

Need for Affordable Housing

- 7,729 cost burdened*
- 5,289 units**
- 4,124 Housing Authority waiting list

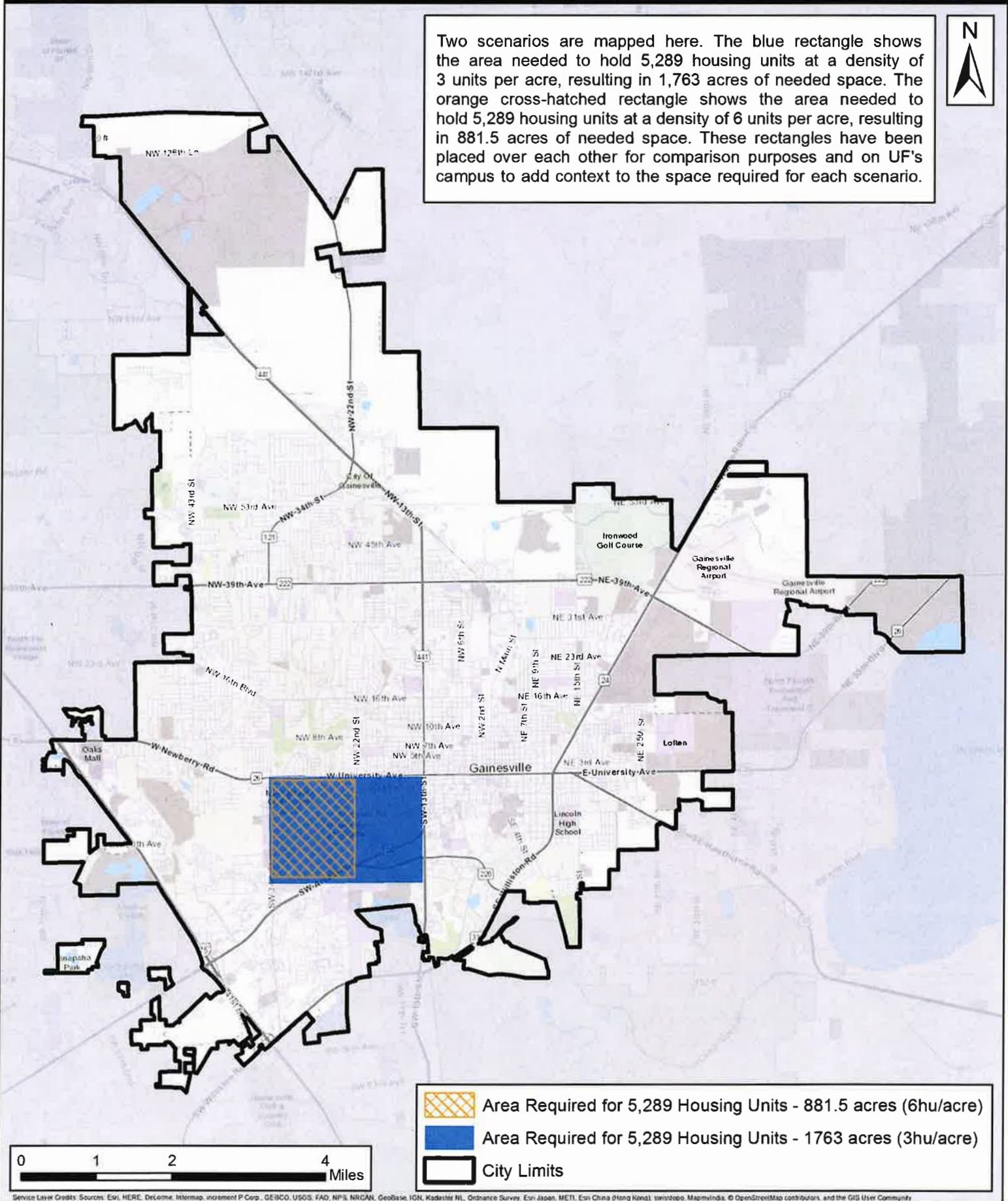



*Shimberg Center

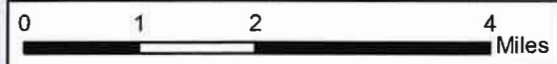
** Federal Reserve Bank of Atlanta

New Housing Area Requirements

Two scenarios are mapped here. The blue rectangle shows the area needed to hold 5,289 housing units at a density of 3 units per acre, resulting in 1,763 acres of needed space. The orange cross-hatched rectangle shows the area needed to hold 5,289 housing units at a density of 6 units per acre, resulting in 881.5 acres of needed space. These rectangles have been placed over each other for comparison purposes and on UF's campus to add context to the space required for each scenario.



-  Area Required for 5,289 Housing Units - 881.5 acres (6hu/acre)
-  Area Required for 5,289 Housing Units - 1763 acres (3hu/acre)
-  City Limits



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAD, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, © OpenStreetMap contributors, and the GIS User Community

News in Affordable Housing

- Market
 - Labor, land, materials
- Finance
 - Increasing interest rate
 - Banking

What we learned in the crisis is we don't do anyone any favors, certainly not to all those families that were foreclosed on, by giving people mortgages that are not sustainable. We need to solve the affordability problem by increasing the supply, not increasing the demand or the access to credit that will drive demand. We actually need to create more housing. Timothy Mayopoulos, CEO

Fannie Mae



News in Affordable Housing

- HUD

- Focusing on creation of housing
- Reviewing zoning codes
- Tying funding to codes

"...plans to focus on restrictive zoning codes," as these have "limited home construction, thus driving up prices and making it more difficult for low-income families to afford homes."

"I want to encourage the development of mixed-income multifamily dwellings all over the place."

Ben Carson, HUD Secretary



News in Affordable Housing

- American Planning Association
 - Remove **INSTITUTIONAL BARRIERS** in zoning codes, funding programs and lending practices;
 - Ensure **AFFORDABILITY** by facilitating the production of housing at all price points;
 - Promote **DIVERSITY** by producing a wide variety of housing types and formats;
 - Ensure **EQUITY** in the distribution of affordable units; and
 - Ensure adequate **FUNDING** from both public and private sources.



Our Journey

- Why Now, Why Here
 - Community Values
 - Economic Impact
 - Family & Student Success
 - Environmental Benefit
 - Health & Wellness



Our Journey

- 8/17 LDC and infill
- 12/17 Subdivision regulations
- Spring '18, Subdivision SPRINT
- Summer '18 subdivision and AH
- 8/18 Public Hearing on LDC
- 10/18 Hearing to decide transmittal



Engagement Opportunity

- Fall '18
 - Transmittal to State for review and comment
 - Community Open Houses
- 1/19 Public Hearing on Comp Plan (2)
- Spring '19 Public Hearings on LDC updates



Our Journey

STRONG TOWNS



Housing Matters

- Opportunity Index
- What is right for this community
- What happens if we do nothing



GOAL I

Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.



Objective 1.1

Adopt traditional and successful urban design principles that are environmentally sustainable, socially just and desirable, and economically sound.



Policy 1.1.1

To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.



Policy 1.1.3

Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.





OVERALL GOAL:

Encourage a sufficient supply of adequate, decent, safe, sanitary, healthy and affordable rental and owner-occupied housing for all income groups.



GOAL 1

Assist the private and non-profit housing sector in providing housing for low-income (80% AMI), very low-income (50% AMI), and extremely low-income (30% AMI) households.



Policy 1.1.4

The City shall review and evaluate zoning and other regulations that pertain to housing to insure that requirements continue to be reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations.



Policy 1.1.6

Housing programs and projects, where feasible, shall be coordinated with Alachua County, the Housing Authorities and any other groups involved in providing affordable housing.



Objective 1.2

Provide a variety of housing types and densities for moderate-income, low-income, very low-income, and extremely low-income people.



Policy 1.2.4

The City shall 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

The City shall support the dispersal of low-income, very low-income and extremely low-income housing units throughout the City by providing housing densities throughout the City that will allow low-income, very low-income and extremely low-income housing to be provided by the private sector.



Objective 1.5

The City shall collaborate with architects, designers and other housing professionals (providers) to encourage the innovative design of affordable housing.



Policy 1.5.1

The City shall seek innovative ways to encourage affordable housing, which could include use of alternative building materials, reduced lot size requirements, design competitions for affordable housing, and a design advisory committee to advise housing providers on the development of affordable housing designs.



GOAL 2

Provide all residents of the City of Gainesville with a fair housing opportunity.



Objective 2.1

Provide fair housing opportunities for all residents of Gainesville, regardless of race, religion, sex, age, handicap, family status or national origin.



Policy 2.1.1

The City shall promote an equal opportunity for people to attain the housing of their choice by implementing the provisions of the City of Gainesville Code of Ordinances, Chapter 8, Article V, Fair Housing.




Policy 4.1.2

The City's Land Development Code shall guide the siting, building orientation and landscaping of new housing developments to promote energy and water conservation, ensure compatibility with the surrounding area, minimize impacts on the environment, and enhance visual appeal.



Will it/Won't it?




This will not:

Permit increases to the height of buildings.



This will not:

Allow the required affordable housing to be built “off-site” in another part of the City.



This will not:

Allow attached single-family homes or live/work houses to be built without first undertaking a special subdivision review process.



This will not:

Allow large apartment buildings to be built in single-family zoning. Only 20% of lots in new subdivisions could be used for mixed-housing (duplexes, etc.).



This will not:

Allow live/work homes to include retail or service uses in single-family (Office only).



This will not:

Change the current subdivision process whereby the City Commission has the final decision any development creating more than 5 lots.



This will:

Implement the Comprehensive Plan Goals, Objectives, and Policies concerning housing affordability, diversity, and accessibility for all citizens.



This will:

Create a optional, incentive-based inclusionary zoning program to encourage incorporation of affordable housing within new market-rate developments.



This will:

Encourage more context-sensitive infill by incorporating Land Development Code amendments that will decrease the 3-story building height limit currently allowed in all zoning.



This will:

Encourage housing innovation and provide modest incentives to new development in exchange for affordable housing.



**Design examples:
Duplexes (side-by-side)**



Example of duplex housing. (City of Vancouver)

Design examples: Duplexes (corner lot)



Design examples: Duplexes (over-under)



Design examples: Triplex





Design examples: Triplex





**Design
examples:
Fourplex**



**Design
examples:
Fourplex**



Design examples: Fourplex





**Design
examples:
Live/work**



Cottages on Greene

- Privately financed mixed income housing infill project (affordable and market rate)
- 15 cottages
- 1-acre site
- Mix of single-family, duplexes, triplexes
- Organized around a pedestrian courtyard



OLSON WAY

GREENE STREET

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

A

A

M

M

M

M

A

M

COMMUNITY GARDENS

COMMUNITY GARDENS

COMMON GREEN

A

M

BLDG 6

BLDG 7

M

BLDG 8

M

A

M

BLDG 9

EXISTING BUILDING

M

A - AFFORDABLE UNIT (5)
M - MARKET RATE UNIT (10)

