

City of Gainesville

Incentives and Recommendations Report (IRR)

Developed and Presented by the

Affordable Housing Advisory
Committee (AHAC)

November 4, 2021

Purpose

- In order to receive SHIP Program funds, the State requires the City to submit an IRR
- The IRR is a review of local **regulations and incentives** that impact the cost of **building** housing
- The IRR is developed by the AHAC & includes **their recommendations**

SHIP Overview

- 1992 Sadowski Affordable Housing Act
 - Chapter 420, Part VII, Florida Statutes
- State program and funding source
- Funding source for housing programs
 - Documentary Stamp Tax on Real Estate Transactions
 - Collections increase when housing prices increase



Land for Sale

SHIP Requirements City of **Gainesville**

- Annual Report
- Local Housing Assistance Plan (LHAP)
 - Program Descriptions
 - Funding and Budgets
 - Due May 1, 2023 (3 year cycle)
- Affordable Housing Advisory Committee (AHAC)
- Incentives and Recommendations Report (IRR)

City Program

- Homeowner Repair
 - Less expensive than new
 - Keeps people in their home
 - Facilitates aging-in-place
 - Maintain existing housing
 - Preserves neighborhoods
- Down Payment Assistance
 - 1st time home buyers (builds wealth)
- Mortgage Foreclosure Intervention
- Homeowner & homebuyer counseling



IRR Overview

- AHAC must review 11 incentives that impact the provision of affordable housing
 - Identified in Ch. 420, Florida Statutes
 - Focus on LDRs and Comprehensive Plan
 - Does the City provide these incentives for affordable housing?
 - Do City regulations unnecessarily increase housing costs?
- AHAC may also recommend other strategies
- City is not required to implement AHAC recommendations

Required to review **Gainesville**

1. ***Expediting processing of applications**
2. ***Requiring review of regulations & policies**
3. **Modifying impact fees**
4. **Allowing flexibility in densities**
5. **Reserving infrastructure capacity**
6. **Allowing accessory residential units**
7. **Reducing parking & setback requirements**
8. **Allowing flexible lot configurations (including zero lot line configurations)**
9. **Modifying street requirements**
10. **Inventory of locally owned land**
11. **Support housing developments near work, transportation & retail**

Main Points

- IRR contains AHAC's **recommendations**
- Additional discussion is needed regarding implementation (i.e., "If" and "How")
- Define terms
- Increase/build consensus
- Work out details of any proposal
 - Take the time to get it right
- Revisit and evaluate all proposals

Main Points

- Problem is lack of housing **choice**
 - Cost
 - Type
 - Location
 - Size
 - Condition
 - Rent or own
- Market Failure
- Building affordable housing is not profitable w/out subsidies

Main Points

- Government & nonprofit resources are not enough
- For-profit developers **must** be engaged
 - Will come back to this

Main Points

- Many tools in the toolbox
- Need to use all available tools
 - **Not** currently using all available tools
- 2 categories of tools
 - Nonprofits and Gov. funded programs & agencies
 - Regulatory/development incentives & requirements



Main Points

- This community, particularly the City, has mostly relied on nonprofits and Gov.
 - Limited effectiveness
- We should consider using some regulatory incentives
 - Height, density, lot configuration, setbacks, expedited review

Main Points

- City must give something developers value
 - Height, density, lot configuration, setbacks, expedited review
- Developers must give something the community values
 - Affordable housing



Main Points

- Much discussion still needed
- **Specific, detailed** answers to the following questions must be formulated
- There **are** ways to do it
- The City has begun this process
 - e.g., Housing Action Plan, Lincoln Ventures, Lot 10, Inclusionary/Exclusionary Housing Policy, CLT Partner, others

1. Expedited Reviews* **Gainesville**

- Mandatory Incentive*
- The processing of permits or development orders for affordable housing faster than other projects
- Currently, the Department of Sustainable Development (Planning and Building) expedite reviews of affordable housing projects
 - They “move to the front of the line”
- **Recommendation:** Continue; develop written procedures

2. Review of Policies & Regulations*

- Mandatory Incentive*
- The establishment of a process by which the City considers, before adoption:
 - policies, procedures, ordinances, regulations, or plan provisions that might increase the cost of housing
- Currently, City has implemented on-going review
- **Recommendation: Continue**

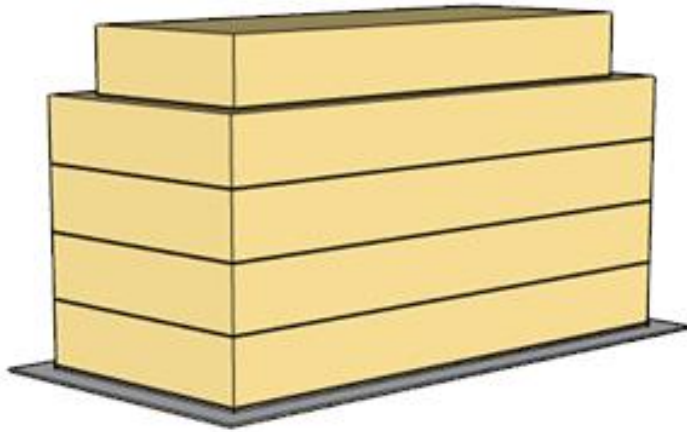
3. Modifying Impact Fees

- Lowering or waiving the fees for affordable housing
- Paying the fees from another source
- Charged to new development to help fund infrastructure
- Typically used for roads, parks, libraries, fire stations, police stations, utility plants & schools
- Technically, the City does not impose Impact Fees
- **Recommendation:** Not Applicable

4. Flexible Density Gainesville

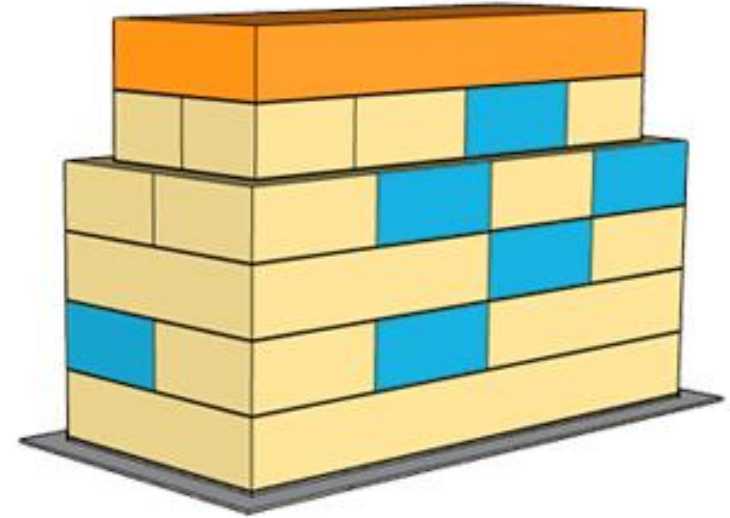
- The opportunity to increase the number of units/acre
 - May reduce the cost/unit
- Sometimes related to height and mass
- Part of Inclusionary/Exclusionary Zoning Study

4. Flexible Density City of **Gainesville**



5 Stories - 58,000 square feet

58 Market-Rate Units
No Affordable Units



6 Stories - 66,000 square feet

10% Inclusionary Requirement
14% Density Bonus
60 Market-Rate Units
6 Affordable Units

4. Flexible Density

- **Recommendation:** Expand opportunities for density & height increases, **ONLY** if linked to the **mandatory** provision of affordable housing

5. Reserving Infrastructure Capacity

- For affordable housing
- Currently, City monitors infrastructure capacity and infrastructure use for all development
- Currently, City plans ahead for anticipated need
- Currently, City invests in transportation projects to enhance mobility options
 - Including road, bike, pedestrian and transit
- **Recommendation:** Continue

6. Accessory Residential City of **Gainesville** Units

- Ordinance amended on September 3, 2020
- Since then only 6 applications received
 - 2 approved, but not yet CO'd; 4 being reviewed
- **Recommendation:**
 - Continue monitoring number and location of applications
 - Develop “pre-approved” or “model” plans
 - Consider revolving loan fund for **affordable** units

7. Reduced Parking & Setback Requirements

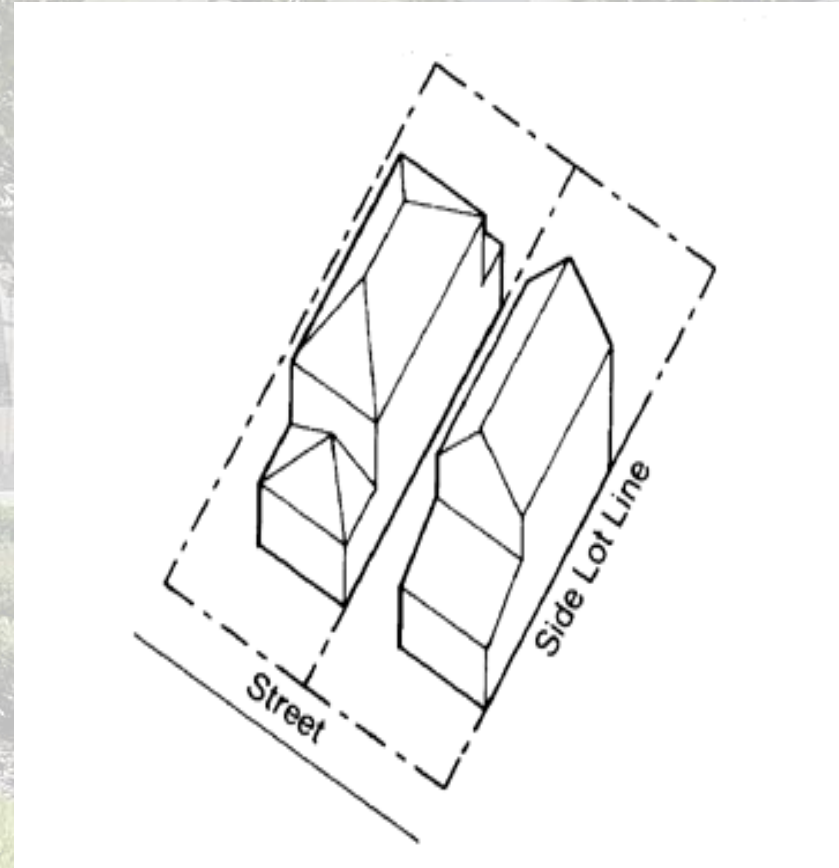
- Parking Requirements means the # of parking spaces, not the design or configuration of the spaces
- Setback Requirements means the distance from building to property boundary

7. Reduced Parking & Setback Requirements

- Currently, City allows reduced parking studies
- Currently, City allows reduced parking for affordable housing
- Currently, reduced setbacks require a variance for individual lots, or a Planned Development for a Subdivision
 - Provision of affordable housing is **not** a criteria
- **Recommendation:** Allow reduced setbacks for subdivisions **only** with the provision of affordable housing

8. Flexible Lot Configurations

- Including 0-lot line layout
 - Bldgs on property lines
 - More usable land
 - Not allowed w/out special approval
- Currently, affordable housing isn't a justification
- **Recommendation:** Make providing affordable housing a justification for modifying subdivision requirements



9. Reduced Street Requirements

- Refers to the width and design of streets
- Public roads are regulated by the State
- Currently, standards are modest and some flexibility exists
- Opportunity to discuss additional flexibility for the provision of affordable housing
 - For some private streets
 - e.g., allowing gravel, instead of asphalt, for some private streets
- **Recommendation:** Maintain current requirements

10. Public Land Inventory

- Publicly owned land may be appropriate for affordable or other type of needed housing
- Currently, City maintains an Inventory
 - Office of Capital Assets Planning and Economic Resiliency (CAPER)
- Currently, CAPER makes surplus & escheated land available to both non-profit and for-profit affordable housing developers
- **Recommendation:** Continue, expand

11. Land Use Mix

City of Gainesville

- Are there opportunities (zoning) to facilitate affordable housing & higher residential densities
 - along major transportation corridors and bus routes?
 - near employment centers, retail, services, parks, etc.?
- [Department of Sustainable Development Interactive Map - City of Gainesville \(arcgis.com\)](#)
- **Recommendation:** Continue existing mix/pattern

12. Employer Assisted Housing

- Recommended in Housing Action Plan
- Partner with large employers
- Long-term implementation time-frames
- **Recommendation:** Study examples from Washington, DC and other jurisdictions

13. Promote Homeowner **Gainesville**

Repair Program

- Less expensive than building new housing
- Preserves existing housing
- Stabilizes neighborhoods
- Facilitates aging in place
- Federal, State & Local funds may be available
- **Recommendation:** Continue to fund existing program; Explore ways to promote the program by reaching out to local institutions such as neighborhood groups, social service organizations, religious institutions and others

Recommendation

- The AHAC recommends that the City Commission:
 - accept the Incentives and Recommendations Report;
 - approve the submittal of the Incentives and Recommendations Report to the Florida Housing Finance Corporation by December 31, 2019; and
 - authorize the City Manager or designee to execute all necessary documents required for the submittal of the Incentives and Recommendations Report, subject to approval by the City Attorney as to form and legality.