



## HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

**OVERALL GOAL: MAKE AVAILABLE CONDITIONS THAT 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, VERY LOW-INCOME AND EXTREMELY LOW-INCOME HOUSEHOLDS.**

**Objective 1.1 Provide technical assistance and information on available city-owned parcels for low-income, very low-income and extremely low-income housing developments to private or non-profit housing providers who request housing assistance.**

**Policy 1.1.1** The City shall continue to develop a working relationship or partnership with the private sector by disseminating information in the form of brochures annually on new housing techniques involving innovative ways to save energy and water, utilize alternative building materials, better protect indoor air quality and encourage cost-effective construction techniques. Brochures on codes and grants available to facilitate the production of affordable housing for low-income, very low-income and extremely low-income residents will also be made available.

**Policy 1.1.2** The City shall provide available city-owned parcels to private and non-profit housing developers for the development of affordable housing for low-income, very low-income and extremely low-income households.

**Policy 1.1.3** The City shall develop City-owned scattered site lots with affordable single-family residential units.

**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. The City shall use Community Development Block Grant Funds and Section 8 Programs, the Home Investment Partnerships Grant (HOME) and State Housing Initiative Program (S.H.I.P.), as well as not-for-profit organizations in the State, to support the dispersal of affordable housing units throughout the City.

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**Policy 1.2.6** The City shall coordinate with Alachua County on the development of a countywide “fair share” housing ordinance for the dispersal of affordable housing units

**Objective 1.5** **The City shall work with architects, designers and other housing professionals (providers) to encourage the innovative design of affordable housing.**

**Policy 1.5.1** The City shall continue to 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.

**Policy 3.1.9** Realizing the connection between economic stability and the preservation of affordable housing, the City, through technical assistance and loan programs for economic development, shall continue to provide economic development assistance to low-income, very low-income and extremely low-income areas in order to create and retain jobs and to enhance and preserve surrounding neighborhoods.

**Policy 3.1.10** The City shall study the feasibility of an in-town housing program that would utilize pre-approved housing designs that are appropriate for specific locations where affordable housing should be encouraged. The approved plans and associated building permits would be fully processed and made available to builders who want to use them, to reduce costs and delays.

### **FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES**

**Policy 4.1.3** The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Consistency with the Comprehensive Plan;
2. Compatibility and surrounding land uses;
3. Environmental impacts and constraints;
4. Support for urban infill and/or redevelopment;
5. Impacts on affordable housing;
6. Impacts on the transportation system;
7. An analysis of the availability of facilities and services;
8. Need for the additional acreage in the proposed future land use category;
9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.;
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City’s economy; and
11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

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**Policy 4.3.4** The property governed by this policy shall be known as the Plum Creek Development Company (“Plum Creek”) for land use purposes. Due to the unique infrastructure and environmental constraints of “Plum Creek” as depicted on the map labeled “Plum Creek SR 121 Overall Site” in the Future Land Use Map Series A, Plum Creek shall be governed by the following policies:

g. Miscellaneous Provisions

- 6. The Plum Creek development shall include in any Planned Development Report the requirement that five percent of the residential units shall be affordable to households earning between 80% and 120% of the median income for Alachua County for a family of four as established from time to time by the U.S. Department of Housing and Urban Development. Each implementing PD zoning ordinance shall provide all required methods for ensuring implementation of this requirement, including the requirement that the owner/developer enter into a binding agreement that specifies the number of affordable units that must be constructed on an approved time schedule.

**Policy 4.3.6** This policy shall regulate the Planned Use District (PUD) known as the “Butler Development.” The Butler Development PUD, including its division into four (4) subareas, is depicted on the map titled “Butler Development PUD Future Land Use Overlay” in the Future Land Use Map Series located in this element. The properties within the Butler Development PUD have underlying future land use categories as shown on the map titled “Butler Development Underlying Future Land Use” in the Future Land Use Map Series located in this element.

Comprehensive Plan policies of general applicability shall apply to the Butler Development PUD. In the event of express conflict or inconsistency between the general Comprehensive Plan policies and any specific policies as set forth below, the specific policies shall govern.

a. The following conditions shall apply to the entirety of the Butler Development PUD:

- 4. Multi-family residential uses shall be permitted in any combination of vertical or horizontal mix or as a stand-alone use. 20% of the multi-family residential units constructed, whether rental or owner-occupied, shall be affordable housing units for workforce housing as defined in Section 380.0651(3)(h), F.S., or moderate-income, low-income or very low-income persons or households as those terms are defined in the City’s Local Housing Assistance Program (LHAP). The affordability of such units shall be maintained for a period of 10 years following construction, shall run with the land, and shall be enforceable by the City through recorded covenants or restrictions.

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**INTERGOVERNMENTAL COORDINATION ELEMENT  
GOALS, OBJECTIVES AND POLICIES**

**Policy 1.1.11** The City shall provide information and assistance the Gainesville Housing Authority, the Alachua County Housing Authority and other agencies providing housing assistance for low-income, very low-income, and extremely low-income persons.

**Policy 1.4.1** The City shall collaborate with Alachua County in developing Land Development Regulations that promote the Goals, Objectives, and Policies of the City's Comprehensive Plan. Coordination efforts shall include:

- e. The development of a countywide "fair share" housing ordinance for dispersal of affordable housing units.