

City of Gainesville

State Housing Initiatives Partnership
(SHIP) Program

Affordable Housing Advisory
Committee (AHAC)

March 9, 2021

Overview of IRR

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



[This Photo](#) by Unknown Author is licensed under [CC BY-NC-ND](#)

2020 HUD Income Limits ^{City of} **Gainesville**

Gainesville Area

Family Size (Persons)	Low Income (80% MFI)
1	\$39,100
2	\$44,700
3	\$50,300
4	\$55,850
5	\$60,350
6	\$64,800
7	\$69,300
8	\$73,750
Effective April 1, 2020	

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



Local Program Review City of **Gainesville**

- Homeowner Repair
 - Keep people in their home
 - Maintain existing housing
- Down Payment Assistance
 - 1st time home buyers
- Mortgage Foreclosure Intervention
- Rental Assistance
 - Rapid Re-Housing & Eviction Prevention
- Homeowner & homebuyer counseling
- Local match for Federal Affordable Housing Grants



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

IRR Schedule



- May-August 2021
 - Public input meetings
 - Review drafts in July & August
- September 2021
 - AHAC Adoption Public Hearing
- October 2021
 - General Policy Committee (City Commission)
- November 2021
 - City Commission Adoption Public Hearing
- City submits to State by December 31, 2021

Public Engagement City of **Gainesville**

- All notices in English and Spanish
- For all meetings
 - Direct email invites to stakeholders list
 - Neighborhood groups
 - Advocacy groups
 - Previous attendees
 - Non-profit & for-profit affordable housing developers
 - Developers, builders, contractors
 - Lenders
 - Realtors
 - Other City departments

Public Engagement City of **Gainesville**

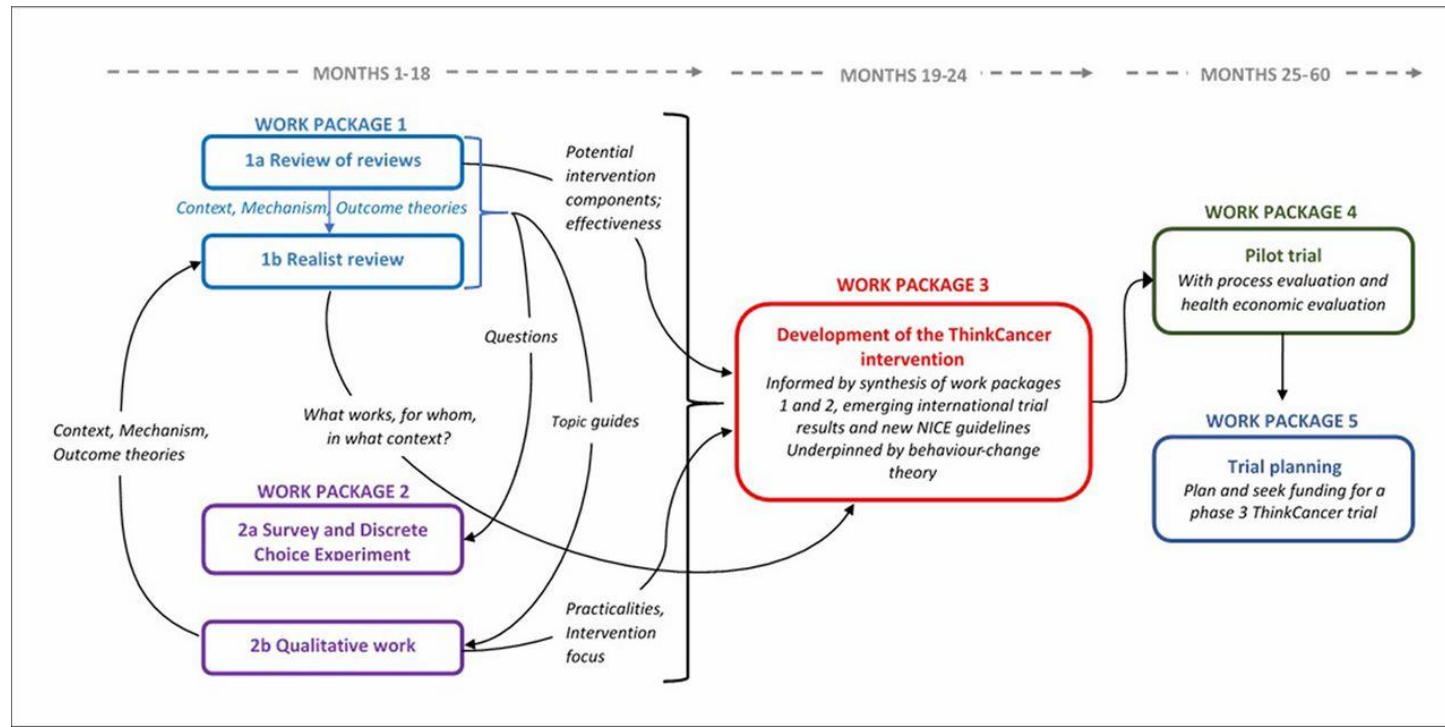
- For all meetings
 - Media releases
 - City Website & Social Media
 - Regularly published public notice
- Additional for September Public Hearing
 - Advertisement in Sun and Guardian

Required to review City of 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**

1. Expedited Reviews* City of **Gainesville**

- Mandatory Incentive*
- The processing of permits or development orders for affordable housing faster than other projects



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

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
- Opportunity to discuss GRU Connection Charges

4. Flexible Density City of **Gainesville**

- The opportunity to increase the number of residences/acre
 - May reduce the cost/residence

5. Reserving Infrastructure Capacity

- For affordable housing
- Includes roads, transit, sidewalks, bike paths, utilities, storm water management, parks, and other infrastructure

6. Accessory Residential ^{City of} **Gainesville**

Units

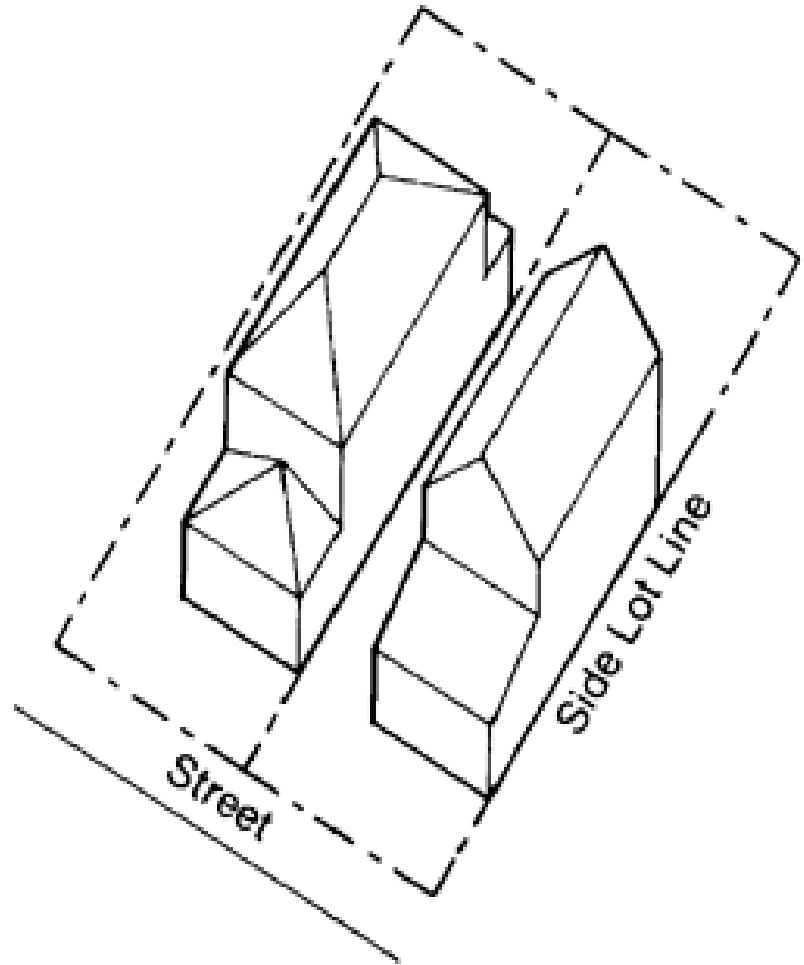
- Small dwelling on the same lot as a primary single-family unit
- Either attached to, or detached from, the primary unit
- Also known as:
 - Mother-in-law apartments/suites
 - Garage Apartments
 - Accessory Dwelling Units (ADU)

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

8. Flexible Lot Configurations

- Including zero lot line layout
 - Buildings on property lines
 - Creates more usable space



9. Reduced Street Requirements

City of
Gainesville

- Refers to the width and design of streets

10. Public Land Inventory

- Publicly owned land may be appropriate for affordable or other type of needed housing

11. Land Use Mix

- Are there opportunities and planning to allow and facilitate affordable housing & higher residential densities
 - along major transportation corridors and bus routes
 - near employment centers, retail, services, parks, etc.

12. Other Possible Incentives/Initiatives

City of **Gainesville**

- Anything else that AHAC thinks is a good idea
- Possible new initiatives
 - Long-Term or Permanent Affordability in exchange for City land or financial assistance
 - City assistance to develop ADUs that must be affordable

12. Other Possible Incentives/Initiatives

City of **Gainesville**

- Possible New Regulation/Incentive
 - Inclusionary housing requirements
 - Would apply only to new development
 - Should there be a threshold to implement?
 - What is the incentive?
 - What % of units must be affordable?
 - What level of affordability? How long?
 - How to enforce?
 - Mentioned previously, in other forums
 - Encourages mixed-income areas

Questions?

City of
Gainesville

