

City of Gainesville

Incentives and Recommendations Report (IRR)

Developed and Presented by the

Affordable Housing Advisory
Committee (AHAC)

November 14, 2023

Purpose

- In order to receive SHIP Program funds, the State requires the City to submit an IRR
- The IRR is a review of local **regulations and incentives** that impact the cost of **building** housing
- The IRR is developed by the AHAC & includes **their recommendations to the City Commission**

SHIP Overview

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

SHIP Requirements City of **Gainesville**

- Annual Report
- Local Housing Assistance Plan (LHAP)
 - Program Descriptions
 - Funding and Budgets
 - Adopted April 6, 2023 (3-year cycle)
- Affordable Housing Advisory Committee (AHAC)
- Incentives and Recommendations Report (IRR)
 - Annual
 - AHAC presents to City Commission
 - City Commission accepts & sends to FHFC (State)

City Program

- Homeowner Repair
 - Less expensive than new
 - Keeps people in their home
 - Facilitates aging-in-place
 - Maintain existing housing
 - Preserves and stabilizes neighborhoods
- Down Payment Assistance
 - 1st time home buyers (builds wealth)
- Mortgage Foreclosure Intervention
- Homeowner & homebuyer counseling



IRR Overview

- AHAC must review 11 incentives that impact the provision of affordable housing
 - Identified in Ch. 420, Florida Statutes
 - Focus on LDRs and Comprehensive Plan
 - **Does the City provide these incentives for affordable housing?**
 - **Do City regulations unnecessarily increase housing costs?**
- AHAC may also recommend other strategies
- City is **not** required to implement AHAC recommendations

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**

Main Points

- The AHAC has discussed these issues and topics all year. It is familiar with the context and purpose of the IRR
- The AHAC has reached a high level of consensus regarding the IRR
- Increase engagement with the Community
 - Meet people where they are
 - Continue to include AHAC
- Educate community about the development process
 - Including zoning and land development regulations

Main Points

- Move forward with Inclusionary Zoning
 - Coordinate with Alachua County
 - Continue to monitor and revise as needed
- Continue to focus on home rehabilitation and weatherization

Main Points

- Continue and increase focus on preserving the unique qualities of neighborhoods
 - Continue to focus on threatened or rapidly changing neighborhoods
 - Continue to study and implement anti-gentrification and anti-displacement measures
- Recognize the importance of a reliable, effective, and equitable transportation system. Continue studying ways to improve the current system

Recommendation

- Adopt the IRR and present it to the City Commission on December 7, 2023.

1. Expedited Reviews*

- 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) expedites reviews of affordable housing projects
 - Section 30-3.45
- **Recommendation:** Continue; Study usage and thresholds

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**

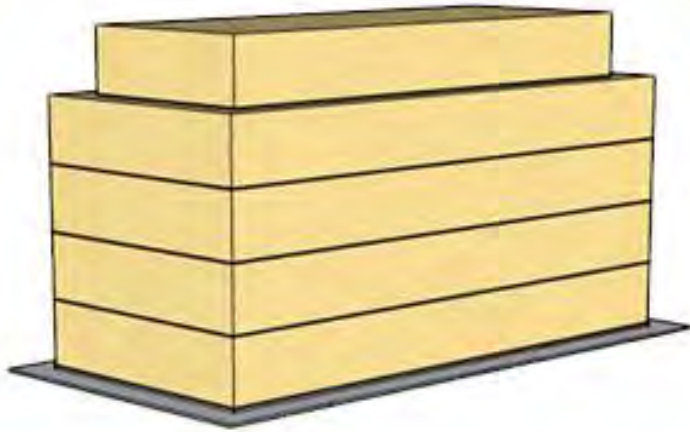
3. Modifying Impact Fees

- Lowering or waiving the fees for affordable housing
- Paying the fees from another source
 - Such as ConnectFree (Resolution 2023-806)
- 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 City of **Gainesville**

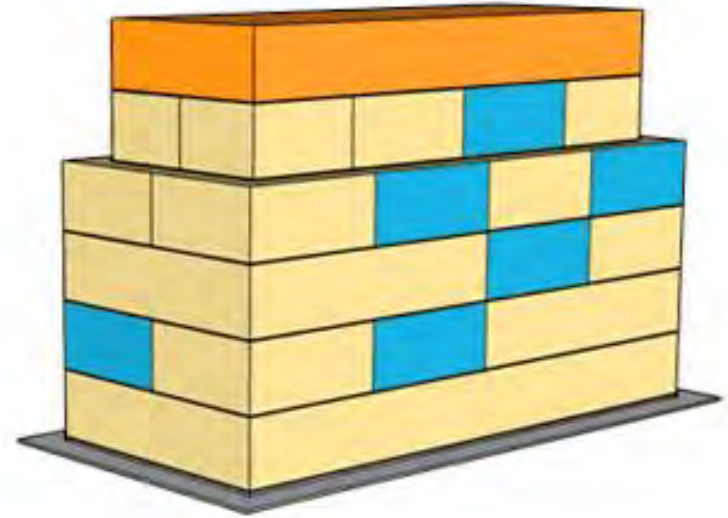
- The opportunity to increase the number of units/acre
 - May reduce the cost/unit
- Sometimes related to height and mass
- Part of Inclusionary/Exclusionary Zoning Study

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 City of **Gainesville**

- **Recommendation:** Work with Alachua County to develop inclusionary housing incentives and regulations

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 ^{City of} **Gainesville** Units

- Ordinance amended on September 3, 2020
- From June 2021 to July 2023, the City has received 42 Applications and issued 23 Certificates of Occupancy
- **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

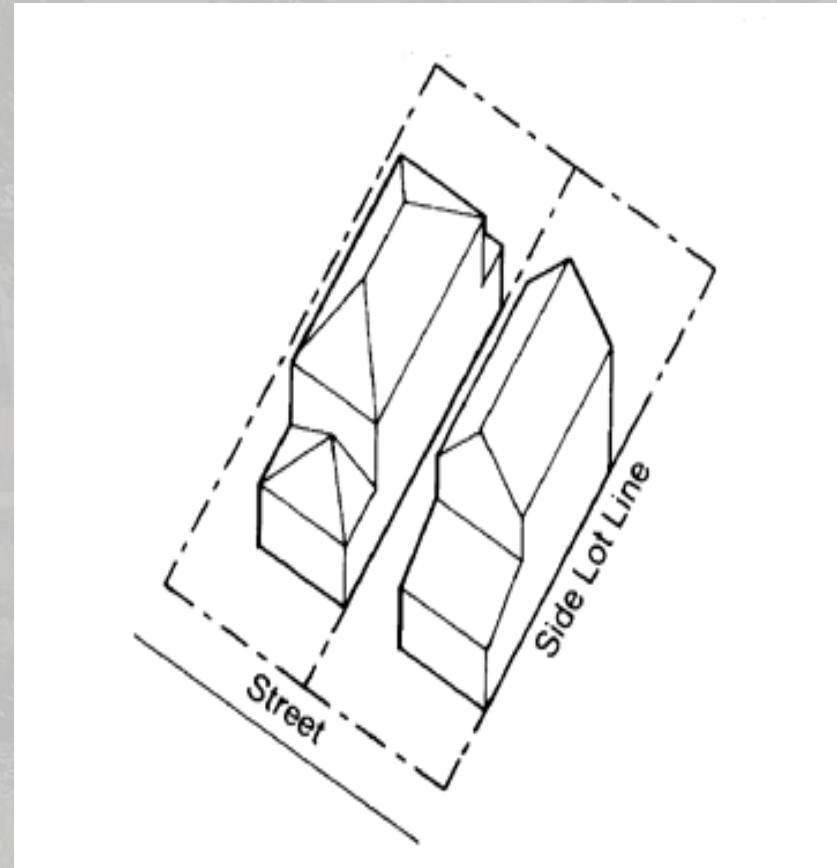
- Parking Requirements means the # of parking spaces, not the design or configuration of the spaces
- Setback Requirements means the distance from building to property boundary

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

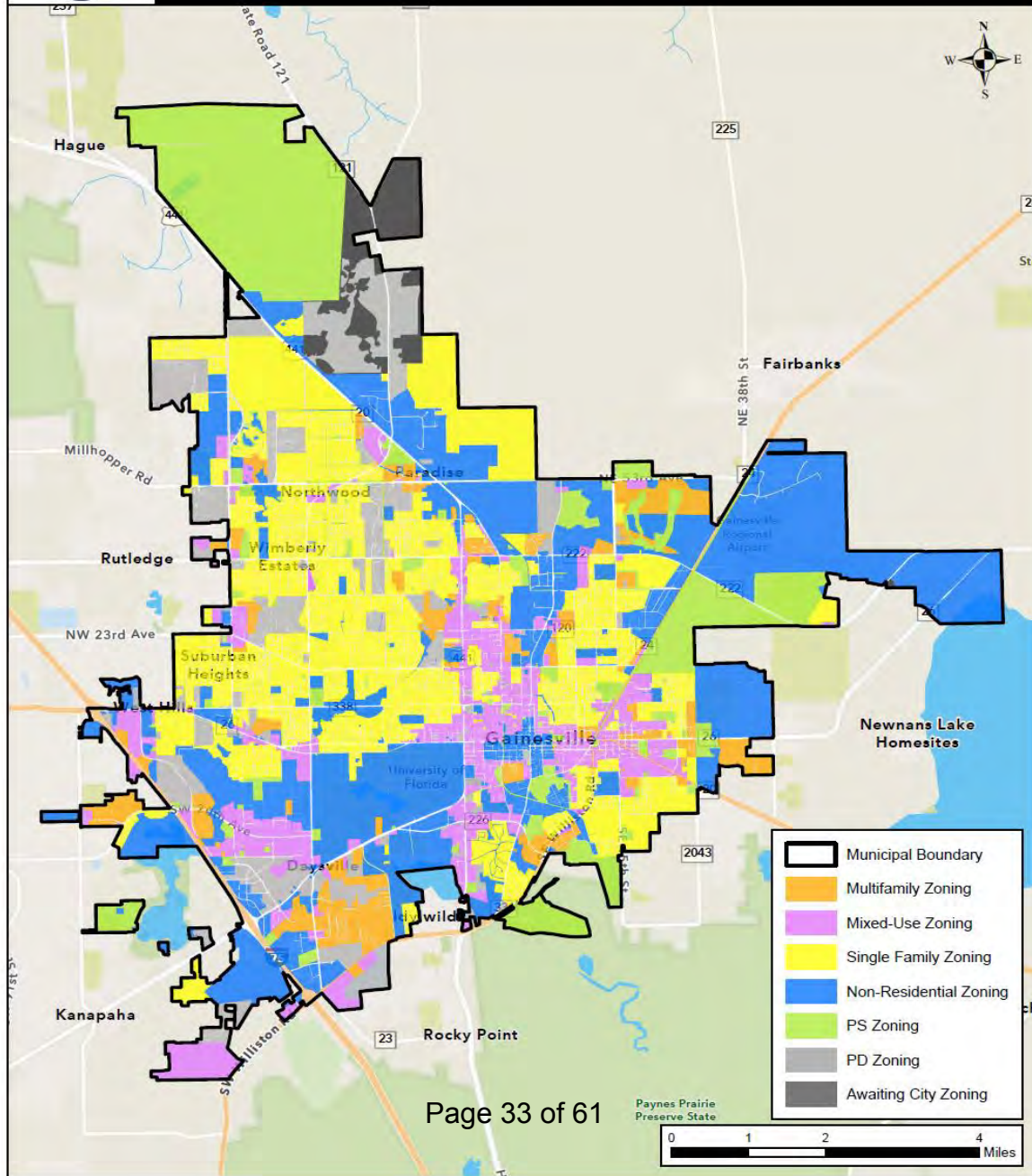
- Publicly owned land may be appropriate for affordable or other type of needed housing
- Currently, City maintains an Inventory
- Currently, City makes surplus & escheated land available to both non-profit and for-profit affordable housing developers
- **Recommendation:** Continue, expand

11. Land Use Mix

- 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.?
- See the interactive map on the Department of Sustainable Development's website
- **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

14. Engagement & Education

- Meet people where they are
- Include AHAC
- Develop a Planning & development Outreach Program
 - Imagine GNV, Chapter 8-Our City Government
- Continue Pre-Application Neighborhood Workshops

15. Preserve Changing Neighborhoods

- Continue to implement, study, & evaluate existing programs
- Focus on areas most at risk
- Study other Cities
 - Including Milwaukee and Minneapolis/St. Paul

16. Transportation System

- Recognize the importance of a reliable, effective, and equitable transportation system
 - Includes cars, buses, bikes, and pedestrians
 - Impacts location and price of housing
 - Impacts overall quality of life
- Continue to study ways to improve