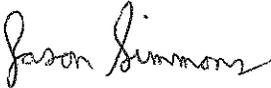
reference to the Neighborhood Planning Program and state that the City will work with neighborhoods on housing issues, neighborhood stability, infrastructure and neighborhood character including historic resources. Policy 3.1.6 is revised to change the reference from the "Housing Division" to, "Housing and Community Development Division." Also, the term "moderate" was deleted from the policy because moderate-income families do not qualify. Policy 3.1.7 is revised to update the reference to the "Central Florida Community Action Agency," and add "low-income and extremely low-income," to the policy. Policy 3.1.8 updates the reference to the City of Gainesville Comprehensive Plan and the new date to reflect the upcoming planning period. Policy 3.1.9 is updated with additional income categories while Policy 3.1.11 is amended to indicate that the City shall allow Heritage Overlay Districts for neighborhood stabilization.

Objective 3.2 deletes reference to a specific number of households to assist annually with maintenance and repairs of owner-occupied units. Policy 3.2.2 removes reference to revolving loan funds and reference to a specific number of households to assist. Objective 3.3 also deletes reference to a specific number of households to assist annually with locating and affording existing low-cost rental and owner-occupied housing. Policy 3.3.1 updates the reference to the "Housing and Community Development Division," while Policy 3.3.2 adds "moderate-income" to the policy because the Purchase Assistance Program includes moderate-income homebuyers. Policy 3.5.1 is deleted because the City eliminated the program and the University of Florida did not implement one. Finally, Policy 3.5.2 is revised to be renumbered and will indicate that the City shall continue to implement recommendations on increasing desirability of owner-occupancy in the University Context Area.

Respectfully submitted,

  
Onelia Lazzari  
Principal Planner

Prepared by:

  
Jason Simmons  
Planner

## List of Appendices

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### Appendix B Data and Analysis Addendum to the Housing Element

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Map 3	Public Housing Units Gainesville Housing Authority
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### Appendix C Comprehensive Plan Amendment Application