

Policies to Reduce Housing Displacement, Deconcentrate Poverty and Increase Affordable Housing in Gainesville

Proposed by Commissioner Adrian Hayes-Santos
Updated August 5th, 2020

1. Inclusionary Zoning

- a. Inclusionary zoning are policies that increase the number of affordable housing units in areas that are seeing growth.
- b. Add the requirement for the mandatory inclusion of affordable housing for larger developments (Include not only multifamily developments, but also new larger subdivisions).
 - i. Direct staff to explore policies that mandate affordable housing in the following areas:
 1. Mandatory affordable housing could be triggered at 10 units or parcels.
 2. What is the minimum number of affordable housing units that have to be included in larger developments. Could be 10% for example
 3. State law dictates that we must give something of equal value to the developer if we mandate affordable housing. Have staff look at the following areas to allow us to mandate affordable housing in new developments.
 - a. Increased density
 - b. Increased heights
 - c. The more affordable housing included in the project, the quicker it moves up the line with development approval
 - d. Other areas that staff thinks would help with inclusionary zoning policies
 4. I think it's important to have an idea of what an inclusionary policy would mean in terms of the number of affordable housing units that would be created. Have staff come back with how many affordable housing units would have been created if the proposed inclusionary zoning policies were implemented 5 years ago.
 - ii. For smaller developments (~Under 10 units), provide incentives for including affordable housing in new developments
 1. Look at
 - a. Residential Density

- b. Increased heights
 - c. Reduce red tape for smaller projects to make it easier and cheaper to build
- c. Have staff come back to the city commission at the second meeting in August with options and a plan to move forward on the polices

2. Community Land Trusts

- a. Community Land Trusts can be an effective way to ensure long term affordability in neighborhoods.
 - i. Dedicate CRA dollars to help fund community land trusts focused on perpetual affordable housing in 5th Ave, Porters, Pleasant Street, Sugar Hill, Spring Hill, Duval and Lincoln neighborhoods
 - ii. Have staff come back with options to fund and policies to enact for successful community land trusts in Gainesville.

3. Exclusionary Zoning

- a. Exclusionary zoning is a policy that was put in place to keep lower income people out of certain neighborhoods in Gainesville and around the country. These zoning policies have disproportionately impacted people of color.
- b. Eliminating exclusionary zoning in Gainesville will reduce pressure on vulnerable neighborhoods, help end systematic racial zoning, deconcentrate poverty, reduce housing costs throughout the city and reduce pressures on more historic neighborhoods that do not have exclusionary zoning
 - i. Direct staff to look at all zoning categories and explore policies that will address ending exclusionary zoning in the following areas:
 1. Reduce minimum lot widths and depths in non urban transect zoning
 2. Add two, three and four family uses in all residential zoning
 3. Reduce minimum lot sizes
 4. Reduce minimum side and rear setbacks in non urban transect zoning
 5. Reduce or eliminate side and rear setbacks in urban transect zoning
 6. Increase the number of residential units allowed
 7. Remove parking minimums in all zoning areas
 8. Set limits on height of building not on number of floors
 9. Parking area setbacks match build to setbacks
 10. Develop ordinances that restrict HOA's and deed restrictions from mandating exclusionary zoning.

11. Look to having the same plan review for triplex and quadruplex developments as you do for duplex and single family home developments.
 12. Other areas that staff thinks would help end exclusionary zoning
- c. Have staff come back to the city commission at the second meeting in August with options and a plan to move forward on the polices

4. Vacancy Fee

- a. In many areas of the city, speculators sit on vacant land and housing units while waiting for real estate prices to increase, this both increases the cost of housing and puts a strain on our public infrastructure. It's my understanding that Florida law preempts cities from creating vacancy taxes, but I believe we should explore fixed utility fees for both vacant structures and vacant land. Electric, water, stormwater and wastewater infrastructure still have to be maintained to serve that property even if it's not currently being used. The city should explore ways to recoup these costs from vacant properties.
- b. Have staff come back to the city commission within 60 days with options on vacant utility fees.

Timeline:

1. Come back to the city commission at the August 20th City Commission meeting with requested comp plan and land development changes
 - a. If the commission wants to move forward on the comp plan and land development code updates, then the commission sends these changes to the Plan Board for their recommendations.
2. In September, the plan board has their public hearing and gives their recommendations.
3. In October, the City Commission holds a regular city commission meeting or at a special evening meeting to hear the first reading of ordinances and transmission of comp plan changes to the state.
4. In November/December, the city commission adopts comp plan changes and second readings of the ordinances.