

211194.

WELCOME!

- Please visit the tables with info about the Affordable Housing programs and related services in Gainesville.
- Help yourself to food and refreshments located in the back of the space.
- We will start the session at 9:20

AFFORDABLE HOUSING WORKSHOP

City of Gainesville

June 4, 2022

SESSION AGENDA

- Introductory Presentation (20 minutes)
- Breakout Conversation Topics (1 hour)
 - Affordable Housing 101
 - Affordable Housing Preservation
 - Funding Priorities
 - Community Land Trust
 - First-Time Homebuyer Programs
 - Housing Vouchers
 - Infill Housing
 - Rental Housing Program
- Closeout Discussion (1 hour)

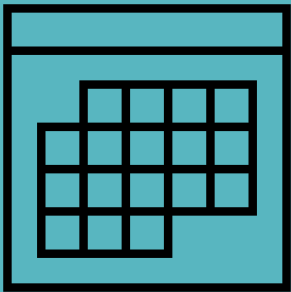
ON THE HORIZON

Upcoming important meetings related to Affordable Housing and IZ/EZ

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

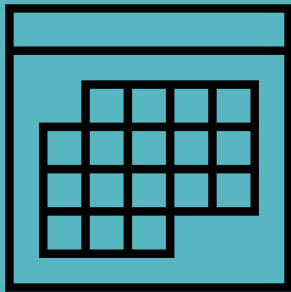
June 21st - City Commission Workshop – Exclusionary Zoning

AFFORDABLE HOUSING INITIATIVES TIMELINE



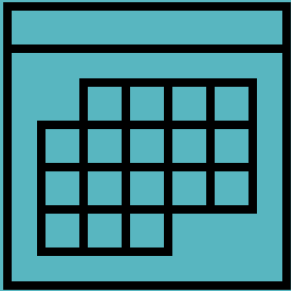
- Housing Action Plan – July 2018 to Feb 2021
 - Housing Forum (1)
 - Housing Discussion Series (3)
 - Telephone Town Hall (1)
 - Meetings with Neighborhood Groups (13+)
- GNVRise – Oct 2018 to Feb 2019
 - City Commission Meetings (2+)
 - Open House Series (by district) (4)
 - Community Workshop (1)

AFFORDABLE HOUSING INITIATIVES TIMELINE



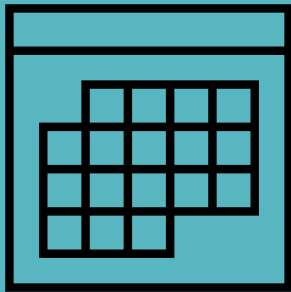
- GCRA 10 Year Reinvestment Plan (Oct 2019 – March 2020)
 - Community Engagement / Neighborhood Meetings (13+)
 - City Commission Meetings (2)
 - GCRA Advisory Board Meetings (4)
- GCRA Infill Housing Opportunity Projects (July 2020 – Aug 2021)
 - Pleasant Street / 5th Ave Project Community Meetings (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

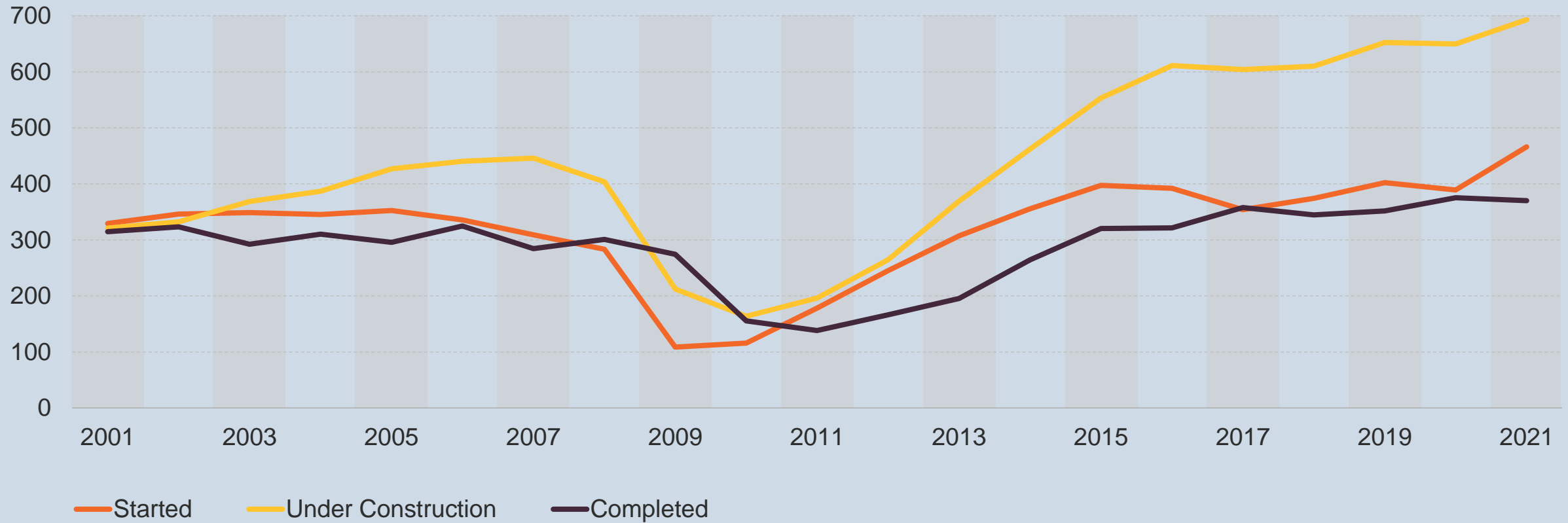
1. Diversity of Housing Options
2. Displacement
3. Economic Development
4. Education
5. Funding the Production of Access to Affordable Housing
6. Homelessness
7. Housing Discrimination and Landlord Recommendations
8. Infrastructure
9. Policy Ideas
10. Renovations and Home Repairs
11. Transportation
12.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

AFFORDABLE HOUSING FRAMEWORK



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

Multifamily Units (Thousands)

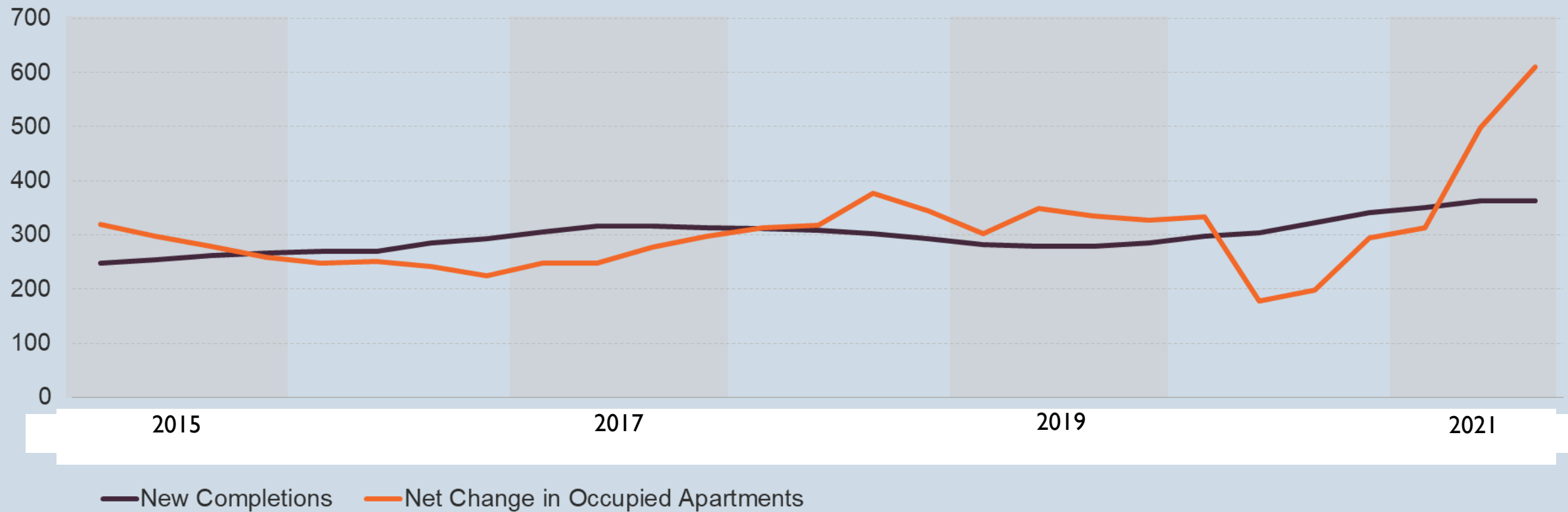


Note: Data for 2021 represent the seasonally adjusted average from January–November 2021.

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)

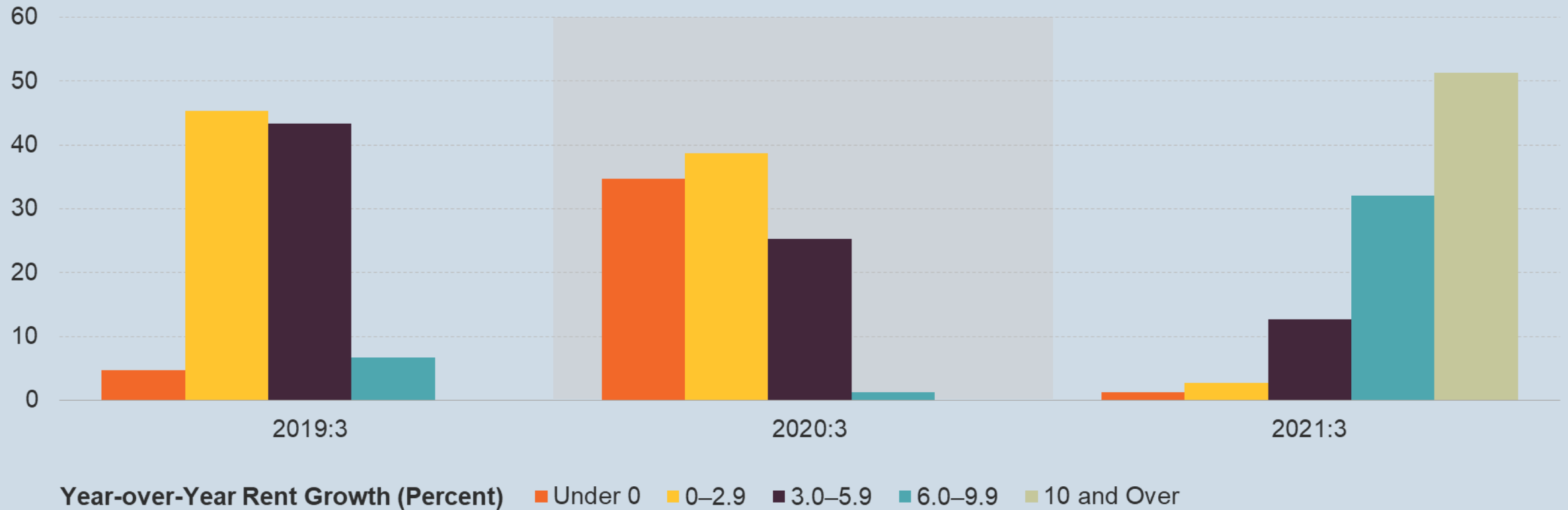


Note: Data are four-quarter rolling totals for professionally managed apartments in buildings with five or more units.

Source: JCHS tabulations of RealPage data.

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

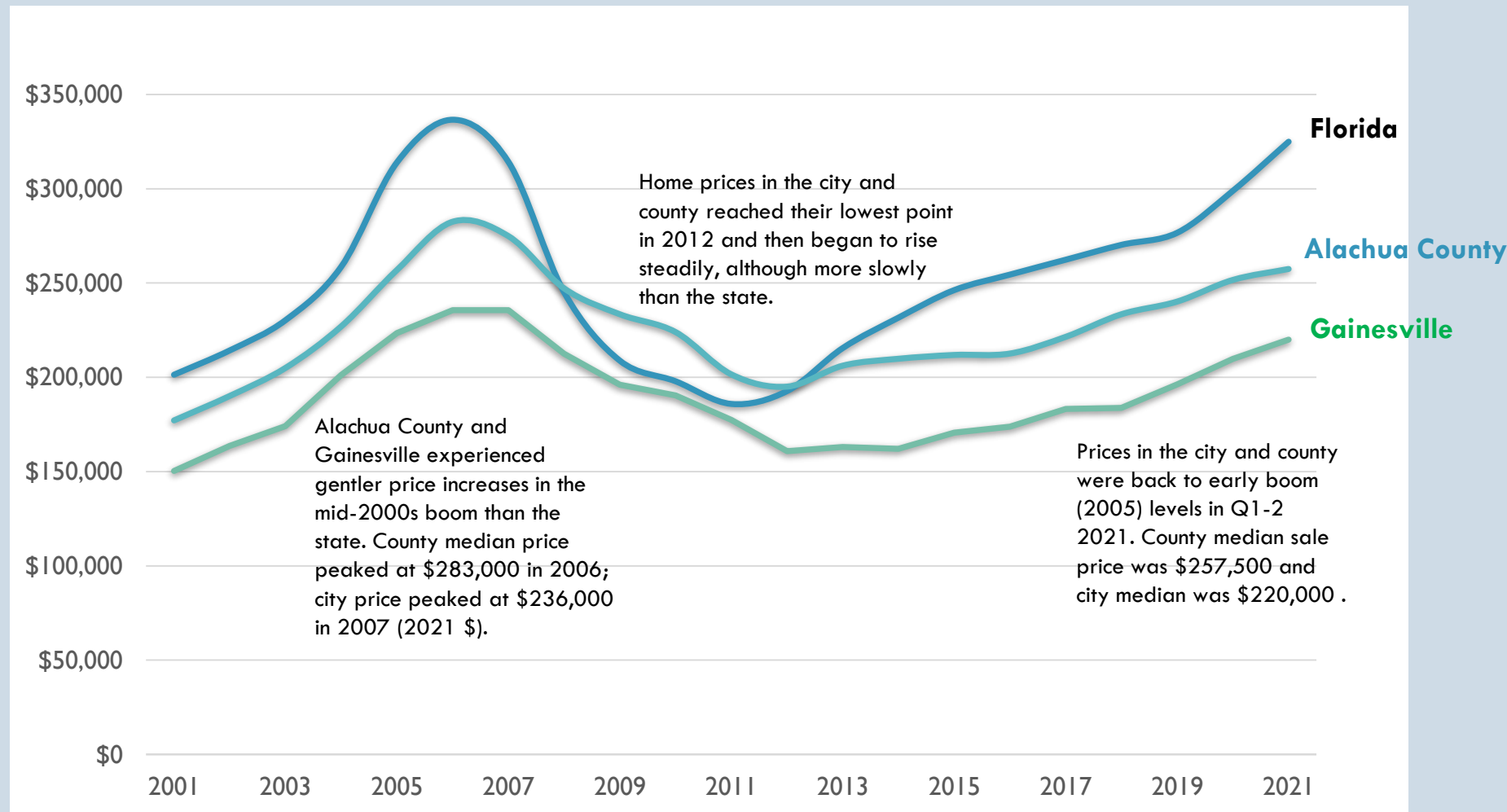
Share of 150 Markets (Percent)



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.

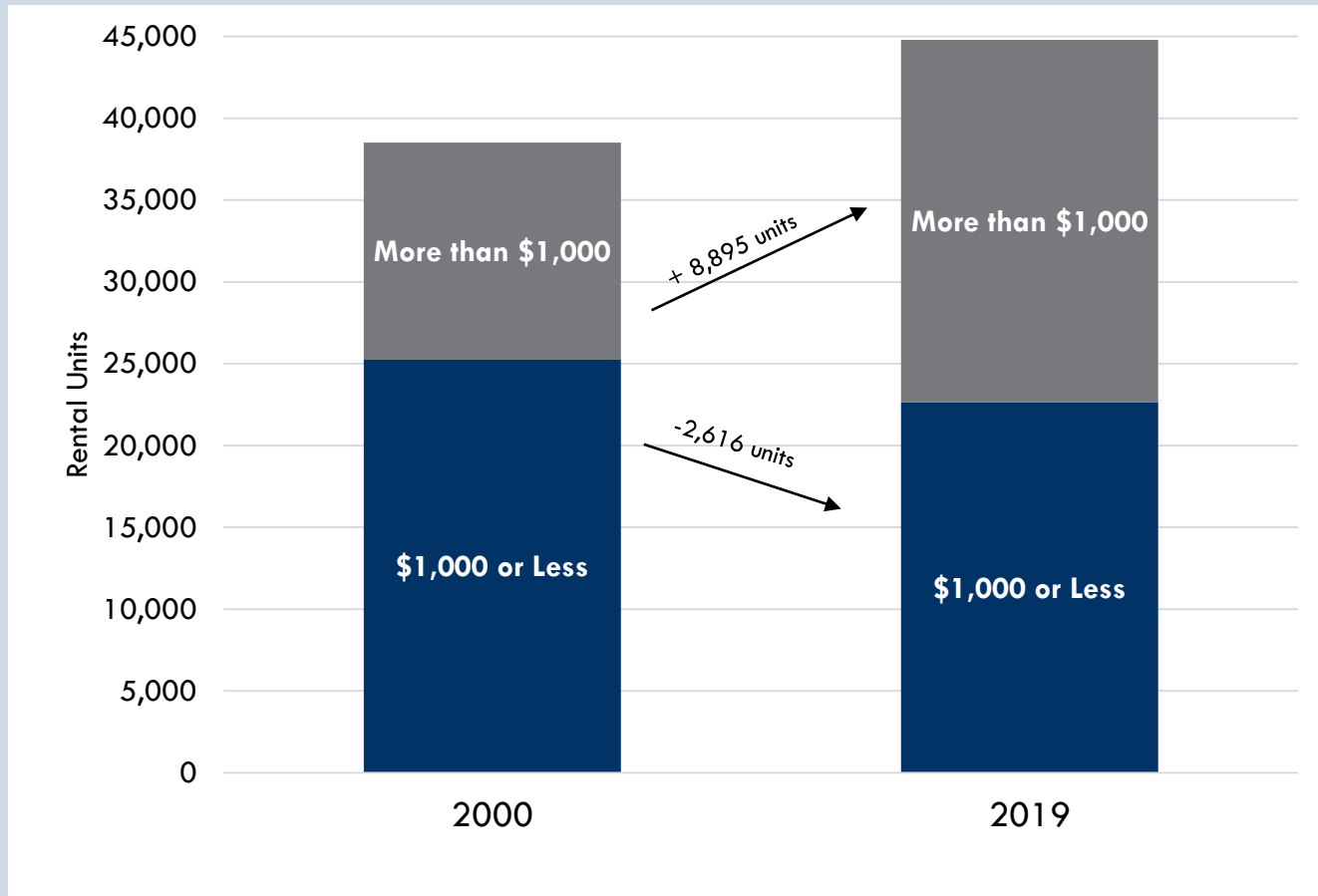
ALACHUA COUNTY AND GAINESVILLE SINGLE FAMILY HOME PRICES HAVE REACHED EARLY BOOM-ERA LEVELS.



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 \$).

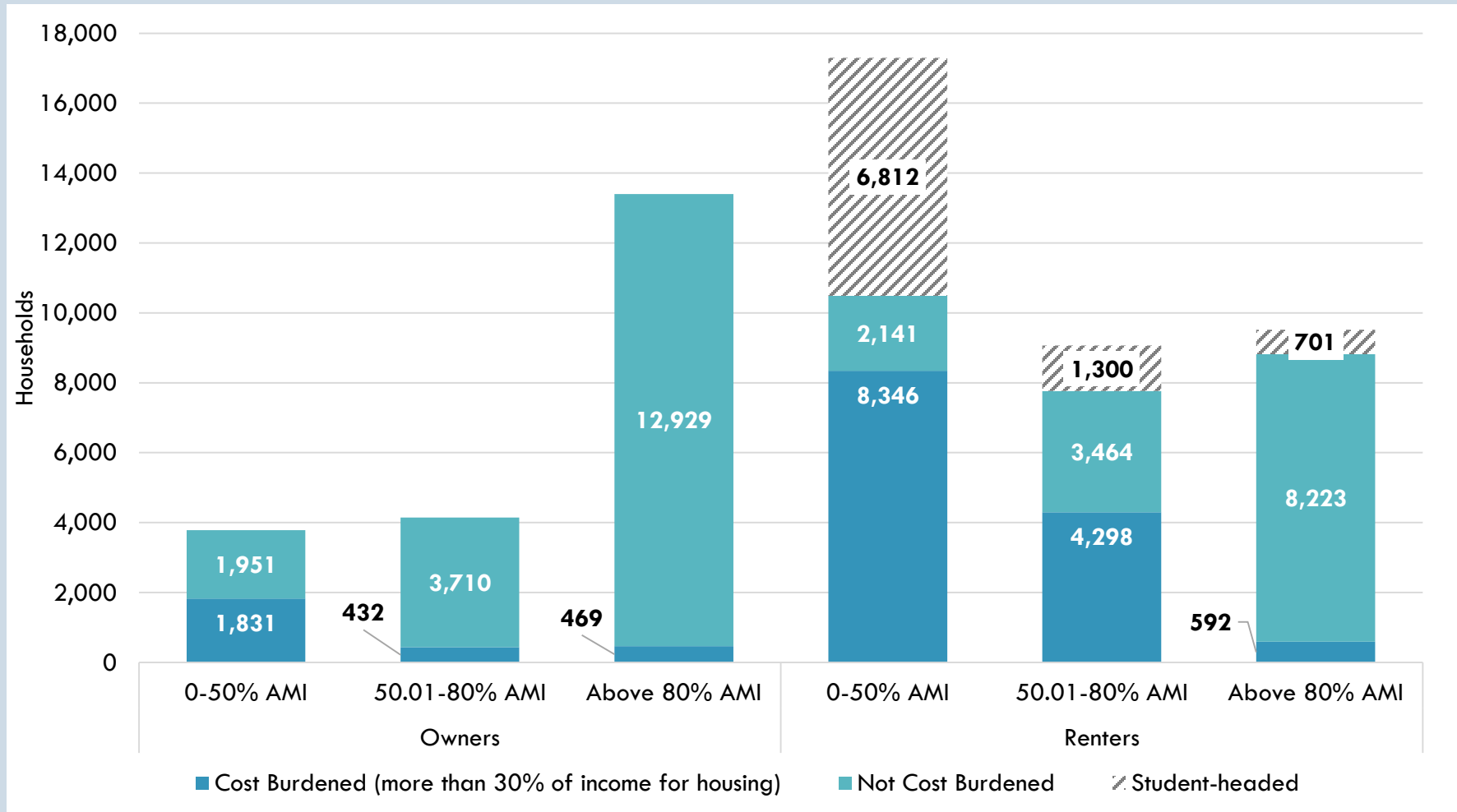


- ▶ Net increase 2000-2019: 6,279 rental units
- ▶ \$1,000+ units **grew** by nearly 9,000
- ▶ Units at or below \$1,000 **fell** by over 2,600

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

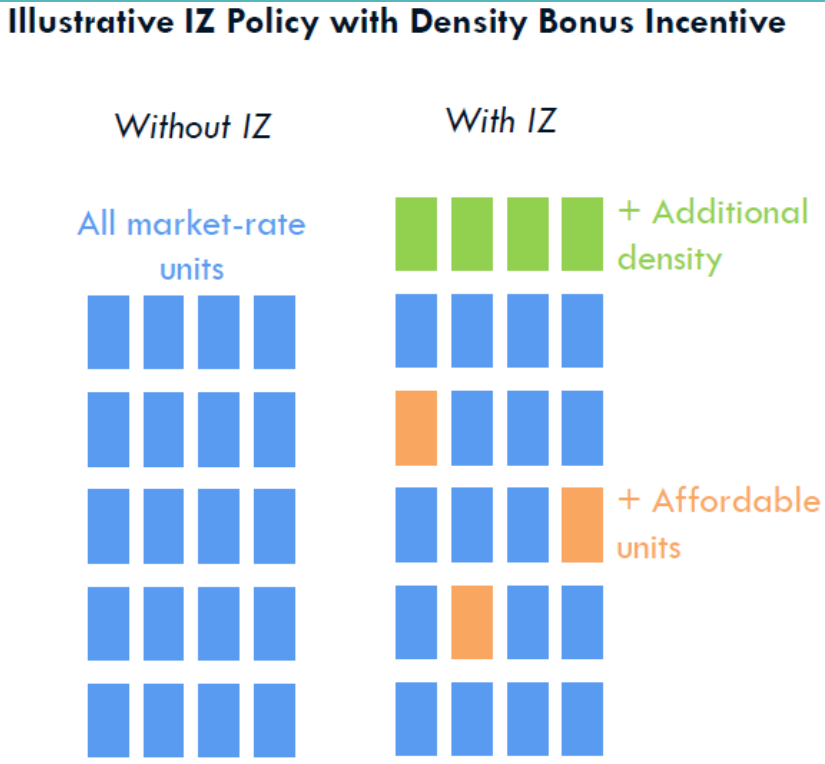
Notes: "Student-headed" refers to non-family renter households headed by a full-time student. Counts of owner households headed by students are not statistically significantly different from zero.

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.

A SOLUTION FOR DISCUSSION:

INCLUSIONARY ZONING

The goal of an inclusionary zoning policy is to support Gainesville’s housing needs through the creation of affordable housing by requiring new market-rate developments to include permanent affordable units into the project.



Benefits	Limitations
Captures value of land in areas with strong housing markets	Does not work in weaker housing markets and submarkets.
Serves households earning up to 80% of Area Median Income (AMI)	Does not serve very deep levels of affordability need, such as for households earning up to 30% AMI.
Does not require public subsidy, though public subsidy may be provided as an incentive.	Need to triangulate and optimize between maximizing depth of affordability, ensuring continued housing development and limiting the cost of incentives.

A SOLUTION FOR DISCUSSION: **EXCLUSIONARY ZONING**

The Issues

Exclusionary land use controls exclude a diverse (often racially diverse) range of households from residential neighborhoods by:

1. **Directly decreasing or limiting housing supply and diversity in residential areas** (strict lot utilization and parcel constraints)
2. **Increasing the cost to build new housing** (strict design and compatibility requirements)
3. **Limiting the use of existing housing** (strict occupancy limitations and mobile home location limitations)

Benefits of Changing

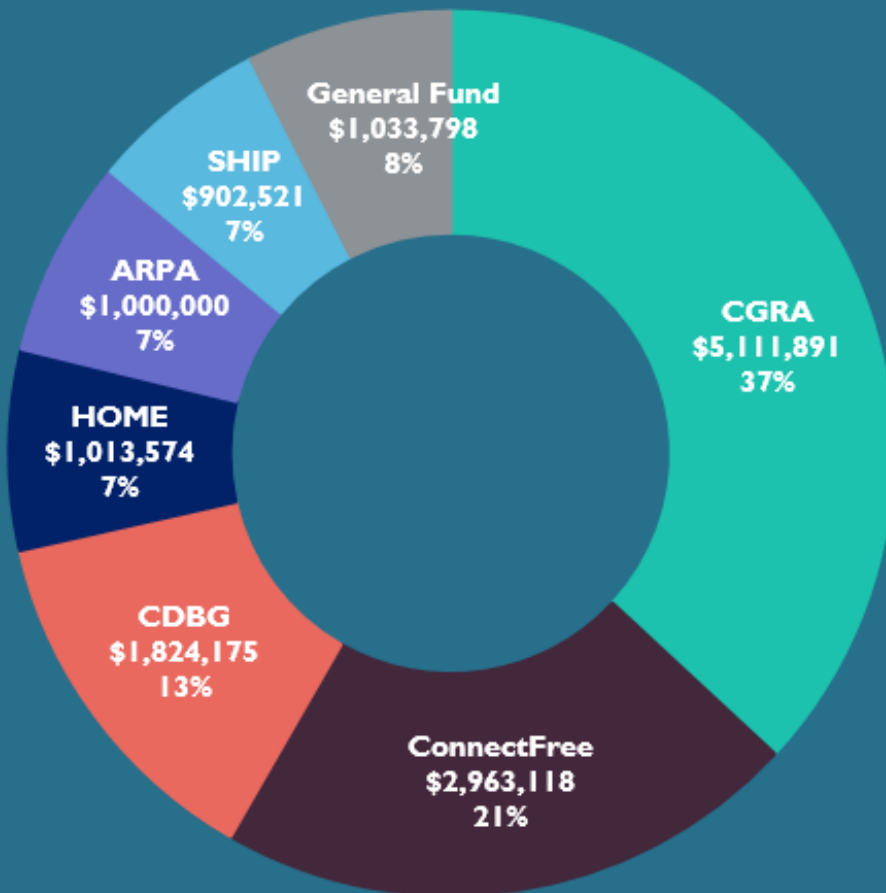
Benefits of Changing Exclusionary LUCs:

1. No public funding required to induce private development
2. Increases the overall supply and diversity of housing
3. Can help address legacies of racial segregation by driving new housing supply more evenly across the city
4. Reduces the ability of a limited constituency to prevent the creation of housing
5. Supports economic growth and expands the City's tax base

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.

BREAKOUT SESSIONS

- Select 2 topics from the list to the right that you wish to learn more about
 - You will spend 20-25 minutes with a group of other neighbors, City Staff, and community partner organizations discussing that topic
 - A facilitator will guide the conversation and a note taker will record all community feedback
 - After 25 minutes, you are encouraged to rotate to another session to participate in another topic
- Affordable Housing 101
 - Affordable Housing Preservation
 - Community Land Trust
 - First-Time Homebuyer Programs
 - Funding Priorities
 - Housing Vouchers
 - Infill Housing
 - Rental Housing Program

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

June 21st - City Commission Workshop – Exclusionary Zoning

Questions or Feedback are welcome:

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Senior Housing Strategist

City of Gainesville

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