

LEGISLATIVE #

120428F



Planning and Development Services

Legistar No. 120428
PB-12-98 CPA
Update Housing Element

City Commission
November 1, 2012

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

- Changed date references in Goal 1, Policy 1.3.1, Objective 1.4, and Policy 3.1.8
- Changed department name in Policy 1.2.1

- **Policy 1.1.3** The City shall continue to develop the existing ~~€City-owned Cedar Grove II Subdivision~~ scattered site lots with affordable single-family residential units.

- **Policy 1.2.4** The City shall ~~implement and promote~~ continue to provide the opportunity for zero lot line and cluster subdivisions as incentives for low-income, very low-income and extremely low-income housing.
- Policy 1.2.5 added “affordable” and deleted “low-income”
- Objective 1.4 deleted reference to specific number of housing units

- Policies 1.4.4 and 1.5.1 are deleted
- **Policy 2.1.1** The City shall continue to implement the provisions of the City of Gainesville Area Fair Housing Study Code of Ordinances, Chapter 8, Article V, Fair Housing, which governs the equal opportunity for people to attain the housing of their choice.

- **Policy 3.1.1** The City shall ~~use the Neighborhood Planning Program~~ continue to work with neighborhoods on housing issues.
- Policy 3.1.4 deletes reference to the Neighborhood Planning Program
- Policy 3.1.6 updates the reference to the Housing and Community Development Division and deletes, “moderate,” as in moderate-income neighborhoods

- **Policy 3.1.7** The City shall continue to coordinate with and fund the efforts of non-profit agencies, such as the Neighborhood Housing and Development Corporation and the Central Florida Community Action Agency (CFCAA), to provide assistance for housing conservation and rehabilitation in low-income, very low-income and extremely low-income redevelopment areas of the City.

- **Policy 3.1.9** 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 assistance to low-income, very low-income and extremely low-income areas in order to create and retain jobs and to enhance and preserve surrounding neighborhoods.

- **Policy 3.1.11** The City shall ~~create~~ ~~heritage, conservation or other~~ ~~appropriate overlay districts,~~ allow Heritage Overlay Districts, as needed, for neighborhood stabilization.
- Objectives 3.2 & 3.3 & Policy 3.2.2 deleted reference to specific number of households

PB-12-98 CPA

- Policy 3.3.2 added “moderate-income”
- Policy 3.5.1 is deleted
- **Policy 3.5.1 2** The City through its Community Development Committee shall ~~develop~~ continue to implement recommendations on increasing the desirability of owner-occupancy in the University Context Area.

Data Highlights

- Table 1 indicates that in 2006-2010 time period, 42.8% of the city's housing stock are single-family units, 55% are multi-family and 2.2% are mobile homes. This is a significant shift in composition of the housing stock in the last two decades.
- In 1995, approximately 56.8% of housing stock was SF, 39.4% were multi-family and 3.8% were mobile homes.

- The increase in % multi-family units due primarily to annexation of largely multi-family residential areas.

Staff recommends approval of
Petition PB-12-98 CPA

Housing Element

for inclusion in the updated City of
Gainesville Comprehensive Plan