


Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

Strategy 1	DIVERSIFY FUNDING SOURCES							
Recommendation 1	Linkage Fees							
	Recommended Actions	Targets	Proposed Implementation	Implementation Tools	Implementation Timing and Considerations	Community Concerns Addressed	Strategic Plan 2020-2025	Assigned Department
<p style="text-align: center;"><u>Status</u></p> <p style="color: red; font-size: small;">The City is not moving forward with the recommendation at this time</p>	<p>Linkage Fees</p> <p>Implement Linkage Fees</p>	<p style="text-align: center;">Strategy Examples (Exhibit A)</p>	<p style="text-align: center;">Long-Term Nexus Study Required</p>		<p style="text-align: center;"><u>Recommended Immediate Action</u></p> <p style="color: red; font-size: small;">The City is not moving forward with this recommendation at this time</p>	<p>Economic Development</p> <p>Funding Production and Access</p> <p>Renovations and Home Repairs</p> <p>Homelessness</p>	<p style="text-align: center;"><u>Goal #5</u></p> <p style="text-align: center;">Equitable Community</p> <p style="text-align: center;">“Best in Class” Neighbor Services</p>	<p>Not Applicable</p>

Gainesville Housing Action Plan
Strategies/Recommendations
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Strategy 1	DIVERSIFY FUNDING SOURCES							
Recommendation 2	Partnerships with Employers							
	Recommended Actions	Targets	Proposed Implementation	Implementation Tools	Implementation Timing and Considerations	Community Concerns Addressed	Strategic Plan 2020-2025	Assigned Department
<u>Status</u>								
Proposed Implementation 3 Years	Partnerships with Employers Targets: University of Florida UF Health/Shands Alachua County School Board Alachua County North Florida Regional Hospital VA Medical Center Publix Gator Dining Services Santa Fe College	Strategy Examples (Exhibit A)	3 Years		<u>Recommended Immediate Action</u> Schedule meetings with major employers to share examples of employer-assisted housing programs and determine interest	Economic Development Funding Production and Access Renovation and Home Repairs	<u>Goal #5</u> Equitable Community “Best in Class” Neighbor Services	TBD


Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

Strategy 1	DIVERSIFY FUNDING SOURCES							
Recommendation 3	Inventory Public, Institutional and Otherwise Underutilized Land for Appropriateness for Housing Development							
	Recommended Actions	Targets	Proposed Implementation	Implementation Tools	Implementation Timing and Considerations	Community Concerns Addressed	Strategic Plan 2020-2025	Assigned Department
<p>Status In-Process</p> 	<p>Inventory Public, Institutional and Otherwise Underutilized Land for Appropriateness for Housing Development</p> <p>Create an Inventory of Underutilized Land appropriate for Affordable Housing</p>	<p>Targets:</p> <p>City-owned property</p> <p>School Board property</p> <p>Religious Congregation / Church-owned properties</p> <p>Vacant commercial / Industrial properties (adaptive reuse)</p> <p>Surface parking</p> <p>Strategy Examples (Exhibit A)</p>	<p>6 Months – 1 Year</p> <p>Heard before City Commission on March 4, 2021</p> <p><u>Agenda Item#200870</u> Approval of Surplus Property List</p> <p>Item #200870 <u>Version 1</u></p> <p>TITLE Approval of Surplus Property List (B)</p> <p>This item involves City Commission approval of a listing of proposed surplus and escheated properties for future disposition.</p>	<p>Surplus Lands Guidebook</p> <p>Adaptive Reuse Guidebook</p> <p>Guidance on HB 1339</p> <p><i>City Commission approved and assigned by City Manager to appropriate department for implementation</i></p> <p>The City's Public Works Department is completing NE 9th Avenue to facilitate access to the donated lots</p>	<p>Recommended Immediate Action</p> <p>Create Land Inventory Database</p> <p>Implementation</p> <p>Schedule initial meeting with Shimberg Center, UF Design, Construction and Planning <i>(This is a resource for consultancy- the work for giving advice in a particular field)</i></p> <p>City Depts. - Housing and Sustainable Development and The Office of Capital Asset Planning & Economic Resilience (CAPER)</p> <p>Initiate internal discussion HB 1339 guidelines (FHC can provide technical assistance)</p> <p>Considerations</p> <p>Policy/framework for identifying appropriate Properties</p> <p>Potential review of all GRU properties</p> <p>Managing database (inventory/access)</p> <p>Technical assistance for private property owners</p> <p>Aligning financial resources/ incentives for development</p>	<p>Economic Development</p> <p>Funding Production and Access</p> <p>Zoning (Inclusionary, In-fill, Density)</p>	<p>Goal #4</p> <p>Resilient Local Economy</p> <p>Habitat for Humanity will begin the project 2022</p>	<p>The Office of Capital Asset Planning & Economic Resilience (CAPER)</p>

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Strategies/Recommendations
Work Plan Implementation

Strategy 1	DIVERSIFY FUNDING SOURCES							
Recommendation 4	Continue to Advocate for SHIP							
	Recommended Actions	Targets	Proposed Implementation	Implementation Tools	Implementation Timing and Considerations	Community Concerns Addressed	Strategic Plan 2020-2025	Assigned Department
<u>Status</u> Long Term	Continue to Advocate for SHIP	Strategy Examples (Exhibit A)	On-going	Sadowski Coalition Information and Tools	<u>Recommended Immediate Action</u> Utilize lobbyist to advocate for full funding of SHIP	Funding Production and Access Renovations and Home Repairs Homelessness	<u>Goal #3</u> A Great Place to Live and Experience	Office of Housing & Community Development


Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

Strategy 1	DIVERSIFY FUNDING SOURCES							
Recommendation 5	Devote General Revenue							
	Recommended Actions	Targets	Proposed Implementation	Implementation Tools	Implementation Timing and Considerations	Community Concerns Addressed	Strategic Plan 2020-2025	Assigned Departments
<p>Status</p> <p>In Progress</p> 	<p>Devote General Revenue</p> <p>Due to budget constraints, General Revenue funding is not feasible for FY 2022 & FY 2023</p> <p>Review opportunities to allocate General Revenue FY – 2024</p>	<p>Strategy Examples (Exhibit A)</p>	<p>3 Years</p>		<p>Recommended Immediate Action</p> <p>Considerations</p> <p>City Commission consider allocating General Revenue to fund eligible types of affordable housing projects to focus more on funding access to expand and create affordable housing opportunities.</p>	<p>Funding Production and Access</p> <p>Renovation and Home Repairs</p> <p>Homelessness</p>	<p>Goal #3</p> <p>A Great Place to Live and Experience</p>	<p>Budget & Finance</p> <p>HCD</p> <p>Department of Sustainable Development</p>

Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

Strategy 2	INCREASE ZONING FLEXIBILITY WITH A FOCUS ON ACCESSORY DWELLING UNITS							
Recommendation 1	Facilitate the Increase of Accessory Dwelling Units (ADUs)							
	Recommended Actions	Targets	Proposed Implementation	Implementation Tools	Implementation Timing and Considerations	Community Concerns Addressed	Strategic Plan 2020-2025	Assigned Department
<u>Status</u> Approved by City Commission	<p>Facilitate the Increase of Accessory Dwelling Units</p> <p>Promote ADU Development with Training, Tools, and Financial Assistance</p> <p><i>City Commission approved and assigned by City Manager to appropriate department for implementation</i></p> <p>Sec. 30-5.35. - Accessory dwelling units (ADUs) Pass Sept 3, 2020</p> <p>Type: Ordinance</p> <p>Text Change - Amending Accessory Dwelling Unit Regulations in the Land Development Code (B) Ordinance No. 190988, an ordinance of the City of Gainesville, FL, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by amending accessory dwellings as a permitted. Result: Passed</p>	Strategy Examples (Exhibit A)	Implemented	<p>Accessory Dwelling Unit Guide</p> <p><i>City Commission approved and assigned by City Manager to appropriate department for implementation</i></p>	<p><u>Recommended Immediate Action</u></p> <p>Develop educational materials for neighbors and create webpage with map of properties eligible for ADUs</p> <p><u>Considerations</u></p> <p>The City will explore options to provide financial incentives</p>	<p>Diversity of Housing Options</p> <p>Zoning</p> <p>Education</p>	<u>Goal #3</u> A Great Place to Live and Experience	Department of Sustainable Development


Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

Strategy 2	INCREASE ZONING FLEXIBILITY WITH A FOCUS ON ACCESSORY DWELLING UNITS							
Recommendation 2	Allow More Housing Types and Sizes "By Right"							
	Recommended Actions	Targets	Proposed Implementation	Implementation Tools	Implementation Timing and Considerations	Community Concerns Addressed	Strategic Plan 2020-2025	Assigned Department
<p align="center">Status</p> <p align="center">In Process</p> 	<p>Allow More Housing Types and Sizes "By Right"</p> <p><i>City Commission approved and assigned by City Manager to appropriate department for implementation</i></p> <p align="center"><u>Feb 18, 2021</u></p> <p>200827 Version: 1</p> <p>Type: Staff Recommendation</p> <p>Title: Request for Proposal (RFP) Staff Ranking City of Gainesville, FL - Inclusionary Housing Program Development and Exclusionary Zoning Study (B)</p>	<p align="center">Strategy Examples (Exhibit A)</p>	<p align="center">6 Months - 1 Year</p> <p>The inclusionary and exclusionary study is slated for completion by the end of the year (2021)</p>	<p><i>City Commission approved and assigned by City Manager to appropriate department for implementation</i></p>	<p align="center">Recommended Immediate Action</p> <p>Include as part of upcoming Zoning Exclusionary Study</p>	<p>Diversity of Housing Options</p>	<p align="center">Goal #3</p> <p>A Great Place to Live and Experience</p>	<p align="center">Department of Sustainable Development</p>


Gainesville Housing Action Plan

Strategies/Recommendations


Work Plan Implementation

Strategy 2	INCREASE ZONING FLEXIBILITY WITH A FOCUS ON ACCESSORY DWELLING UNITS							
Recommendation 3	Provide Development Incentives and Waive or Reduce Fees for Affordable Housing							
	Recommended Actions	Targets	Proposed Implementation	Implementation Tools	Implementation Timing and Considerations	Community Concerns Addressed	Strategic Plan 2020-2025	Assigned Dept.
<p align="center">Status</p> <p align="center">In Process</p> 	<p align="center">Provide Development Incentives and Waive or Reduce Fees for Affordable Housing (The fees will be determined by the study)</p> <p align="center"><u>February 18, 2021</u></p> <p>The City Commission: approved file # 200827 and hired HR & A Advisors, Inc., to conduct Inclusionary Housing Program Development and Exclusionary Zoning Study</p>	<p align="center">Strategy Examples (Exhibit A)</p>	<p align="center">3 Years</p> <p>The inclusionary and exclusionary study is slated for completion by the end of the year (2021)</p>	<p><i>City Commission approved and assigned by City Manager to appropriate department for implementation</i></p>	<p align="center"><u>Recommended Immediate Action</u></p> <p>An additional study may be necessary to identify fees that can be waived or reduced in support of affordable housing</p>	<p>Policy ideas</p> <p>Zoning (Inclusionary, Infill, Density)</p>	<p align="center"><u>Goal #3</u></p> <p>A Great Place to Live and Experience</p>	<p align="center">Department of Sustainable Development</p>

Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

Strategy 2	INCREASE ZONING FLEXIBILITY WITH A FOCUS ON ACCESSORY DWELLING UNITS							
Recommendation 4	Expedite Review Processes Whenever Possible							
	Recommended Actions	Targets	Proposed Implementation	Implementation Tools	Implementation Timing and Considerations	Community Concerns Addressed	Strategic Plan 2020-2025	Assigned Department
<p style="text-align: center;"><u>Status</u></p> <p style="text-align: center;">Complete</p> 	<p style="text-align: center;">Expedited Review Process Whenever Possible</p> <p style="text-align: center;"><i>City Commission approved and assigned by City Manager to appropriate department for implementation</i></p>	<p style="text-align: center;">Strategy Examples (Exhibit A)</p>	<p style="text-align: center;">Implemented 200827</p> <p>The City Commission: 1) approve Staff's recommended ranking of the firms; 2) authorize the City Manager or designee to negotiate a contract and any related documents with HR&A Advisors, Inc. subject to approval from the City Attorney as to form and legality; and, 3) return to the City Commission for final review and approval of the contract.</p>	<p style="text-align: center;"><i>City Commission approved and assigned by City Manager to appropriate department for implementation</i></p>	<p style="text-align: center;"><u>Recommended Immediate Action</u></p>	<p>Policy ideas</p> <p>Zoning (Inclusionary, Infill, Density)</p>	<p style="text-align: center;">Goal #3</p> <p>A Great Place to Live and Experience</p>	<p style="text-align: center;">Department of Sustainable Development</p>


Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

Strategy 3	INCREASE EQUITY BY PROMOTING PERMANENT AFFORDABILITY							
Recommendations 1 & 2	Support Community Land Trust/ Prioritizing Land for Permanent Affordability							
	Recommended Actions	Targets	Proposed Implementation	Implementation Tools	Implementation Timing and Considerations	Community Concerns Addressed	Strategic Plan 2020-2025	Assigned Department
<p align="center">Status</p> <p align="center">In Process</p> 	<p>Support Community Land Trust/ Prioritizing Land for Permanent Affordability</p> <p><i>City Commission approved and assigned by City Manager to appropriate department for implementation</i></p> <p>February 4, 2021</p> <p>200770 Version: 1</p> <p>Type: Discussion Item</p> <p>Title: Community Land Trust - Draft RFP Scope of Services (B) This item requests City Commission review of a draft scope of services that would be incorporated into a City Request for Proposal designed to select a partner to provide Community Land Trust (CLT) services.</p> <p>Result: Passed</p>	<p align="center">Strategy Examples (Exhibit A)</p>	<p align="center">1 Year</p> <p>CLT will begin activities in the City in 2022</p>	<p>SHIP strategy language</p> <p>SHIP legal documents</p> <p>CLT Primer</p> <p>CLT Homebuyer Education Manual</p> <p>CLT Training and Certification Program</p> <p>Copy of Leon County/City of Tallahassee RFP</p> <p>Copy of Collier County RFP</p>	<p>Recommended Immediate Action</p> <p>Develop and issue an RFP for a local nonprofit to operate a CLT on behalf of the City for the disposition of City-owned property and facilitate permanent affordability with City investments into affordable housing</p> <p>DONE- The Next Step City Commission has to approved the recommendation</p> <p align="center">Considerations</p> <p>Need to devote operating funding for nonprofit to establish program (can include FHC's CLT Training and Certification program)</p> <p>The evaluation committee (CLT) was unanimous in its ranking of Bright Community Trust, Inc</p>	<p>Displacement</p> <p>Gentrification</p> <p>Loss of Community Character</p> <p>Lack of homeownership</p>	<p align="center">Goal #3</p> <p align="center">A Great Place to Live and Experience</p>	<p align="center">The Office of Capital Asset Planning & Economic Resilience (CAPER)</p>

Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

Strategy 3	INCREASE EQUITY BY PROMOTING PERMANENT AFFORDABILITY							
Recommendation 3	Structuring Subsidy Sources for Permanent Affordability							
	Recommended Actions	Targets	Proposed Implementation	Implementation Tools	Implementation Timing and Considerations	Community Concerns Addressed	Strategic Plan 2020-2025	Assigned Department
<p><u>Status</u></p> <p>Research</p>	<p style="text-align: center;">Structuring Subsidy Sources for Permanent Affordability</p> <p>No Resources at this time</p>	<p style="text-align: center;">Strategy Examples (Exhibit A)</p>	<p>3 Years</p>	<p style="text-align: center;">Housing Action Plan</p> <p style="text-align: center;">Comprehensive Plan</p>	<p style="text-align: center;"><u>Recommended Immediate Action</u></p> <p>In an affordable housing trust fund program, Gainesville City Government would set aside public revenue to provide a continuous stream of funds towards satisfying local housing needs</p> <p style="text-align: center;"><u>Consideration</u></p> <p>This may require approval by City voters in a formal referendum. If this option is considered, additional research and guidance will be obtained to determine best course of action</p>	<p>Building Tiny Homes to house people experiencing homelessness</p> <p>Down payment and closing cost housing assistance for applicants with low and extremely low income</p> <p>Rental Assistance</p> <p>Revolving Loan Program with Repayable Low- Interest Loans</p> <p>Collaborating with local non-profits to build workforce housing</p> <p>Create a housing choice voucher local rental subsidy</p> <p>Support local Community Land Trust initiatives</p>	<p>Goal #5</p> <p>Equitable Community</p> <p>“Best in Class” Neighbor Services</p>	<p style="text-align: center;">The Office of Capital Asset Planning & Economic Resilience (CAPER)</p> <p style="text-align: center;">Budget & Finance</p> <p style="text-align: center;">Office of Housing & Community Development</p> <p style="text-align: center;">Department of Sustainable Development</p>

Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

Strategy 3	INCREASE EQUITY BY PROMOTING PERMANENT AFFORDABILITY							
Recommendation 4	Assign an Employee to Implement a Policy Review Process for Housing and Equity							
	Recommended Actions	Targets	Proposed Implementation	Implementation Tools	Implementation Timing and Considerations	Community Concerns Addressed	Strategic Plan 2020-2025	Assigned Department
<p align="center">Status</p> <p align="center">In Process</p> 	<p align="center">Assign an Employee to Implement a Policy Review Process for Housing and Equity</p> <p align="center"><i>City Commission approved and assigned by City Manager to appropriate department for implementation</i></p> <p align="center">** The duties of the position(s), are currently being developed by City leadership once defined, all Human Resources processes will be followed</p>	<p align="center">Strategy Examples (Exhibit A)</p>	<p align="center">1 Year</p> <p align="center">The time frame for completion is the first quarter of 2022</p>	<p>Affordable Housing Advisory Committee (AHAC)</p> <p align="center">-</p> <p>Ongoing review of guidelines ensures committee operates under the State Statute guidelines</p>	<p align="center"><u>Recommended Immediate Action</u></p> <p>Designate/identify a staff person as coordinator of ongoing review process</p> <p align="center"><i>(In Process of Hiring an Affordable Housing FTE)</i></p> <p align="center"><u>Consideration</u></p> <p>May require shifting of duties based on existing staff capacity or hiring new staff</p>	<p>Policy ideas</p> <p>Housing discrimination</p> <p>Infrastructure</p> <p>Transportation</p> <p>Homelessness</p>	<p align="center">Goal #5</p> <p align="center">Equitable Community</p> <p align="center">"Best in Class" Neighbor Services</p>	<p align="center">City Manager's Office</p>

Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

EXHIBIT A
STRATEGY EXAMPLES

Strategy 1	DIVERSIFY FUNDING SOURCES
Recommendation 1	Strategy Examples for Linkage Fees
	<p>Town of Jupiter: https://library.municode.com/fl/jupiter/codes/code_of_ordinances?nodeId=SPBLADERE_CH27ZO_ARTXISUDIRE_DIV44WOHOPR_S27-3191COINDELIFE</p> <p>City of Coconut Creek: https://library.municode.com/fl/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH13LADECO_ARTIADREPR_DIV5IMFE_S13-112AFHOLIFE</p> <p>Broward County: https://www.broward.org/PlanningCouncil/Documents/BrowardCountyCommercialLinkageFeeNexusStudy2019.pdf</p> <p>Recent Nexus Study - EXAMPLE: City of St. Petersburg 2019 (similar to Gainesville in that most new commercial construction will be redevelopment of existing properties) Link: https://4feo872yrq891mrmgs21v589-wpengine.netdna-ssl.com/wp-content/uploads/2019/10/Nexus-Study-Draft-10.12.19.pdf</p>

Strategy 1	DIVERSIFY FUNDING SOURCES
Recommendation 2	Strategy Examples Partnerships with Major Employers
	<p>Partnership Examples</p> <p>Howard University, Washington, DC – developed Trellis House on university-owned land in partnership with RISE and CBG Building Company, 319 units with 36 set aside for low-income, and 50 market-rate units set aside for university employees or students; building obtained LEED Platinum certification Link: https://www.trellishousedc.com/</p> <p>Nationwide Children’s Hospital, Columbus, OH – several housing programs including Healthy Homes home repair, and Residences at Career Gateway that provides career development and training for specific careers at the hospital combined with affordable housing Overview: https://www.nationwidechildrens.org/about-us/population-health-and-wellness/healthy-neighborhoods-healthy-families/affordable-housing Healthy Homes: https://healthyhomesco.org/ Residences at Career Gateway: https://www.residencesatcareergateway.com/</p> <p>Similar to Columbus Children’s Hospital program Internally partner with COG departments to hire and train in coordination with housing placement / RTS already works with many local agencies to provide front line employment opportunities, this could be tied to housing efforts</p>

Gainesville Housing Action Plan
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Recommendation 3	Strategy Examples Inventory Public, Institutional and Otherwise Underutilized Land for Appropriateness for Housing Development
	<p>Database Example University of Miami, Office of Civic Engagement, Land Access for Neighborhood Development (LAND) Link: https://affordablehousing.miami.edu/land/land.html</p> <p>City-Owned Property Examples City of Tampa: https://www.tampa.gov/t3/housing-affordability City of St. Petersburg Info Page: https://www.stpete.org/housing/lot_disposition_program.php</p> <p>School Board Property Examples Brickell World School, Miami, FL – partnership of Miami-Dade County Public Housing and Community Services and Miami-Dade County Public Schools Zoning Review Link: http://www.miamidade.gov/govaction/legistarfiles/Matters/Y2020/202468.pdf Article Link: Related Group To Begin Construction On The Gallery At West Brickell In Q3 2021; Brickell World School Planned Next Door – The Next Miami</p> <p>Sugarloaf Affordable Housing, Key West, FL – Monroe County School Board RFP link https://fl02202360.schoolwires.net/site/handlers/filedownload.ashx?moduleinstanceid=7670&dataid=23134&FileName=RFP%202020014%20Sugarloaf%20Affordable%20Housing.pdf Development Agreement Link: https://monroe-k12.legistar.com/View.ashx?M=F&ID=8831323&GUID=2BA35FC4-34DF-41CB-BF30-B568E12D89E9 City of St. Petersburg Info Page: https://www.stpete.org/housing/lot_disposition_program.php</p> <p>School Board Property Examples Brickell World School, Miami, FL – partnership of Miami-Dade County Public Housing and Community Services and Miami-Dade County Public Schools Zoning Review Link: http://www.miamidade.gov/govaction/legistarfiles/Matters/Y2020/202468.pdf Article Link: Related Group To Begin Construction On The Gallery At West Brickell In Q3 2021; Brickell World School Planned Next Door – The Next Miami City of St. Petersburg Info Page: https://www.stpete.org/housing/lot_disposition_program.php</p> <p>School Board Property Examples Brickell World School, Miami, FL – partnership of Miami-Dade County Public Housing and Community Services and Miami-Dade County Public Schools Zoning Review Link: http://www.miamidade.gov/govaction/legistarfiles/Matters/Y2020/202468.pdf Article Link: Related Group To Begin Construction On The Gallery At West Brickell In Q3 2021; Brickell World School Planned Next Door – The Next Miami</p> <p>Sugarloaf Affordable Housing, Key West, FL – Monroe County School Board RFP link https://fl02202360.schoolwires.net/site/handlers/filedownload.ashx?moduleinstanceid=7670&dataid=23134&FileName=RFP%202020014%20Sugarloaf%20Affordable%20Housing.pdf Development Agreement Link: https://monroe-k12.legistar.com/View.ashx?M=F&ID=8831323&GUID=2BA35FC4-34DF-41CB-BF30-B568E12D89E9</p> <p>Jefferson Union High School District, Daly City, CA – Staff Housing Committee Webpage https://www.juhsd.net/Page/1402</p> <p>Congregation/Church-owned properties Example New York Land Opportunity Program – City of New York and Local Initiatives Support Council (LISC) Website: https://www.lisc.org/nyc/what-we-do/affordable-housing/new-york-land-opportunity-program/</p> <p>Vacant commercial/industrial properties (adaptive reuse) Example</p>

Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

	<p>Skyview Park, Irondequoit, NE – adaptive reuse of vacant Sears as part of redevelopment of Medley Center mall into mixed-use complex Skyview on the Park; partnership of Path Stone Corporation and Rochester Regional Health Article link: https://www.wxnews.org/post/senior-apartment-complex-coming-former-medley-centre-2021 Contractor: https://christa.com/project/pathstone-skyview-park/</p> <p>Surface Parking Examples City of St. Petersburg Union Central Study Identifying Development Potential of Surface Parking Link: https://www.stpete.org/economic_development/redevelopment/34th_and_central_plan.php</p> <p>City of San Mateo Redevelopment of City-Owned Surface Parking Project info: https://www.cityofsanmateo.org/4094/City-Owned-Downtown-Affordable-Housing-a</p>
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Strategy 1	DIVERSIFY FUNDING SOURCES
Recommendation 4	Strategy Examples Continue to Advocate for SHIP
	Sadowski Coalition provides information and tools for advocacy: https://www.sadowskicoalition.org/

Strategy 1	DIVERSIFY FUNDING SOURCES
Recommendation 5	Strategy Examples Devote General Revenue
	<p>Hillsborough County HOPE Program - \$10MM in general revenue annually for various projects, including innovation and preservation Biennial Plan: https://www.hillsboroughcounty.org/library/hillsborough/media-center/documents/affordable-housing/projects-plans-and-report-notices/local-affordable-housing-plan.pdf</p> <p>Orange County - \$160MM in general revenue over 10 years for various project types including new construction and preservation Plan: https://www.orangecountyfl.net/Portals/0/Resource%20Library/neighbors%20-%20housing/AffordableHousingTrustFundPlan-CERT.pdf</p> <p>City of Ocala – Affordable Housing Incentive Fund, uses funds from fees collected on new development to offset costs for affordable housing, up to \$10,000 per unit Ordinance: https://library.municode.com/fl/ocala/codes/code_of_ordinances?nodeId=PTIICOORCH106PLHODE_ARTIVAFHO_S106-105HOINFU</p> <p>Review existing development fee collection and assignment to leverage opportunity or acknowledge existing efforts with policy / i.e. TMPA funds collected already uses criteria to assign funding to projects to include access from and to affordable housing</p>

Gainesville Housing Action Plan

Strategies/Recommendations

Work Plan Implementation

Strategy 2	INCREASE ZONING FLEXIBILITY WITH A FOCUS ON ACCESSORY DWELLING UNITS
Recommendation 1	Strategy Examples Facilitate the Increase of Accessory Dwelling Units (ADUs)
	<p>Santa Cruz, CA ADU Program – City program in partnership with Sustainable Systems Research Foundation; provides technical assistance, design and financing City Information: https://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/accessory-dwelling-units-adus County ADU Guide: https://www.sccoplanning.com/Portals/2/County/adu/ADU%20Financing%20Guide.pdf?ver=pjrevJhkCk4MhGno58i4sw%3d%3d Foundation information: https://sustainablesystemsfoundation.org/programs/accessory-dwelling-units-in-our-backyards-adubs/</p> <p>West Denver Single Family Plus program, Denver, CO – pilot program within select neighborhoods in Denver; takes homeowners through entire process including design, permitting and financing; requires ADUs to be used for affordable housing for 25 years Link: https://www.mywdrc.org/adu-pilot-program</p>

Strategy 2	INCREASE ZONING FLEXIBILITY WITH A FOCUS ON ACCESSORY DWELLING UNITS
Recommendation 2	Strategy Examples Allow More Housing Types and Sizes “By Right”
	<p>City of St. Petersburg – Neighborhood Traditional Mixed (NTM) zoning allows for variety of low- to medium-density building types; duplexes, triplexes, fourplexes and bungalow courts allowed by right, up to 4 units per building at 30-units per acre Ordinance: https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH16LADERE_S16.20.015NETRMIREINT</p>

Strategy 2	INCREASE ZONING FLEXIBILITY WITH A FOCUS ON ACCESSORY DWELLING UNITS
Recommendation 3	Strategy Examples Provide Development Incentives and Waive or Reduce Fees for Affordable Housing
	<p>Daytona Beach – offers permit and fee waivers for newly constructed affordable housing units; fees that can be waived include tree removal, building permit, plumbing permit, subdivision review, concurrency, and traffic review LHAP Incentives Strategy: https://www.floridahousing.org/docs/default-source/programs/special-programs/lhap/city-lhaps/daytona-beach-20-23.pdf?sfvrsn=a11d397b_4</p> <p>City of St. Petersburg – eliminated the requirement for on-site parking when developing units less than 750 sf in size in downtown neighborhoods aimed at encouraging naturally occurring affordable housing; several developments proposed expected to result in new units of affordable housing without needing additional subsidy Ordinance: https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH16LADERE_S16.10.010ESZODIMAMA_16.10.020.1MAUSPEPAREMAZOMA</p> <p>Brevard County – Land Development Code offers alternative and flexible design requirements for developments providing a minimum 30 percent of affordable/workforce housing. If a development is 30 acres or under, setbacks, parking, guest parking spaces, and other requirements can be reduced by up to 35 percent Code: https://library.municode.com/fl/brevard_county/codes/code_of_ordinances?nodeId=COORVOII_CH62LADERE_ARTXVIIAFWOHOIN_S62-6307WOHOIN</p>

Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

Strategy 2	INCREASE ZONING FLEXIBILITY WITH A FOCUS ON ACCESSORY DWELLING UNITS
Recommendation 4	Strategy Examples Expedite Review Processes Whenever Possible
	<p>City of Orlando – provides detailed description of the process on its website and has assigned staff (Housing Expediter) to coordinate review process for affordable housing developments Link: https://www.orlando.gov/Building-Development/Housing-and-Development-Grants-Incentives-and-Assistance/Apply-for-Affordable-Housing-Development-Incentives</p> <p>Manatee County – recently updated their process to ensure compliance with HB 1339 Link: https://www.mymanatee.org/departments/redevelopment_economic_opportunity/community_development/affordable_housing_program</p>

Strategy 3	INCREASE EQUITY BY PROMOTING PERMANENT AFFORDABILITY
Recommendation 1 & 2	Strategy Examples Support Community Land Trust/ Prioritizing Land for Permanent Affordability
	<p>Pinellas County – Established Pinellas Community Housing Foundation with the Pinellas County Housing Finance Authority to utilize the community land trust model for rental housing development; incubated with County before becoming independent 501c3 known as Bright Community Trust Link: http://thebrightway.org/</p> <p>Delray Beach – established by CRA and City as strategy to maintain affordability in redevelopment areas; City originally utilized SHIP strategy and set aside funds specifically for CLT strategy; CRA donates land, provides office space and funding Link: http://www.delraylandtrust.org/</p> <p>Palm Beach County – independent 501c3 started by County in collaboration with community stakeholders; major partner in the disposition of surplus land and NSP properties Link: https://cltofabc.org/</p> <p>Leon County/City of Tallahassee – issued joint RFP for organization to operate CLT for both City and County; jointly funded \$50,000 for startup costs; City and County revising funding strategies including changes to SHIP strategies (County) and change to resale approach for HOME (City) Leon County LHAP: https://www.floridahousing.org/docs/default-source/programs/special-programs/lhap/county-lhaps/leon-21-23.pdf?sfvrsn=2557087b_10 Selected organization: https://www.tallahasseelenders.org/</p> <p>Collier County – Devoted \$100,000 in funds and issued RFP for organization to operate CLT in implementation of workforce housing strategy funded by sales tax Ordinance information: https://collieronecenttax.com/surtax-ordinance Selected organization: https://floridahelp.org/</p>

Gainesville Housing Action Plan
Strategies/Recommendations
Work Plan Implementation

Strategy 3	INCREASE EQUITY BY PROMOTING PERMANENT AFFORDABILITY
Recommendation 3	Strategy Examples Structuring Subsidy Sources for Permanent Affordability
	<p>Asheville, North Carolina The City’s fund was created in 2004 and the City began by allocating \$300,000 each year. In 2010 the City decided to increase the annual allocation to \$500,000. By fall of 2016, the City entered into an agreement with the State of North Carolina to purchase a Bond for \$75 million. About \$25 million from the bond was dedicated to efforts related to affordable housing, with \$5 million going directly to the Trust Fund. After having used up the \$5 million allocated for the trust fund and \$2.2 million from donations and the city’s annual allocation, the City has been able to create about 243 housing units over the last 5 years. Of those units, 233 are rental units and 20 were homeownership units.</p> <p>Boulder, Colorado The City of Boulder has both a Housing Fund program that comprises of both the City of Boulder’s Affordable Housing Fund and the Community Housing Assistance Program. Under this program there also exists a Community Development Block Grant. All together this Housing Fund Program distributes over \$3 million annually in funds through an RFP process. https://bouldercolorado.gov/housing/housing-fund-program</p>

Strategy 3	INCREASE EQUITY BY PROMOTING PERMANENT AFFORDABILITY
Recommendation 4	Strategy Examples Assign Staff to Implement a Review Process for Housing and Equity
	<p>City of West Palm Beach – designated staff person who is notified of Commission agenda items, and provides comments to Commission on effects on affordable housing LHAP: https://www.floridahousing.org/docs/default-source/programs/special-programs/lhap/city-lhaps/west-palm-beach-18-21.pdf?sfvrsn=7a66307b_2</p> <p>More local governments are utilizing their AHACs to review proposed ordinances that affect the cost of development (Brevard County, Citrus County, Melbourne, Orlando, and others)</p> <ul style="list-style-type: none"> - The City of Gainesville Data would include review of the Housing Action Plan, Comprehensive Plan, and any other related resources - The proposed staff position could meet internally on a regular basis with the Department of Transportation and Mobility to coordinate efforts