



Legislation Text

File #: 991268, **Version:** 1

COMPREHENSIVE PLAN AMENDMENT - HOUSING ELEMENT (B)

Ordinance No. 0-01-01; Petition No. 51CPA-00PB

An ordinance of the City of Gainesville, Florida, amending the Housing Element of the City of Gainesville 1991-2001 Comprehensive Plan; amending provisions to address very low-income and extremely low-income housing; adding a policy concerning a county-wide "fair-share" housing ordinance for the dispersal of affordable housing; providing for a housing survey of rental units in the University of Florida context area; providing a policy concerning low demand or "safe place" shelters; making minor modifications throughout; providing directions to the City Manager; stating intent to adopt the amended element as part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

An update of the Housing Element has been prepared. The proposed, revised Housing Element includes a data and analysis section that has been updated to reflect changes in conditions and in pertinent Florida statutes and administrative rules since adoption of the current comprehensive plan in 1991. The updated Goals, Objectives and Policies, which are proposed for transmittal (and subsequent adoption) to the state planning agency, reflect recommendations from the Evaluation and Appraisal Report (EAR) adopted in 1998, and public input over the past year.

The Housing Element was the subject of City Plan Board workshops on January 27 and March 16, 2000, and of community workshops on June 21, 2000 at the Westside Recreation Center and July 12, 2000 at the T.B. McPherson Recreation Center. The City Plan Board held a public hearing on the proposed updated Housing Element on April 20, 2000 and recommended approval, with board modifications, by a vote of 5-1. The City Commission heard a workshop presentation from staff on this proposed, updated comprehensive plan element on December 11, 2000.

Revisions proposed for the Housing Element include amendment of several objectives and policies to include very low- and extremely low-income households, rather than only low-income or low- and moderate-income households, in pertinent analyses or requirements. Consistent with the adopted, updated Intergovernmental Coordination Element is a proposed policy requiring coordination with Alachua County on the development of a countywide "fair share" housing ordinance for the dispersal of affordable housing units. Since the Plan Board hearing, staff has added Policy 3.1.1, which calls for a study of the feasibility of an in-town housing program that would use pre-approved housing designs appropriate for specific locations where affordable housing should be encouraged.

A proposed revision that has generated considerable discussion is Policy 2.2.5. This policy would require the City to continue to examine methods to mitigate the special needs of the homeless including "safe space" shelters "that are separate from emergency shelter facilities and that provide weather protection, security and bathroom and shower facilities." Concern was expressed at several workshops and at the Plan Board hearing about the possible addition of safe space shelters increasing the existing concentration in the downtown and eastside of services for homeless people.

None

CITY ATTORNEY MEMORANDUM

The above-referenced ordinance has been prepared pursuant to City Commission action requesting the City Attorney's Office to prepare the appropriate ordinance amending the City of Gainesville 1991-2001 Comprehensive Plan.

Florida Statutes set forth the procedure for adoption of an amendment to the Comprehensive Plan. The second hearing will be held at the adoption stage of the ordinance and must be advertised approximately five (5) days after the day that the second advertisement is published.

The Plan amendment will not become effective until the State Department of Community Affairs issues a final order determining the adopted amendment to be in compliance in accordance with the Local Government Comprehensive Planning and Land Development Regulation Act, or until the Administration Commission (Governor and Cabinet) issues a final order determining the adopted amendment to be in compliance.