

## **Community Suggestions/Recommendations**

During our engagement process, community members identified twelve (12) key priority areas

### **1. Diversity of Housing Options**

- More housing options:
  - Single individuals such as efficiencies/studio living spaces/condos to assist youth and elderly in gaining access to housing
  - Housing for people with special needs, including homeless shelters and emergency shelters
  - Workforce housing—options for homeownership and rental housing for low to medium-income households
  - Housing for former offenders
  - Designs for smaller homes
  - More housing of all kinds for climate change migration

### **2. Displacement**

- Enable residents displaced from Duval to have first choice in obtaining a home with new programs
- Explain how each of the proposed housing strategies would not amplify displacement in low-income communities
- Provide explicit protections for people in low-income neighborhoods that are facing a lot of development pressure
- Consider limiting property tax increases for long-time, low-income residents
- Allow tenants right of first refusal if their building is being sold (particularly in 5<sup>th</sup> Avenue and Pleasant Street).
- Enforce deed restrictions
- We need low-cost housing in communities experiencing displacement due to the development of student housing and higher cost housing that local community members cannot afford (e.g., Porters and Pleasant Street)
- We need policy interventions to reduce displacement due to landlords selling their properties and renters being pushed out of historical black neighborhoods.

### **3. Economic Development**

- We need better paying jobs besides UF and Shands
- Redevelop the community so that it's competitive

#### 4. Education

- Offer training for homeowners
- Offer training about legal rights and heirs properties
- Offer training to empower community members to maintain their homes
- Educate pastors on some of the programs within Housing and Community Development
- Offer education to homeowners
- Help low-wage earners get a mortgage
- Offer post-counseling for our neighbors (counseling assistance after they've purchased a home to support them with information in the homebuyer's class, budgeting, re-establishing credit, home maintenance, and etc.)

#### 5. Funding the Production of and Access to Affordable Housing

- Government Subsidized Housing Governments can sponsor and subsidize development of social housing to meet specific needs, such as seniors, people with disabilities, and low incomes
- Provide the public with a list of all possible funding sources for affordable housing, for example, federal home loan bank, community home loans, any of the housing finance authority programs available for affordable housing, and any other programs and services
- Leverage tax credits to the benefit of individuals and families at risk of being displaced from their neighborhoods
- Use public land for affordable housing
- Keep land in the public control so that the city can control price/rents
- Advocate for Housing Choice Vouchers and continue to use Annual Contributions Contracts
- Fund programs for flexible rental assistance
- Create a new fund to finance the acquisition and rehabilitation of affordable housing and to provide working capital for Low-Income Housing Tax Credit (LIHTC) projects
- Consider short term investments in housing programs and planning services with high potential to stimulate production and economic development
- Create a housing choice voucher local rental subsidy
- Consider the implications of how we're currently available funds on long term housing and be more creative and innovative in using those funds.
- Support Self Help in starting a branch in Gainesville.

- Support Community Land Trusts
- Create a housing trust fund for affordable housing
- Offer support for small/minority builders

#### 6. **Homelessness**

- Offer section 8 vouchers and housing programs for homeless youth.
- Fund programs for emergency homelessness prevention.
- Create an eviction prevention program to resolve landlord-tenant disputes and avoid displacement.
- Create a program to provide tenants at risk of eviction legal assistance to avoid an eviction proceeding.
- Create a mortgage foreclosure prevention program and an eviction prevention program.
- Engage homeless families living in hotels
- Support teens aging out of foster care

#### 7. **Housing Discrimination and Landlord Recommendations**

- Make housing more affordable and reduce discrimination.
- Landlords who rent to people/families with lower incomes have higher screening requirements than landlords who rent to people/families with higher incomes. We need to change this.
- Criminal history makes it hard to find housing. We need to change this.
- Create policies that don't require criminal background checks for housing.
- Offer training for landlords re: housing discrimination, applicants with criminal record, ways to assess applicants with criminal background.
- Policies to expand antidiscrimination for recipients of SSI and undocumented applicants
- Launch a pilot program to help landlords who own fewer than five units to access loans to make health and safety related repairs
- The city should consider not charging a landlord permit fee

#### 8. **Infrastructure**

- Fix streets
- Improve the appearance of Duval, not just the Clarence Kelly Center
- Improve infrastructure like sidewalks, roads, curbs, etc

#### 9. **Policy Ideas**

- Engage the community to support empowerment and allow people to take better care of property
- Eliminate the three unrelated housing occupancy rule
- Defer building costs by providing tax breaks

- Build youth and senior centers into strategic priorities
- Create a 10-year housing masterplan to direct policy decisions on how money is spent and explain in eight years where we are with accomplishments and what needs to be updated (not just the Comprehensive Plan).
- Stop misusing time on incentives to appease the people that we know are not going to support our communities
- Reduce racial disparities in turn-on fees for GRU (charge less for rental turn-on fees in East Gainesville than West Gainesville)
- Address the status of Heartwood

#### 10. Renovations and Home Repairs

- Allow renovations to be made possible by the tax law, which allows wealthy investors to reduce their taxes on profits from the sale of assets if they sink the money into economically distressed areas called “opportunity zones
- Provide repairs and weatherization for functional homes to keep individuals/families living in them safe and reduce utility bills
- Prioritize the preservation of aging houses and apartments, including public housing
- Support critical home infrastructure repair
- Support renovation of homes along NE 25<sup>th</sup> Terrace

#### 11. Transportation

- Create more accessible transportation options for the elderly and disabled (existing service is not reliable)
- Create a walkable city so that we can move away from using cars and have stores, services and amenities within walking distance from housing
- Develop transit!

#### 12. Zoning—Inclusionary/Infill/Density

- Look to other communities to determine how they are using inclusionary zoning to promote mixed use developments in ways that reduce the cost of housing
- Look at zoning code and rethink increased height, density and reduced parking requirements
- Change the standard on lot sizes so that tiny homes could be more possible
- Create inclusionary housing to eliminate economic segregation in housing

## **Questions and Answers from Telephone Town Hall**

- 1. Is the HCD planning on holding more tele-town halls to cover all items in the affordable housing action plan similar to the 11/16 tele-town hall?**

This is the final tele-town hall event.

- 2. How do I get a copy of the Gainesville/Alachua County Joint Assessment of Fair Housing (AFH)?**

A copy can be found on the Gainesville Housing Authority's website: <https://www.cityofgainesville.org/HousingCommunityDevelopment/BlockGrant.aspx>

- 3. How do I get a copy of the Gainesville/Alachua County Joint Assessment of Impediments (AI) to Fair Housing Choice?**

A copy can be found on the Gainesville Housing Authority's website: <https://www.cityofgainesville.org/HousingCommunityDevelopment/BlockGrant.aspx>

- 4. On page 9, the Gainesville Housing Action Plan (GHAP) references that 230 units of assisted housing are at risk of being lost. Goes on to say, "it may take many years to replace these units..." If assisted housing stock is lost why does it take so long to replace?**

Many more affordable units were built in the past than are currently being built, and so as older affordable developments are "aging out," they are not being replaced at the same rate. This is due to a number of factors, including limited land supply in the city, rising construction costs, and the decline in federal subsidy dollars.

- 5. I understand the request to devote more general revenue funds. Is there a surplus of funds now available or what budgets would be cut?**

The city and the county would need to review their budget and make recommendations to the commission on the use of general revenue funds for housing.

- 6. Where will the "missing middle" housing be located? How will that location be determined?**

Missing middle housing refers to a broad subsection of housing types, ranging from single family homes with accessory dwelling units to small garden apartments. Under newly implemented Gainesville ordinance, accessory dwelling units are allowed in all zones. This plan recommends that small, unassuming missing

middle housing, such as single-family homes on small lots, duplexes, and skinny homes be allowed across the city with a minimum allowable density of 16 units per acre, while already mid-density areas allow 32 units per acre and include a greater variety of housing types such as alley homes, garden apartments, tri- and quadplexes, and others. Zoning can make sure this type of housing meets the height, setback, and style of existing neighborhoods.

The city can zone various areas to allow a greater variety of housing types. Ultimately however, where missing middle housing is built depends on private developers and market forces.

**7. Is the city proposing to manage these “co-living” properties?**

No, the city would not manage co-living properties. Properties would be allowed by the city and then managed by a private business.

**8. Has the city reached out to builders and developers to ask what kind of incentives they would like to receive for building/developing affordable housing?**

No, this is one of the recommendations in the plan and has not yet come to fruition.

**9. Zoning flexibility- How will linkage fees be implemented in existing neighborhoods? Page 30, 5<sup>th</sup> action item.**

Linkage fees are only on new development and thus, if the city moves forward with linkage fees, they would not be implemented on existing structures. Linkage fees would apply across the city to new commercial structures.

**10. Zoning flexibility- How does the heritage overlay discussions impact these suggestions. Seems like heritage overlays and zoning flexibility are going in opposite directions. What am I missing?**

Increased zoning flexibility should be used to reduce the overall regulatory barrier on development. Governments are the arbiters of multiple, competing values, and sometimes zoning must balance the historical value, resident preferences, and overall feel with density and affordability. Traditional neighborhoods often contain a mix of housing types and are generally more compatible with missing middle housing than the large tract, single family developments built in more recent years, but there may be some extra costs (borne by both residents of those neighborhoods and residents across the city due to constricted housing supply)

associated with the protection of Gainesville's heritage. This tension between affordability and preservation is something the city and the commission will seek to balance as they implement zoning flexibility policies.

**11. Zoning flexibility- why are these suggestions delayed until future years and what is stopping most of these from being addressed in year one?**

Staff capacity is delaying these developments from being addressed in year one.

**12. Are the measurable outcomes to be achieved by end of year five? (Page 31)**

No, the city plans to review these outcomes on an on-going basis.

**13. Do you have a housing types in Gainesville chart for 1990, 2000, 2010, and 2018 as the one on page 34? Or where should I be searching online for such info?**

This report does not provide this chart, but this data can be accessed at the US Census' website via [data.census.gov](https://data.census.gov).

**14. Are the income levels by race on page 40 and page 41 the per capita income levels?**

No, they are household levels. However, they include all households and may be lower than the number for long-term residents because of student households.