

City of Gainesville

State Housing Initiatives Partnership
(SHIP) Program

Affordable Housing Advisory
Committee (AHAC)

October 12, 2021

A photograph of a white house with a porch, a white picket fence, and a sidewalk, overlaid with a semi-transparent text box. The house has a white picket fence in front, a sidewalk on the left, and a lawn with some bushes. The text is centered over the image.

Incentives and Recommendations Report

Public Hearing

General Definition City of **Gainesville**

- Affordable Housing
 - Affordable to households with **lower** than average incomes
 - Usually, 80% or less than the average for the County
 - AKA: income qualified or income-eligible



2021 HUD Income Limits

Gainesville Area

City of
Gainesville

Family Size (Persons)	Low Income (80% MFI)
1	\$41,000
2	\$46,850
3	\$52,700
4	\$58,550
5	\$63,250
6	\$67,950
7	\$72,650
8	\$77,300

Effective June 1, 2021

Common Terms

- SHIP: State Housing Initiatives Partnership
- IRR: Incentives and Recommendations Report
- AHAC: Affordable Housing Advisory Committee
 - Develops the IRR
 - Currently 9 **volunteers** and 1 City Commissioner appointed by the City Commission

Written Comments Gainesville

- Mail IRR Comments to:

John Wachtel, HCD Planner

Attn: IRR

Housing & Community Development

PO Box 490—Station 22

Gainesville, FL 32627-0490

- Email wachteljs@cityofgainesville.org
- Copies of this presentation are online
- Comments will be shared with AHAC Members

Overview

- Introduction and brief explanation of SHIP, City Programs, and the IRR
 - City Staff
- AHAC questions and comments
- Public Hearing
 - Please state your name for the record
 - Address the Chair of the Committee
 - questions and comments

SHIP Review

City of Gainesville

- 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

Inmobiliaria Rural Chilesur Ltda

City Program Review

- Homeowner Repair
 - Keep people in their home
 - Maintain existing housing
- Down Payment Assistance
 - 1st time home buyers
- Mortgage Foreclosure Intervention
- Homeowner & homebuyer counseling



IRR Overview

- In order to receive SHIP funds, the State requires the AHAC to develop an IRR and present it to the City Commission
- A review of local regulations, incentives, policies, procedures, and fees that impact the cost of housing
- Focuses primarily on the Comprehensive Plan and Land Development Regulations
- Can also include other recommendations that the AHAC feels would increase access to affordable housing

IRR Overview

- AHAC can recommend modification or repeal of existing policies, procedures & regulations
- AHAC can recommend adoption of new policies for, or amendments to, the comprehensive plan.

IRR Overview

- AHAC must review 11 regulations/incentives (strategies) that impact the provision of affordable housing
 - Identified in Ch. 420, Florida Statutes
- Does the City provide these incentives for affordable housing?
- Do City regulations unnecessarily increase housing costs?
- AHAC may also recommend other strategies

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**

Proposed IRR Schedule **Gainesville**

- October 12, 2021
 - AHAC Adoption Public Hearing
- November 4, 2021
 - City Commission Adoption
- November 18, 2021 (if necessary)
- Submit by December 31, 2021



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**

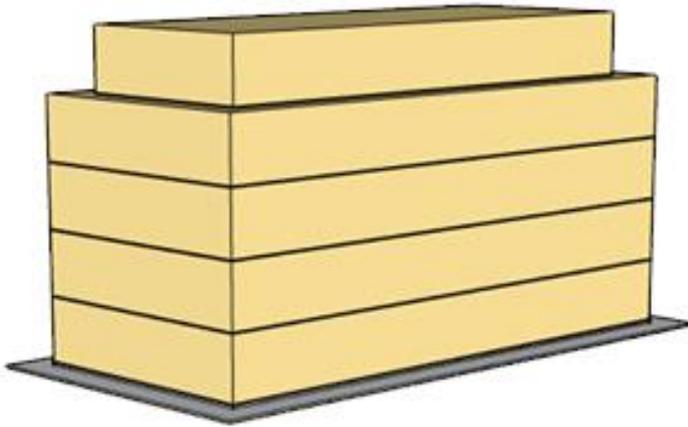
3. Modifying Impact Fees

- 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

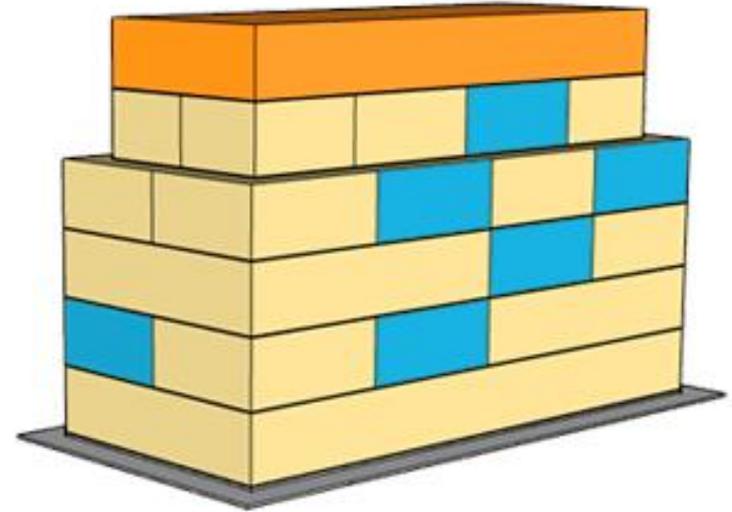
- The opportunity to increase the number of units/acre
 - May reduce the cost/unit
- Sometimes related to height and mass
- Part of Inclusionary/Exclusionary Zoning Study

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 Units

City of **Gainesville**

- Small dwelling on the same lot as a primary single-family unit
- Either attached to, or detached from, the primary unit
- Also known as:
 - Mother-in-law apartments/suites
 - Garage Apartments
 - Accessory Dwelling Units (ADU)



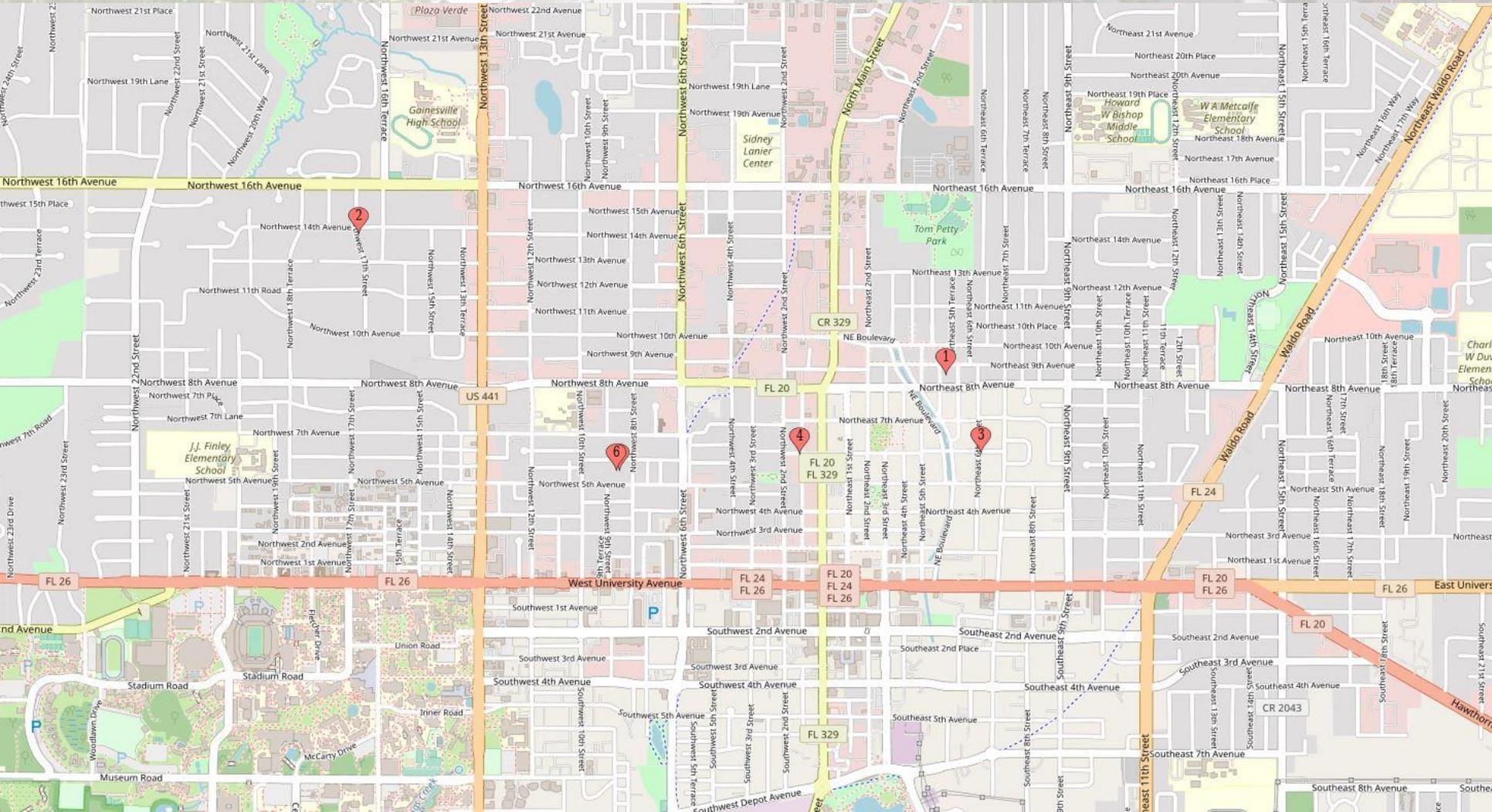
6. Accessory Residential City of **Gainesville**

Units

- Ordinance amended on September 3, 2020
 - Allows in all residential zoning districts
 - Up to 2 per lot
 - 1 attached and 1 detached
 - Up to 850 square feet or 50% of primary structure
 - Must comply with zoning district standards
 - Including height and setbacks
 - Architectural design, character, style, and appearance must be consistent and compatible with the primary structure
 - May **not** be sold separately or as a condominium unless properly subdivided

6. Accessory Residential Units

City of Gainesville



6. Accessory Residential Units

City of Gainesville

- Since adoption 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

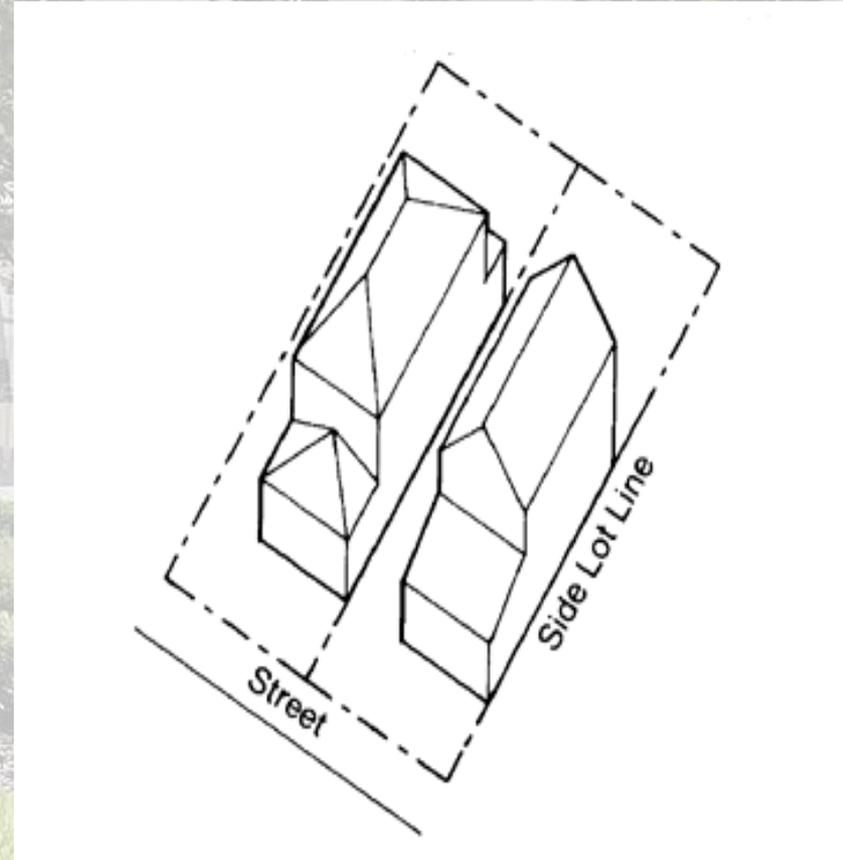
- Parking Requirements means the # of parking spaces, not the design or configuration of the spaces
- Setback Requirements means the distance from building to property boundary

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

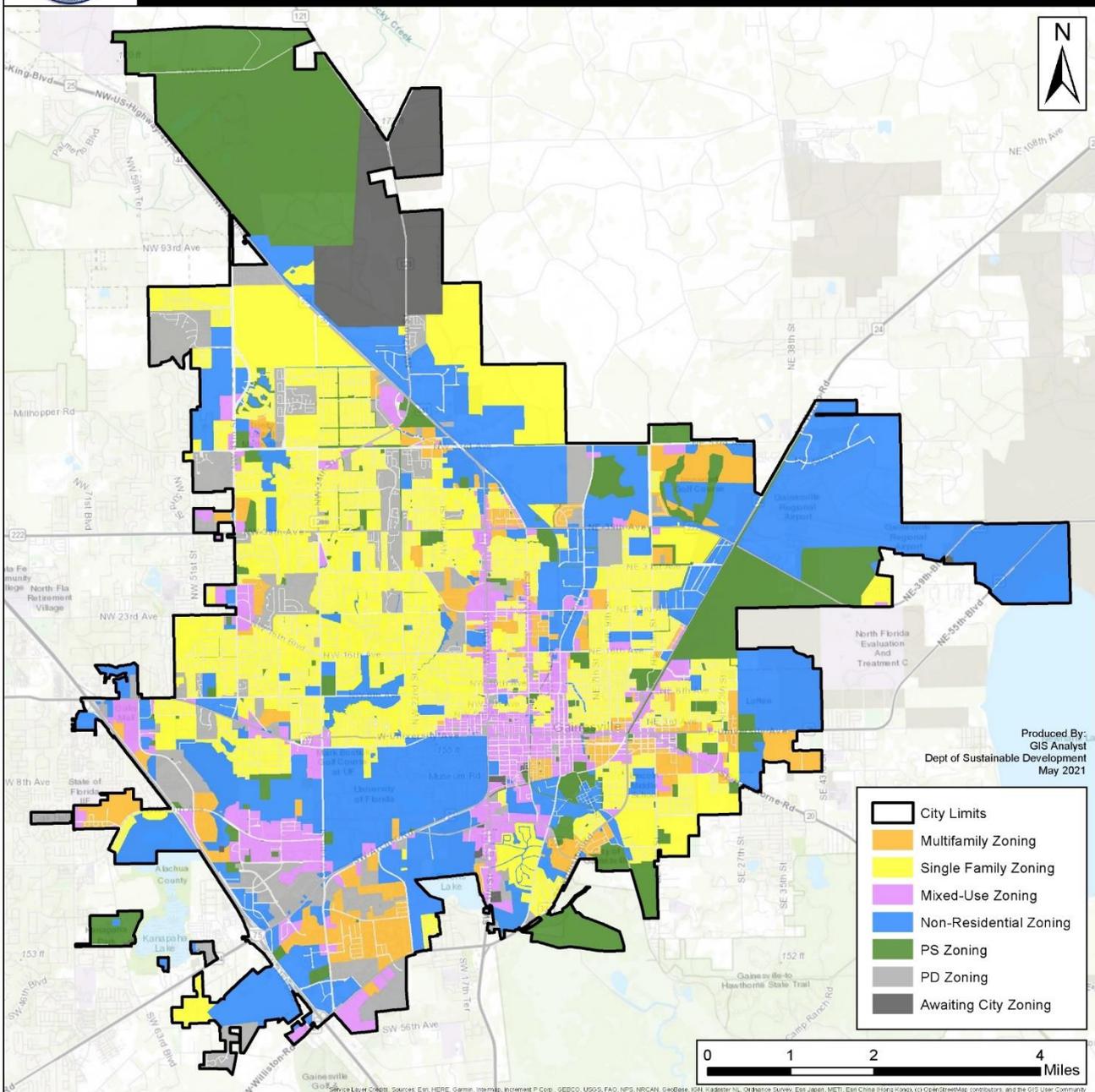
11. Land Use Mix

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



Generalized Zoning Districts in Gainesville



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

City of
Gainesville

Discussion

