

WELCOME!

- Please visit the tables with info about the Affordable Housing programs and related services in Gainesville.
- Help yourself to food and refreshments.
- We will start the session at 6:10.

AFFORDABLE HOUSING WORKSHOP

FOCUS ON IZ/EZ

City of Gainesville

June 1st, 2022

SESSION AGENDA

- Introductory Presentation
- Visioning Activity
- Consultant Presentation w/ Q&A
- Breakout Sessions
 - Allowing for Diverse Housing Types (EZ)
 - Requiring Affordable Units in New Apartment Buildings (IZ)
- Close Out Discussion

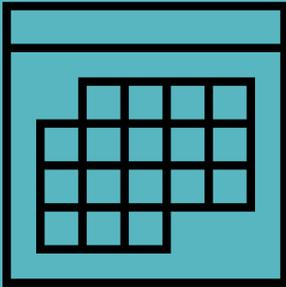
ON THE HORIZON

Upcoming important meetings related to Affordable Housing and IZ/EZ

June 4th @ 9:00am-12pm – Affordable Housing Workshop – Bo Diddley Plaza

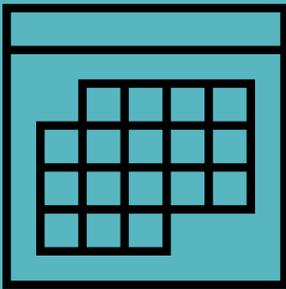
June 6th @ 6:30pm - City Plan Board Special Meeting – Exclusionary Zoning

AFFORDABLE HOUSING INITIATIVES TIMELINE



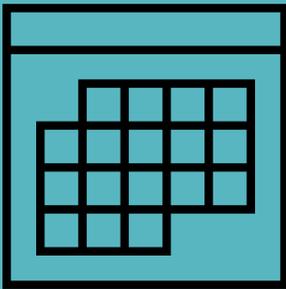
- Housing Action Plan – July 2018 to Feb 2021
 - Housing Forum (1)
 - Housing Discussion Series (3)
 - Telephone Town Hall (1)
 - Meetings with Neighborhood Groups (13+)
- GNVRise – Oct 2018 to Feb 2019
 - City Commission Meetings (2+)
 - Open House Series (by district) (4)
 - Community Workshop (1)

AFFORDABLE HOUSING INITIATIVES TIMELINE



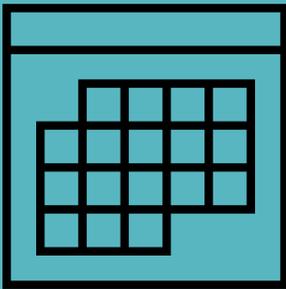
- GCRA 10 Year Reinvestment Plan (Oct 2019 – March 2020)
 - Community Engagement / Neighborhood Meetings (13+)
 - City Commission Meetings (2)
 - GCRA Advisory Board Meetings (4)
- GCRA Infill Housing Opportunity Projects (July 2020 – Aug 2021)
 - Pleasant Street / 5th Ave Project Community Meetings (5)
 - Porters Community Meetings (3)
- Other GCRA Housing Programs Community Outreach (Feb – March 2022)
 - Presentations to community / neighbor groups on a suite of programs and application sign up (10+)

AFFORDABLE HOUSING INITIATIVES TIMELINE



- ImagineGNV Comp Plan Update (March – Present)
 - Listening Sessions (3)
 - Community Cultivators (Hired 10 individuals who met 2-3x per week from April – June 2021)
 - Conversations in a Box (received feedback from 50+ people)
 - Konveio Website (received feedback from 70+ people)
 - Public Meetings (16)
 - I-on-I Meetings on request (10)

AFFORDABLE HOUSING INITIATIVES TIMELINE



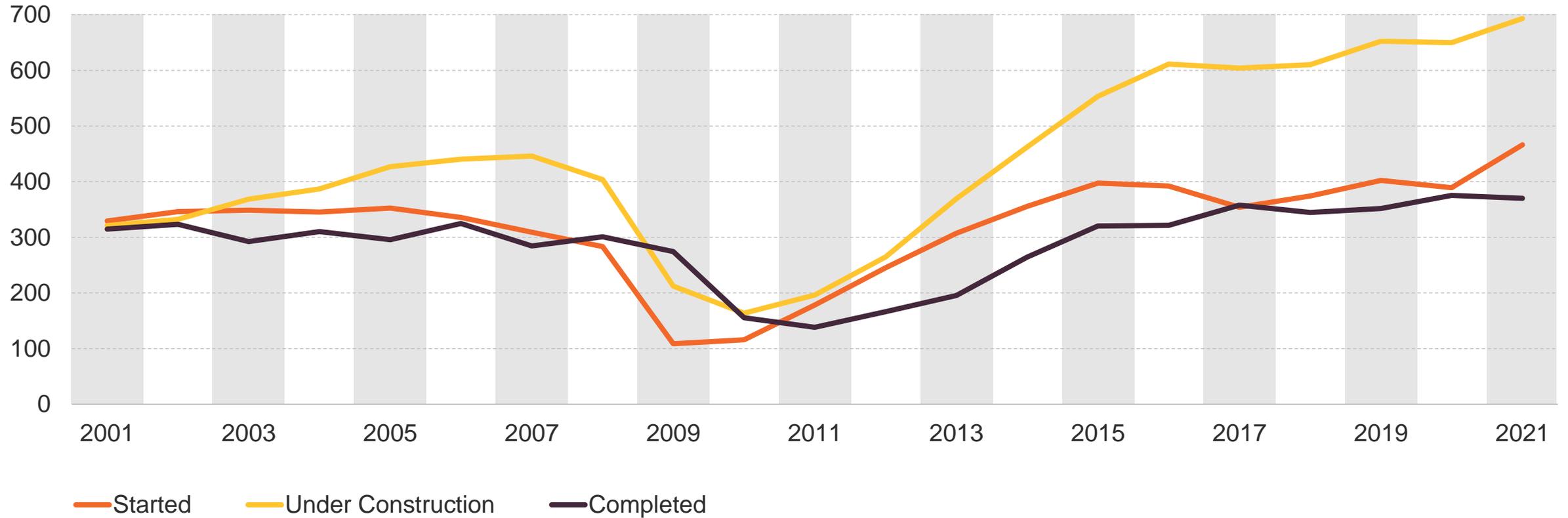
- Other Housing Initiatives (March 2019 to Present)
 - Community First Summit
 - Land Donation Pilot Program
 - Adopted recommendations of the Rental Housing Subcommittee
 - Expanded allowance for Accessory Dwelling Units and Single Room Occupancies
 - Reduced Tree Mitigation
 - Approval of Community Land Trust Partner
 - Inclusionary / Exclusionary Zoning Process (5+ public meetings)
 - Affordable Housing Framework Report Presentation
 - Current Series of Affordable Housing Workshops (3)

COMMUNITY ENGAGEMENT – 12 KEY PRIORITIES

1. Diversity of Housing Options
2. Displacement
3. Economic Development
4. Education
5. Funding the Production of Access to Affordable Housing
6. Homelessness
7. Housing Discrimination and Landlord Recommendations
8. Infrastructure
9. Policy Ideas
10. Renovations and Home Repairs
11. Transportation
12. Zoning – Inclusionary/Infill/Density

NATIONALLY, THE HEATED PACE OF MULTIFAMILY CONSTRUCTION IS ADDING HUNDREDS OF THOUSANDS OF UNITS TO THE RENTAL STOCK

Multifamily Units (Thousands)

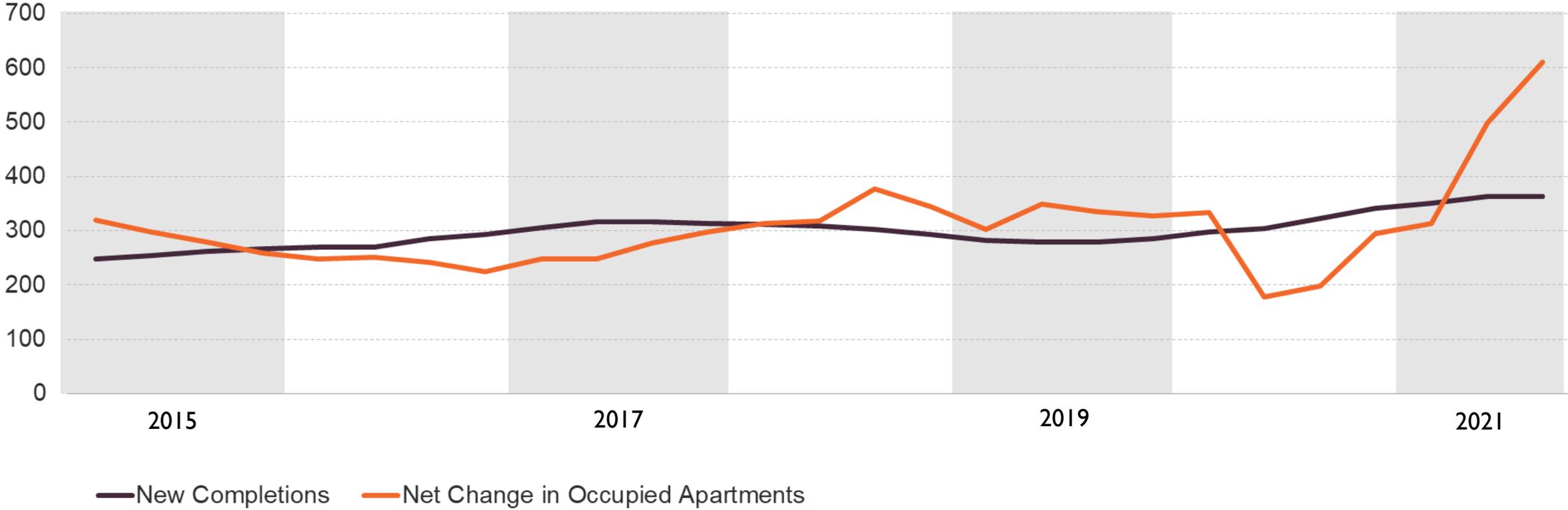


Note: Data for 2021 represent the seasonally adjusted average from January–November 2021.

Source: JCHS tabulations of US Census Bureau, New Residential Construction data.

RENTAL DEMAND FAR OUTPACED GROWTH IN NEW SUPPLY IN 2021 NATIONALLY

Units in Professionally Managed Properties (Thousands)

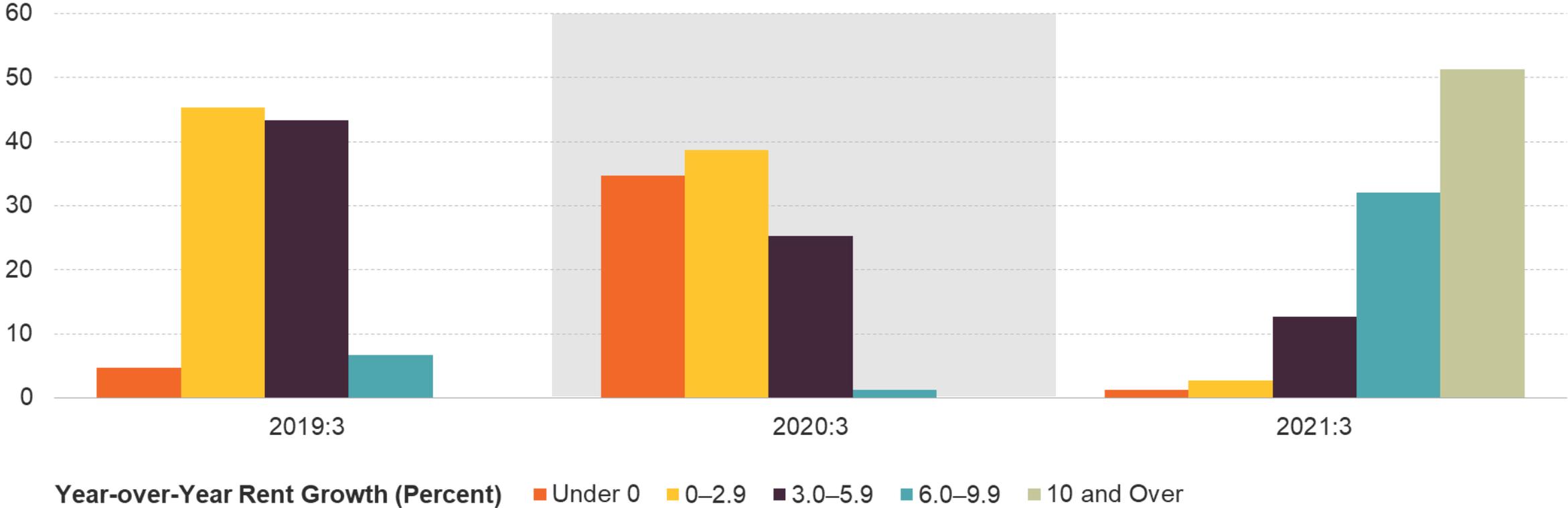


Note: Data are four-quarter rolling totals for professionally managed apartments in buildings with five or more units.

Source: JCHS tabulations of RealPage data.

RENTS IN OVER HALF OF THE NATION'S LARGEST MARKETS WERE UP BY DOUBLE DIGITS IN 2021

Share of 150 Markets (Percent)

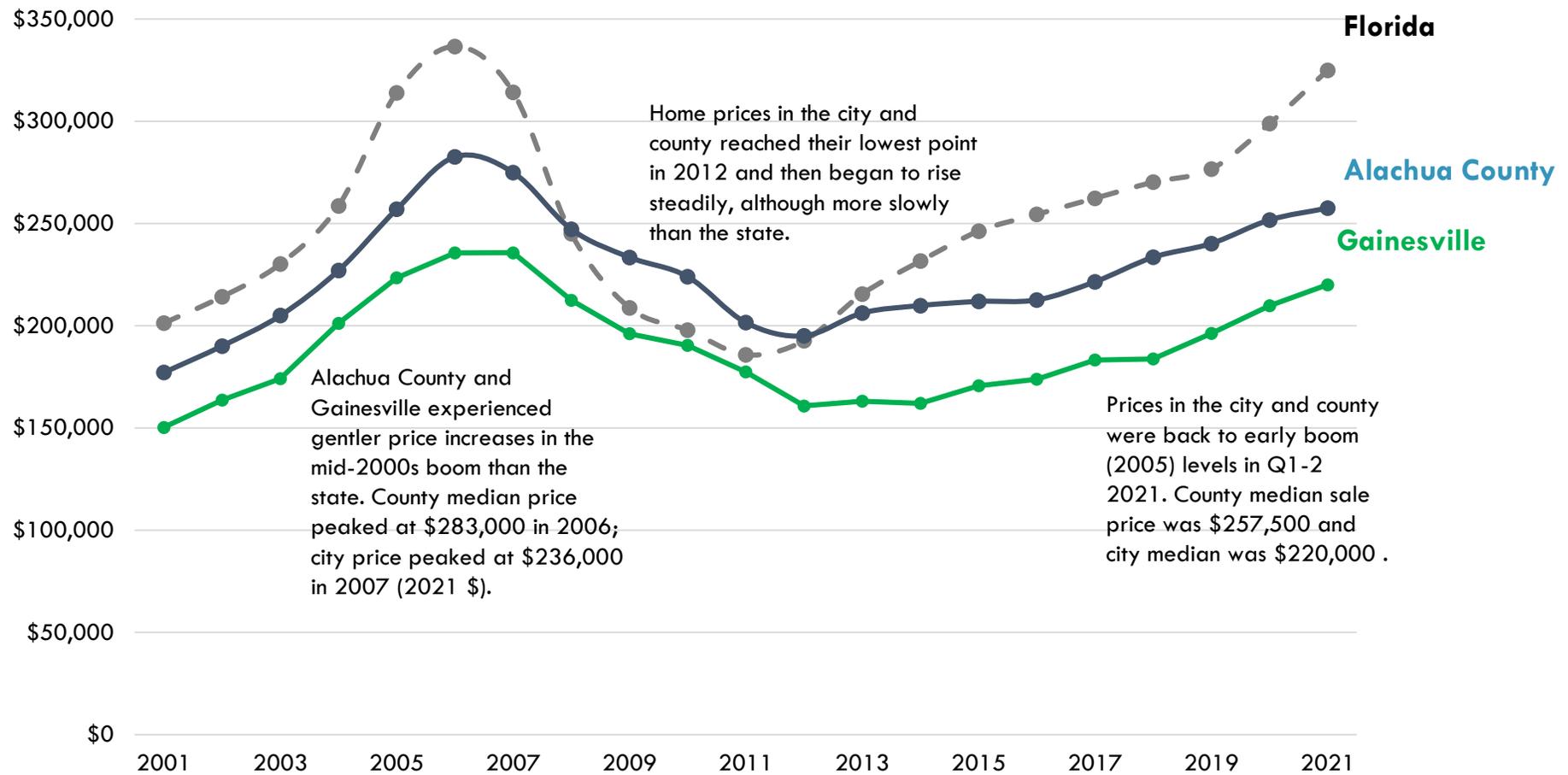


Note: Rent growth rates are for professionally managed apartments in buildings with at least 5 units in the 150 markets RealPage tracks.

Source: JCHS tabulations of RealPage data.

ALACHUA COUNTY AND GAINESVILLE SINGLE FAMILY HOME PRICES HAVE REACHED EARLY BOOM-ERA LEVELS.

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Home prices in the city and county reached their lowest point in 2012 and then began to rise steadily, although more slowly than the state.

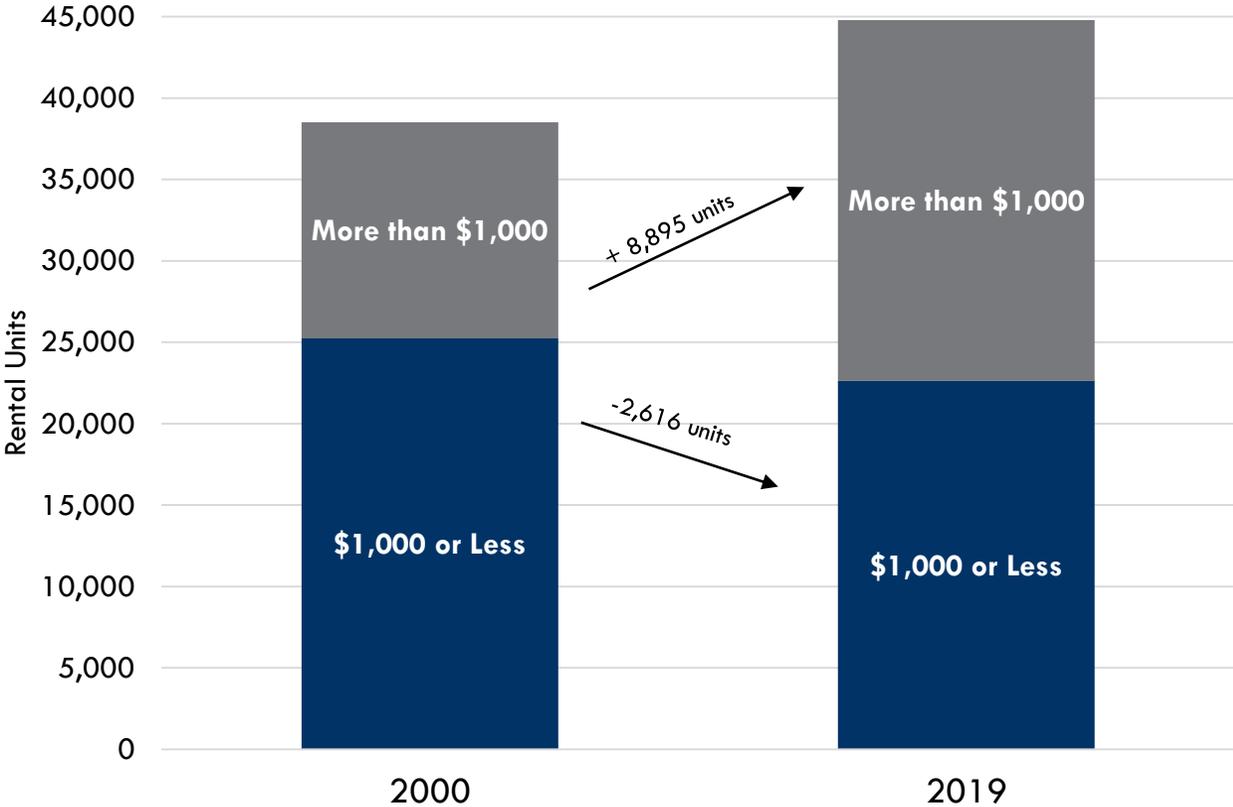
Alachua County and Gainesville experienced gentler price increases in the mid-2000s boom than the state. County median price peaked at \$283,000 in 2006; city price peaked at \$236,000 in 2007 (2021 \$).

Prices in the city and county were back to early boom (2005) levels in Q1-2 2021. County median sale price was \$257,500 and city median was \$220,000.

Median Single Family Home Sale Price, Gainesville, Alachua County, & Florida, 2001-2021 (2021\$)

Source: Shimberg Center analysis of Florida Department of Revenue, Sales Data Files. All values in 2021 dollars to correct for inflation.

THE COUNTY ADDED NEARLY 6,300 RENTAL UNITS BETWEEN 2000 AND 2019 BUT *LOST* UNITS RENTING FOR \$1,000 OR LESS (2019 \$).

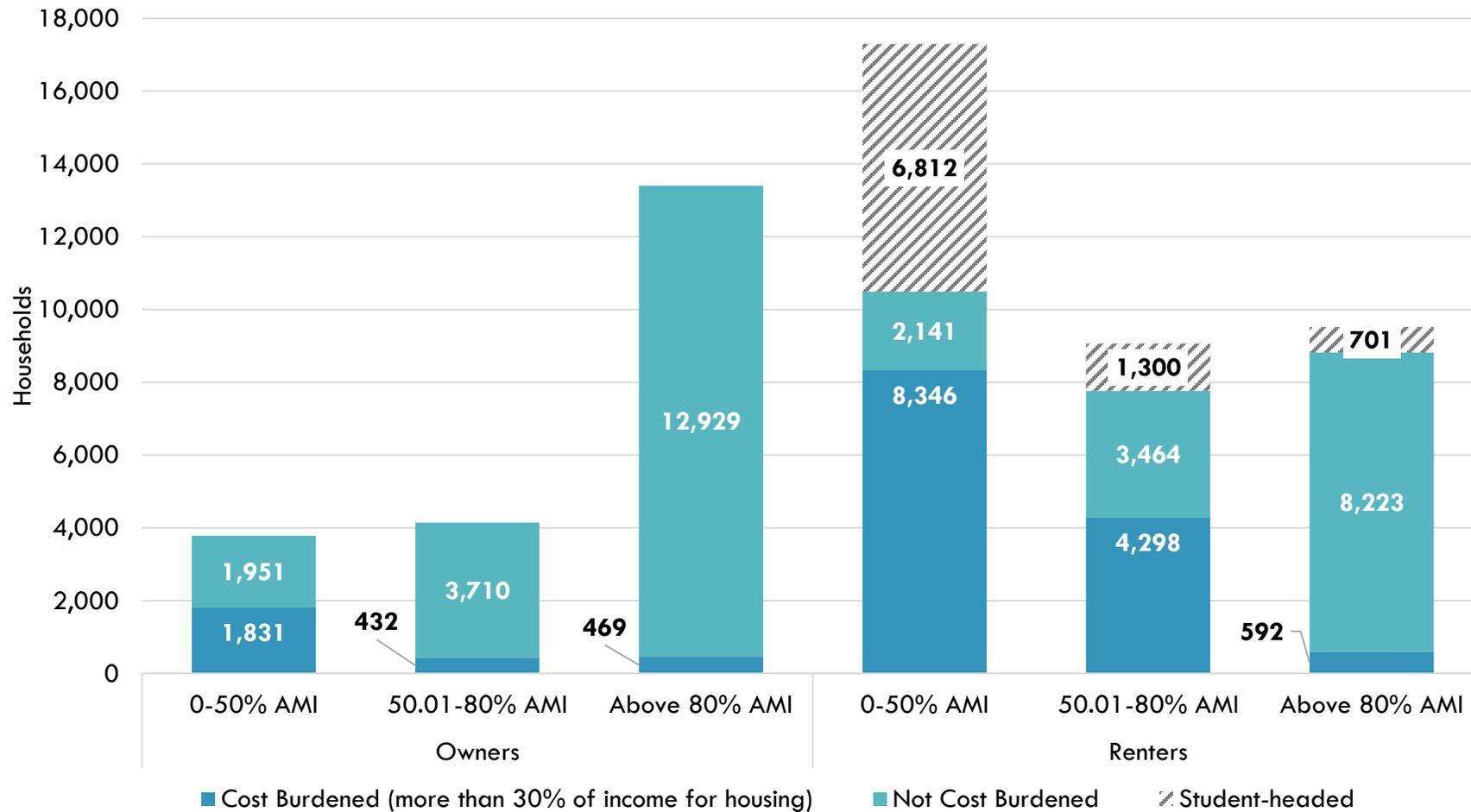


- ▶ Net increase 2000-2019: 6,279 rental units
- ▶ \$1,000+ units **grew** by nearly 9,000
- ▶ Units at or below \$1,000 **fell** by over 2,600

Units by Gross Rent Above/Below \$1,000 (2019 \$), Alachua County, 2000 & 2019

Source: Shimberg Center tabulation of U.S. Census Bureau, 2000 Census and 2019 American Community Survey. Year 2000 rents adjusted to 2019 dollars using Consumer Price Index.

VERY LOW-INCOME RENTERS MAKE UP THE LARGEST GROUP OF COST-BURDENED HOUSEHOLDS IN GAINESVILLE, EVEN EXCLUDING STUDENT RENTERS.



Households by Tenure, Income (% AMI), and Cost Burden, Gainesville, 2019

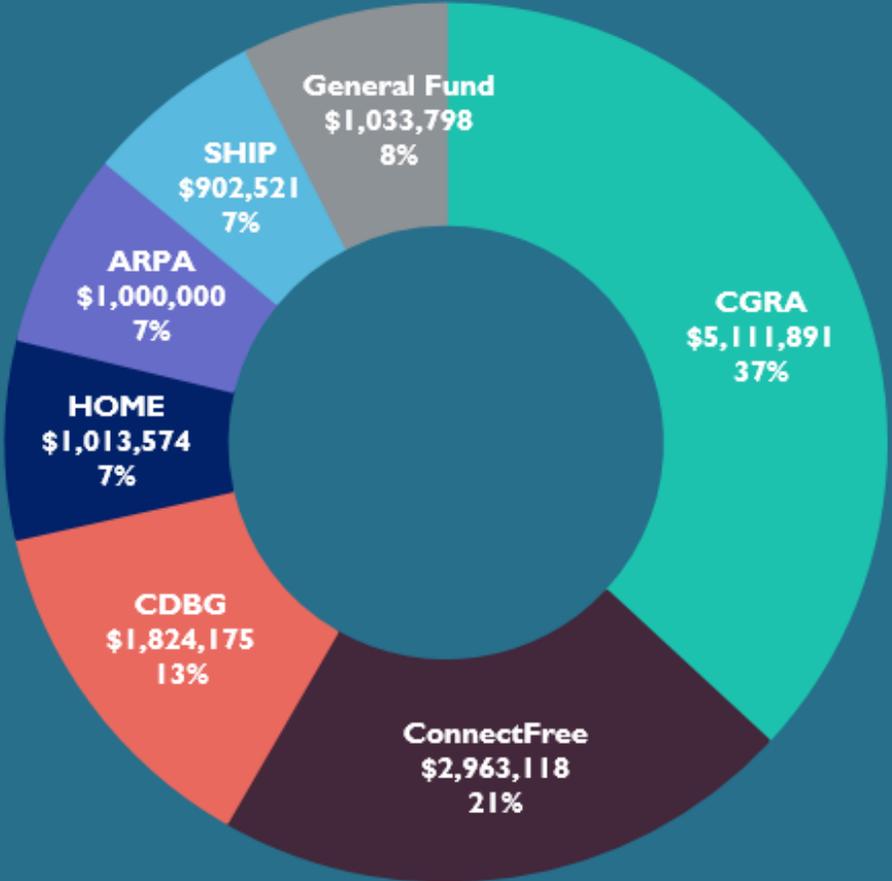
Notes: “Student-headed” refers to non-family renter households headed by a full-time student. Counts of owner households headed by students are not statistically significantly different from zero.

Source: Shimberg Center tabulation of U.S. Census Bureau, 2019 American Community Survey. Results are for Alachua County (Central) – Gainesville City Central Public Use Microdata Area (PUMA), which approximates city limits.

CITY OF GAINESVILLE HOUSING INITIATIVES FUNDING FISCAL YEAR 2022

Housing Initiatives Funding: Fiscal Year 2022

Total: \$13,849,077



- Investment in Housing Initiatives spans across multiple funds managed by the Housing and Community Development Department and the Gainesville Community Reinvestment Area.
- Funds will support individuals/households and the creation of residential units
 - **Projected impact: 530 individuals/households, 805 new residential units**
- Programs for persons/households include: energy and water efficiency support, mortgage foreclosure intervention and homeownership workshops.
- Funds for residential units support: utility connections for new affordable housing, the creation of new residential units, down payment assistance, and rehabilitation projects such as roofing and weatherization.

VISIONING ACTIVITY

What do you love about Gainesville?

What is your vision for Gainesville as related to affordable housing?

How do you envision yourself and/or your neighborhood being part of the solution to affordable housing?

INFORMATIONAL
PRESENTATION
BY HR&A

BREAKOUT SESSIONS

- Staff will direct you to a breakout group.
- City staff will facilitate a 30 minute learning and sharing discussion.
- A note taker will record all community feedback.
- After 30 minutes, the facilitator and topic will switch... they will come to you.

CLOSEOUT DISCUSSION

Please wait for the microphone to speak.

You have 3 minutes to share your comments/question. As time permits, you may be able to speak more than once.

ON THE HORIZON

Upcoming meetings to note:

June 4th @ 9am-12pm – Affordable Housing
Workshop – Bo Diddley Plaza

June 6th @ 6:30pm – City Plan Board Meeting

Questions or Feedback are welcome:

Corey Harris

Senior Housing Strategist

City of Gainesville

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