

# City of Gainesville

State Housing Initiatives Partnership  
(SHIP) Program

Affordable Housing Advisory  
Committee (AHAC)

May 11, 2021

A photograph of a row of brick houses with green lawns and trees under a clear blue sky. The houses are two-story with brick exteriors and white window frames. The lawns are well-maintained and green. There are trees on the right side of the street. The sky is clear and blue.

# IRR Discussion



# 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 <sup>City of</sup> **Gainesville**

## Gainesville Area

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 April 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 <sup>City of</sup> **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](mailto: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 questions and comments
  - Please state your name for the record
  - Address the Chair of the Committee



# 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

City of  
**Gainesville**

- Homeowner Repair
  - Keep people in their home
  - Maintain existing housing
- Down Payment Assistance
  - 1<sup>st</sup> time home buyers
- Mortgage Foreclosure Intervention
- Rental Assistance
  - Rapid Re-Housing & Eviction Prevention
- 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



# **City of** **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**





# 1. Expedited Reviews\* City of **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”



## 2. Review of Policies & Regulations\*

City of  
**Gainesville**

- 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

### 3. Modifying Impact Fees

City of  
**Gainesville**

- 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





# 4. Flexible Density <sup>City of</sup> **Gainesville**

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



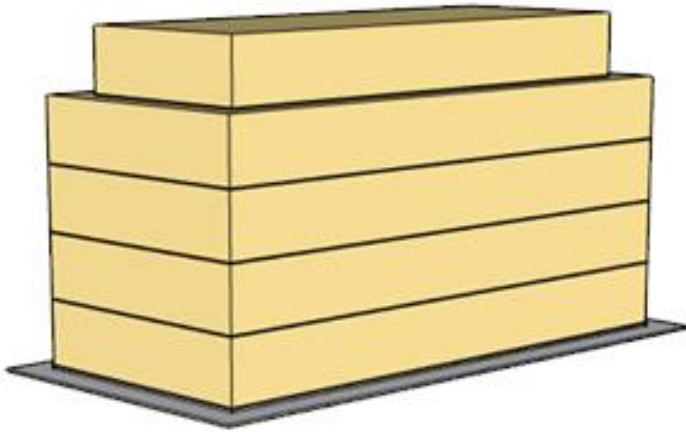


# 4. Flexible Density <sup>City of</sup> **Gainesville**

- Currently, City allows density bonuses
  - Use-Based
    - Residential Density Bonus Manual
      - Vague, not clear, Little interest from development community
      - Limited Applicability
    - Unit bonus
  - Transects/Form-Based
    - Highly Urban Areas
    - Height Bonus, up to 2 stories
      - In exchange for the provision of affordable housing

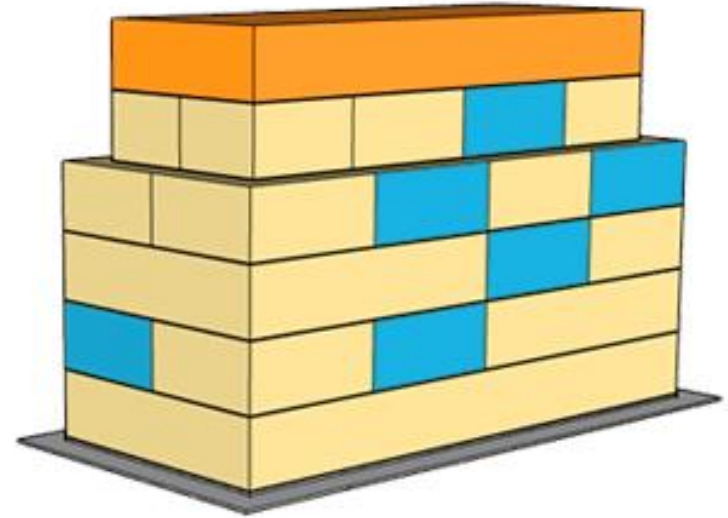
## 4. Flexible Density

# 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 <sup>City of</sup> **Gainesville**

- Past density increases, in the form of rezonings, often have not **required** the provision of affordable housing
- Some Tax Credit and SAIL projects have utilized a Density Bonus



## 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

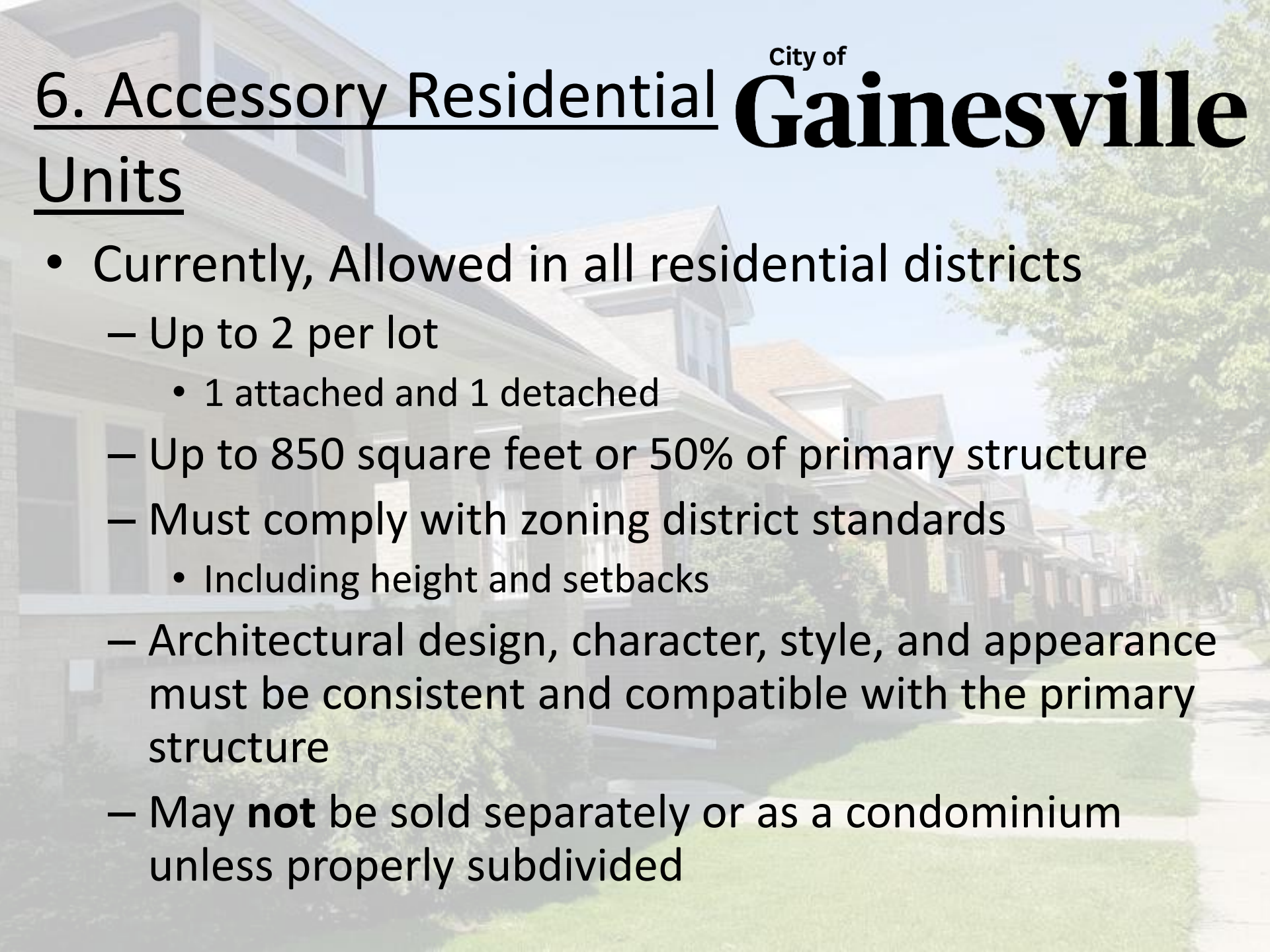


# 6. Accessory Residential <sup>City of</sup> **Gainesville**

## 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)





# 6. Accessory Residential <sup>City of</sup> **Gainesville**

## Units

- Currently, Allowed in all residential 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

- Pros
  - May increase supply of small affordable units
    - Over-housed vs. Over-crowded
  - Opportunity for partnerships to ensure affordable ARUs
    - This is an incentive, not a regulation
  - May deconcentrate affordable units
    - Approximately 23% of City land is SF zoned
  - Helps pay mortgage of primary unit
  - Efficiently uses existing infrastructure
    - Utilities, Public Transportation, roads, sidewalks, etc.
  - Facilitates aging in place

## 6. Accessory Residential Units

City of  
**Gainesville**

- Cons
  - Impact of students on SF neighborhoods
    - Particularly near UF
  - Not necessarily affordable
  - Benefit to mortgage of primary unit lost with 1<sup>st</sup> sale
  - Parking issues



## 7. Reduced Parking & Setback Requirements

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- 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

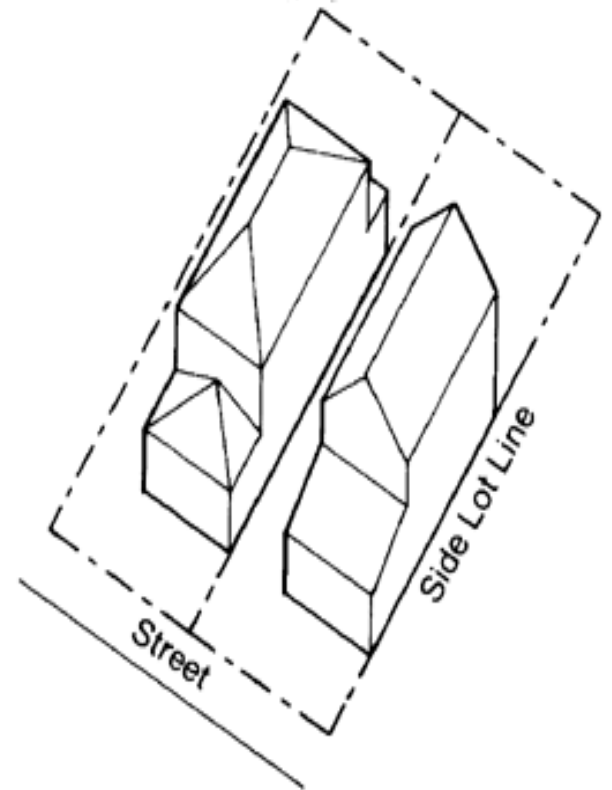
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- Currently, City allows reduced parking studies
- Currently, City allows reduced parking for affordable housing
- Currently, reduced setbacks require a variance for individual lots, or a Planned Development for a Subdivision
  - Provision of affordable housing is **not** a criteria



## 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



## 9. Reduced Street Requirements

City of  
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- 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



## 10. Public Land Inventory

City of  
**Gainesville**

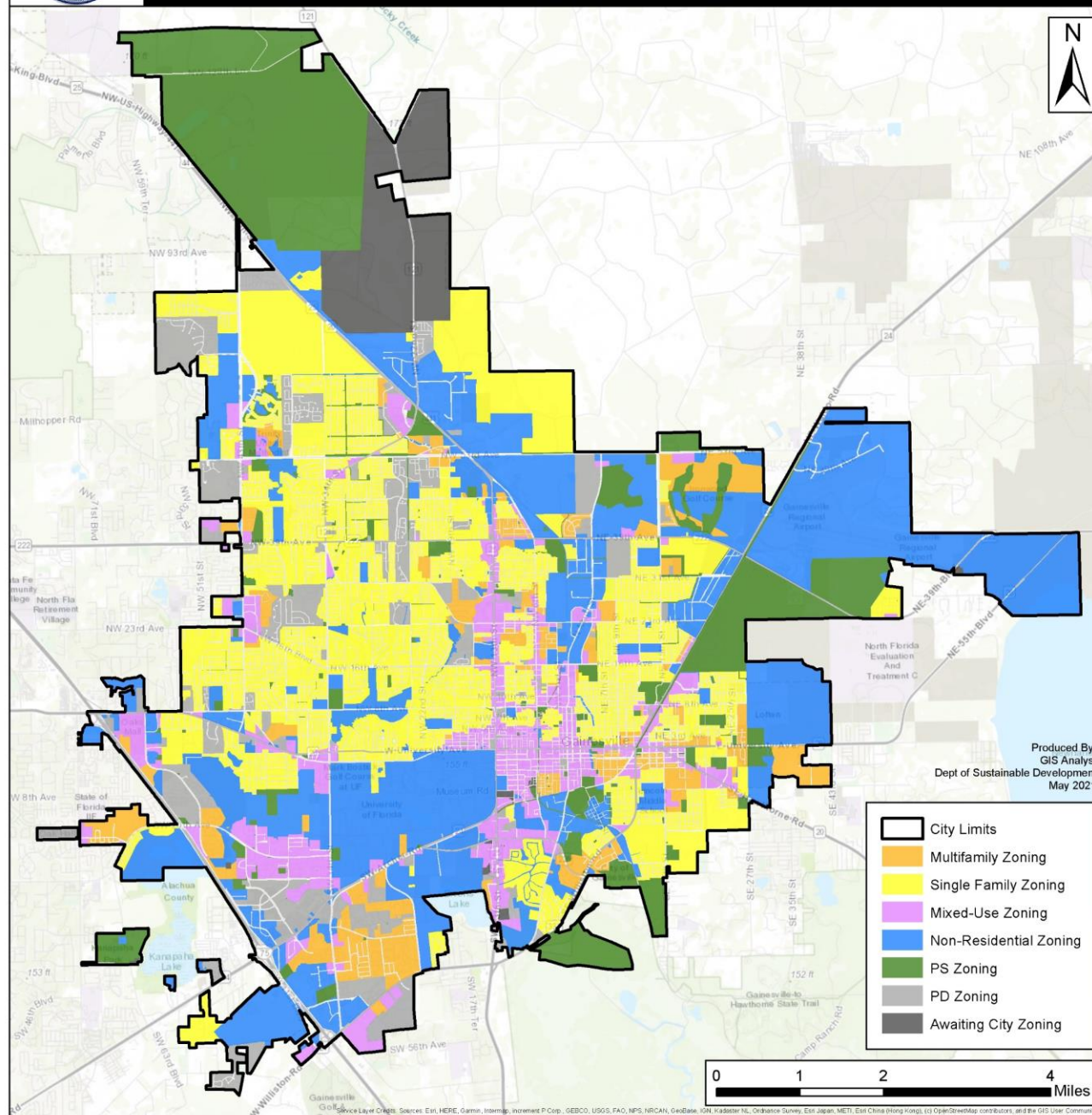
- Publicly owned land may be appropriate for affordable or other type of needed housing
- Currently, City maintains an Inventory
  - Office of Capital Assets Planning and Economic Resiliency (CAPER)
- Currently, CAPER makes surplus & escheated land available to both non-profit and for-profit affordable housing developers

# 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 \(arcgis.com\)](#)







# 12. Other Possible Incentives/Initiatives

City of **Gainesville**

- Anything else that AHAC thinks is a good idea
- Possible new initiative
  - City assistance to develop ADUs that must be affordable



## 12. Other Possible Incentives/Initiatives

- Possible New Regulation/Incentive
  - Inclusionary housing **requirements**
    - Would apply only to new development (specifically defined)
    - 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?
    - For more information: <https://inclusionaryhousing.org> or [Grounded Solutions Network](#)
  - A consultant is studying this
  - Encourages mixed-income areas

# Discussion

City of  
**Gainesville**

