



CITY OF GAINESVILLE

Department of Sustainable Development

Memo

To: Andrew Persons, Special Advisor for Sustainable and Equitable Economic Development

From: Brittany McMullen, Planner IV

Date: August 18, 2022

Re: Equitable Development

Defining Equitable Development

Equitable Development meets the needs of underserved communities through policies and programs that reduce disparities while fostering places that are healthy and vibrant. Equitable Development must have a strong process of goals, flexibility of purpose, and an ability to adapt to circumstances related to progressive change. This requires governments to maintain associated relevant data, encourages sustainable activities, as well, as facilitates ongoing community engagement and interest.

Policy Foundation

Gainesville's Strategic Plan

As reflected in City's Strategic plan, Gainesville will be an equitable community for all. We will be a sustainable community for the future. We will be home to a world-class, life-long learning community. Our city will be a great place for neighbors to live and thrive. A place that provides meaningful experiences for everyone. We will have a vibrant downtown and a strong, resilient economy. We will ensure mobility for all neighbors.

Equitable Development City Commission Workshop

In August of 2020 the City Commission heard a presentation from staff (attached) and subsequently passed a multi-part motion related to equitable development. Motions included direction related to programs that are outlined below (a complete list of the motions made at this meeting are attached). These motions were the catalyst for much of the equitable development work that the City has completed since 2020.

Gainesville Housing Action Plan (GHAP)

An action plan prepared for the City of Gainesville by the Florida Housing Coalition in September of 2020. The GHAP is intended to implement and support programs, policies, and funding sources to support the City's housing vision: a city where renters and owners, at every income and ability level, stage of life, race and ethnicity, have access to safe and affordable housing now and into the future. The recommendations in the plan align with the City's existing goals laid out in previously completed plans. The GHAP includes

metrics to help assess the effectiveness and track progress towards the City's affordable housing vision. The City Commission has not yet adopted the plan.

Imagine GNV

ImagineGNV is the process the City of Gainesville has taken since 2020 to update the City's Comprehensive Plan. This plan determines what can be built where, and nearly every aspect of living in Gainesville. ImagineGNV is an effort to update the plan together with community members who have not historically had a seat at the table and address the impacts of systemic racism historically and today. The "Where We Live" Chapter, in particular (attached), outlines strategies that aim to support the type of development that:

- Allows for all Gainesville residents to live in neighborhoods with diverse and abundant housing with easy access to jobs and vital community services.
- Does not displace and provides benefits for neighbors
- Provides for quality and stable housing based on public funding sources, and
- Does not involve discriminatory lending, renting, property management and appraisal practices.

GCRA 10-Year Reinvestment Plan

The 10-Year Reinvestment Plan is the result of several months of public workshops, surveys, stakeholder meetings, data analysis and community engagement. The goals of the Plan reflects the needs of our evolving community with eyes towards making the City of Gainesville a great place to live, work and play.

Inclusionary / Exclusionary Zoning Code Changes (IZ/EZ)

Exclusionary land use controls (zoning) are local regulations that: directly decrease or limit housing supply in residential areas, increase the cost to build new housing, and limit the use of existing housing. Inclusionary zoning is a land use tool that requires or encourages developers to create affordable units in new market-rate residential and commercial developments.

In August of 2020 the City Commission requested that staff develop inclusionary zoning policies and conduct a review of potential exclusionary zoning provisions contained in the City's Land Development Code. HR&A Advisors were engaged by the City of Gainesville to complete a study on these issues. The final report was presented to the Commission in January of 2022, at which time the Commission directed staff to prepare amendments to the Code to implement recommendations for exclusionary and inclusionary zoning code changes. The Commission has approved the first reading of the ordinance aimed to eliminate exclusionary zoning policies within the Code, and Department of Sustainable Development Staff are working on the inclusionary zoning portion of the request.

Affordable Housing Framework

In March 2022 staff presented the 2022 Affordable Housing Framework Report to the City Commission. This document was produced to set the stage on affordable housing efforts in Gainesville. The framework included a snapshot of data at the federal state and local levels regarding housing trends, population and equity. The Office of the City Manager, along with the Departments of Sustainable Development, Strategy, Planning and Innovation, Housing and Community Development, the Gainesville Community Reinvestment Area, Gainesville Fire Rescue, and external housing partners contributed to the document to provide a comprehensive and holistic outline for affordable housing efforts either currently happening or planned in Gainesville.

Neighborhood Workshop Requirements in the Land Development Code

Starting on October 1st, 2022 there will be additional requirements for the Neighborhood Workshop process that is required to occur prior to plans being submitted for new development. While this requirement has existed in the Code for some time, newly updated language will require that in addition to notifying neighboring property owners and holding a workshop, the applicant for development must submit a public participation report documenting the results of their public participation effort. The change also contains additional noticing requirements to ensure that neighbors are made aware of potential development, and the Department of Sustainable Development will be maintaining an online tool to keep neighbors informed of these workshops.

5-Year Consolidated Plan

This HUD required document describes how the City will use CDBG & HOME funds. The next plan is due in July 2023. (Managed by HCD).

Programs and Projects

Affordable Housing Land Donation Pilot Program (Duval)

11 lots in Duval Heights Neighborhood have been committed for development of affordable housing by Habitat for Humanity through the City's surplus property process. Ground breaking took place in February of 2022. The City is committed to building a road and infrastructure within NE 9th Avenue. Deed restrictions will ensure that the lots remain permanently affordable and can only be sold to income-qualified buyers.

Community Land Trust (CLT)

The City Commission approved Bright Community Trust, Inc. as the City's Community Land Trust partner on March 17, 2022. The purpose of this effort is to promote affordable housing, particularly in neighborhoods that are at high risk of gentrification and displacement. The City anticipates providing either operating grants, in-kind services or land, or a combination of all of these to the selected CLT to produce and manage affordable housing in keeping with the CLT model.

GCRA Programs

- Pleasant Street Affordable Housing Infill Opportunity Project
- Porters Affordable Housing Infill Opportunity Project
- Housing Programs Community Outreach Campaign

Heartwood Subdivision

This project is a partnership with the GCRA to build 11 new affordable homes for first-time homebuyers. (Managed by HCD).

Heirs Property Assistance Program

Heirs property is land that is jointly owned by descendants of a deceased person whose estate did not clear probate. The descendants, or heirs, have the right to use the property, but they do not have a clear marketable title to the property when estate issues remain unresolved. The purpose of the Heirs' Property Assistance Program is to increase neighborhood stability by growing individual wealth and access to property ownership through assisting owners of heirs' properties to gain clear titles to their homes. The

objective of the Program is to assist heirs property “owners” achieve clear title to the property. This objective will enable homeowners to negotiate with lenders, obtain homeowner’s insurance, obtain property tax homestead exemption, and obtain repairs or rehabilitate homes at risk for demolition. The Heirs’ Property Assistance Program is designed to assist heirs’ property owners clear the title to their property. Under the Program, recipients receive legal assistance for no cost. (Managed by HCD).

Historic Home Stabilization Program

The goal of this program is to maintain neighborhood culture and population by preventing the demolition of homes and preserving the original character-defining architectural elements of neighborhoods. (Managed by HCD).

Homeowner Rehabilitation and Relocation Assistance

This program provides financial assistance to eligible homeowners who need assistance to correct health and safety violations in their homes such as roofing, electrical, plumbing and heating. For homes that are determined to be not structurally sound/feasible to rehabilitate, the home can be demolished and rebuilt on the same site. Relocation assistance may be provided while rehab or replacement is taking place. (Managed by HCD).

Homeownership Workshops

Educational workshops are held which include homebuyer education and training, credit counseling and money management and other housing counseling activities. (Managed by HCD).

Down Payment Assistance

The Down Payment Assistance Program (DPA) provides funding to eligible homebuyers to buy a home within the City limits of Gainesville. The funding is used to pay a part of the down payment and closing costs associated with purchasing a home. Up to \$15,000 in help may be provided. The first step is registering and completing the required Homebuyer Education and Training Workshop. (Managed by HCD).

Low Income Energy Efficiency Program (LEEP)

Assists low-income customers with energy focused home improvements. (Managed by GRU).

Mortgage Foreclosure Intervention

This program provides assistance to families who are 3 months or more delinquent on their mortgage payment. (Managed by HCD).

My Neighborhood Grant Program

The program offers \$25,000 towards the purchase of a home or lot within eligible neighborhoods. To be eligible, recipients must have lived in a program neighborhood for at least three years before 2011. The purpose of the program is to encourage strong community connections by incentivizing long-term homeownership within neighborhoods. The eligible neighborhoods are Cedar Grove II, Greater Duval, Fifth Avenue, North Lincoln Heights, Pleasant Street, Porters, Springhill and Sugarhill. (Managed by HCD).

Pandemic Relief Programs

i. Coronavirus Relief Program

For residents of single-family or multi-family homes, provides assistance with mortgage, utility, cable and phone payments to families who experienced a reduction of income or loss of employment due to the Covid-19 Pandemic. The income limit for this program is up to 80% AMI.

ii. Eviction Protection and Assistance

As part of the American Rescue Plan funding, the City of Gainesville Commission voted to expend \$1 million on eviction prevention, rental assistance for tenants at risk of eviction. The City will also partner with Three Rivers Legal Services, Inc. (TRLS), a non-profit organization with extensive experience in landlord-tenant issues, to provide additional assistance to tenant families that need legal assistance to prevent eviction, as needed.

iii. GNV Cares for Neighbors

For residents of single-family homes, provides assistance with rent and utility payments to families who experienced a reduction of income or loss of employment due to the Covid-19 pandemic. The income limit for this program is up to 80% AMI.

iv. Utility Debt Forgiveness

Funding for utility assistance program to ameliorate the delinquencies related to COVID-19 impacts within the City of Gainesville city limits (managed by GRU).

Rapid Re-housing/Rental Assistance/Eviction Protection

Through an interlocal agreement with the County, this program provides rental and eviction prevention assistance. (Managed by HCD).

Welcome Back Program

This program assists former residents of GCRA neighborhoods to move back. Eligible recipients are granted \$25,000 to buy or build a home in order to invest in their own future and the future of their neighborhoods. Eligible neighborhoods include: Porters, Pleasant Street, Fifth Avenue and Springhill. (Managed by GCRA).

SHIP Local Housing Assistance Plan (LHAP)

The purpose of the SHIP program is to meet the housing needs of very low, low and moderate-income households; to expand production of and preserve affordable housing, and to further the housing element of the local government comprehensive plan specific to affordable housing. The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community-based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

Equitable Development



City of Gainesville
Department of Sustainable Development



August 13th, 2020

Table of Contents



01

OVERVIEW

Defining Equitable Development & Exclusionary Zoning

02

OUR HISTORY

How have federal, state, and local policies shaped the landscape of Gainesville

03

IDENTIFYING SOLUTIONS

Strategies for remediating exclusionary zoning and creating opportunities for equitable development

04

CLOSER LOOK @ NEIGHBORHOODS

Neighborhood Bill of Rights, Historical Overlays, and more



OVERVIEW

What is Equitable Development?

Defining Exclusionary Zoning



What is Equitable Development?

"Quality of Life outcomes, such as affordable housing, quality education, living wage employment, healthy environments, and transportation are equitably experienced by the people currently living and working in a neighborhood, as well as for new people moving in.

Public and private investments, programs, and policies in neighborhoods that meet the needs of residents, including communities of color, and reduce racial disparities, taking into account past history and current conditions."

– Government Alliance on Race and Equity (GARE)

Equitable Development as a Tool to Advance Racial Equity

Reversing Systemic Racism with Equitable Development

Examples of past policies and tools used to further racial disparities:

Federally issued mortgage insurance and infrastructure grants to increase white homeownership leading to appreciating values in those areas

Legal segregation through municipal regulations and privately initiated racially restrictive covenants

Denying access to financing for homeownership therefore driving investment away from black communities

These policies increased racial disparities in ownership, opportunity (access to jobs and quality education), and housing security.

Equitable development seeks to reverse this legacy by revitalizing historically disinvested communities in a way that closes racial disparities in ownership, opportunity, and housing security.

What is Exclusionary Zoning?

Exclusionary zoning - "Zoning practices originally created for the purpose of tacitly excluding racial minorities segregating neighborhoods along economic, social and racial lines."



"These practices are no longer explicit in their intent to maintain racial segregation, but they continue to serve as the greatest hurdle to racial integration, access to integrated schools, and access to the wealth that accrues from home-ownership in neighborhoods with steadily increasing property value."

History of the Politics of Exclusion

01

Reconstruction – 20th Century

- Explicit laws prohibiting ownership of property by black Floridians
- Threats of violence
- Disenfranchisement
- Refusal of whites to sell

02

Jim Crow – Fair Housing Act 1968

- Plessy v. Ferguson
- Widespread use of racial covenants
- FHA & HOLC
- G.I. Bill
- 1948 – Shelley v. Kraemer
- Development of exclusionary zoning

03

Post-Fair Housing – Present

- Federal shift from public housing to rental vouchers
- Zoning for economic exclusion
- New Urbanism and zoning reform



OUR HISTORY

Evolution of Land Use & Planning



1931

THE BEGINNING

Florida Legislature creates
zoning authority for cities



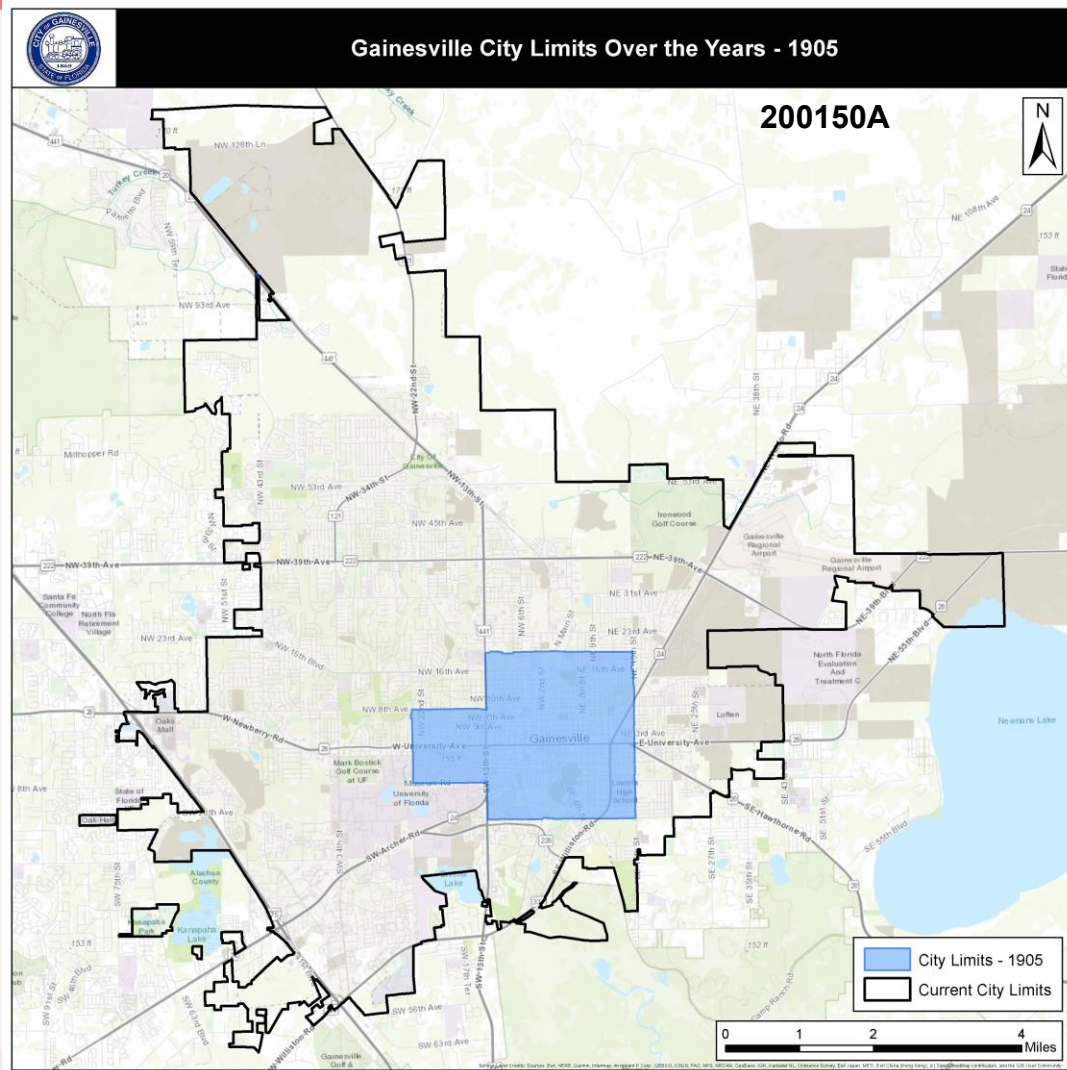
1932

GNV 1st ZONING CODE

- Residential zoning divided into A, B, C
- 4-Family dwellings = OK
- No lot size requirements
- Family defined as living unit w/ cooking, no familial requirements



Evolution of Land Use and Zoning in the City of Gainesville



What are Covenants? Racial Covenants?

1

Covenants are a binding promise to do or not to do a particular act that, if violated, allows the holder of the covenant to sue to enforce the promise in court

2

In real estate transactions, covenants are used to restrict the use of property by including the restrictions in the deed to run with the land

3

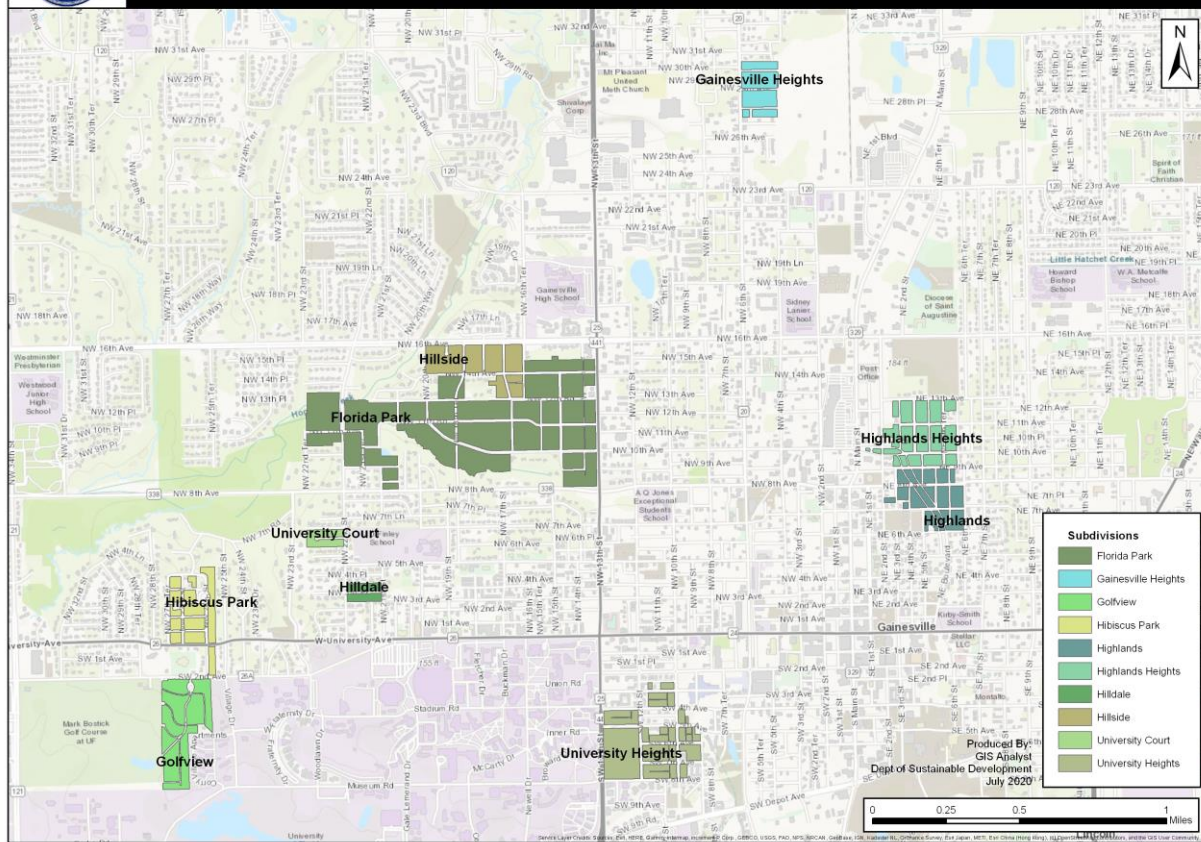
Racially restrictive covenants limit the sale, rent, lease or occupancy of a property to minority groups by recording such restrictions with the deed or in some cases as part of the recorded subdivision plat.

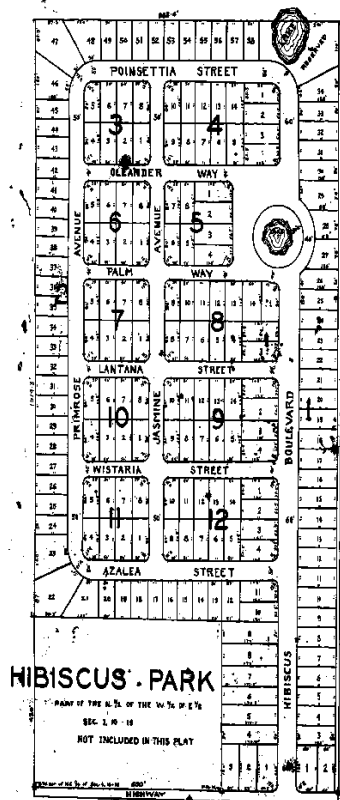




Sample of Subdivisions with Racial Covenants

200150A





running back to North property line, and designated on Plat of Hibiscus Park subdivision as "reserved" All the above according to the Plat of Hibiscus Park subdivision as filed for record in Plat Book B at page 35 of the Public Records of Alachua County, Florida.

AND the said parties of the first part do hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

It is understood that said deed is given with the following restrictions and reservations, to-wit:

1. No lot or any part thereof to be sold rented or occupied or in any way disposed of to any one except the Caucasian Race.

2. No house to be erected on any lot closer than 25 feet to street line except lots

1, 4, 5 and 8 Block 11; 1, 4, 5 and 8 Block 10; 1, 4, 5 and 8 Block 7; 1, 4, 5 and 8, Block 3; 9 and 10, Block 12; 9 and 10, Block 9; 8 and 9, Block 8; 7 and 6, Block 5; 9 and 10, Block 4;

which are not to be closer than 15 feet to Primrose Avenue or Jasmine Avenue.

No out-buildings to be closer than 50 feet to any street in subdivision except Lot 1 in Block 1 and Lot 1 in Block 2, which out-building must not be closer than 25 feet to Hibiscus Boulevard and not closer than 15 feet to street line of Jasmine Avenue and no closer than 15 feet on Lots on East side of Primrose Avenue.

3. No house fences or fences of similar character are permitted at all, nor any kind of fence to be built closer than 50 feet from street line.

4. No house to be constructed on lots fronting University Avenue to cost less than \$5000.00 for one-story house and \$7500.00 for two story house. No house to be built on Hibiscus Boulevard to cost less than \$4000.00 for one story and \$6000.00 for two story. No house to be built on any other part of subdivision to cost less than \$3000.00 for one story house and \$5000.00 for two story house.

5. No temporary houses or apartment garages permitted at all other than for servants use only. No servants to be kept on premises until owners are living on said property nor any of said property to be used for any other purpose than residential. No garages to be built for more than two cars.

1949

ZONING AMENDED

- Code amended & Charter establishes power of city for segregation
- Same residential ABC
- Same uses 4 family
- Min. lot size and width introduced



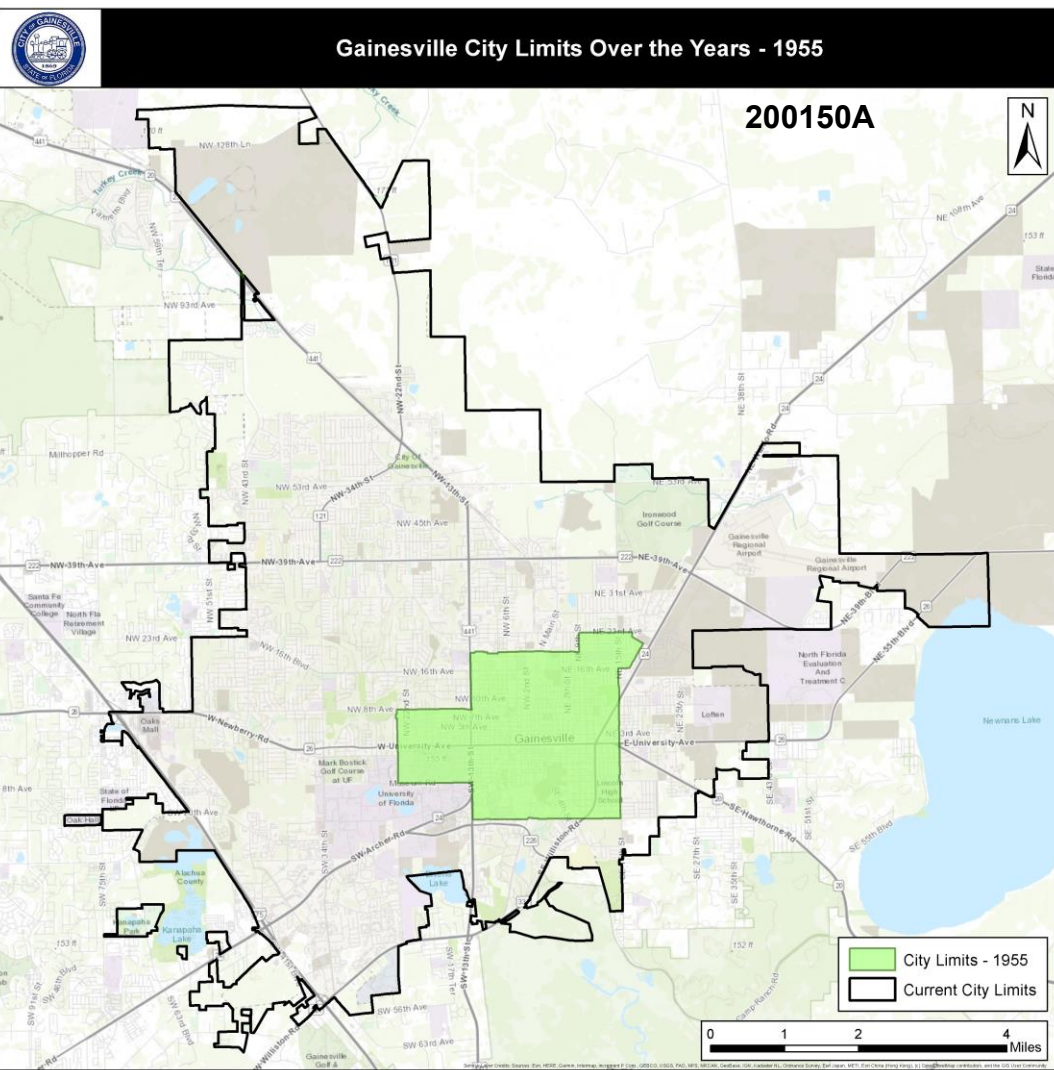
1958

MAJOR ZONING CODE CHANGES

- Introduction of SF zoning district
- 4 family dwellings = NO
 - Only dwelling for 1 family
- Family now defined by familial ties
- Lot sizes expanded
- Min room sizes, max lot coverage, & min parking spaces introduced



Evolution of Land Use and Zoning in the City of Gainesville



1966

CODE FURTHER REFINED

- More exclusive single-family zoning districts
- Max Residential Density
- Compatibility requirements between SF and all other districts
- Min lot depth introduced
- Min Parking increased
- Occupancy limits



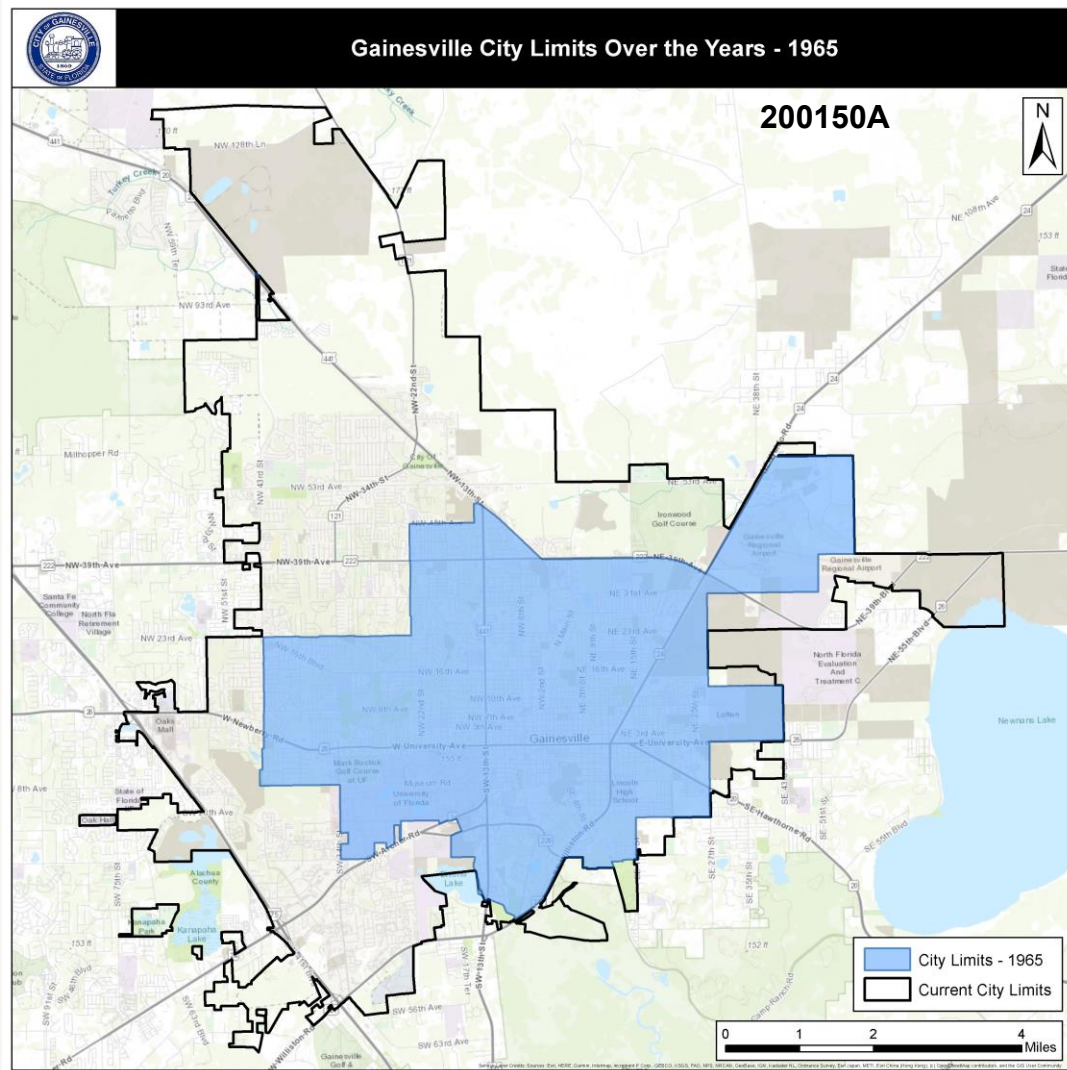
1976

LANDLORD PERMIT

- "Plague of rental violations" in single family districts
- Introduction of new higher density "University Oriented Housing" zoning district near UF catering to the needs of students



Evolution of Land Use and Zoning in the City of Gainesville



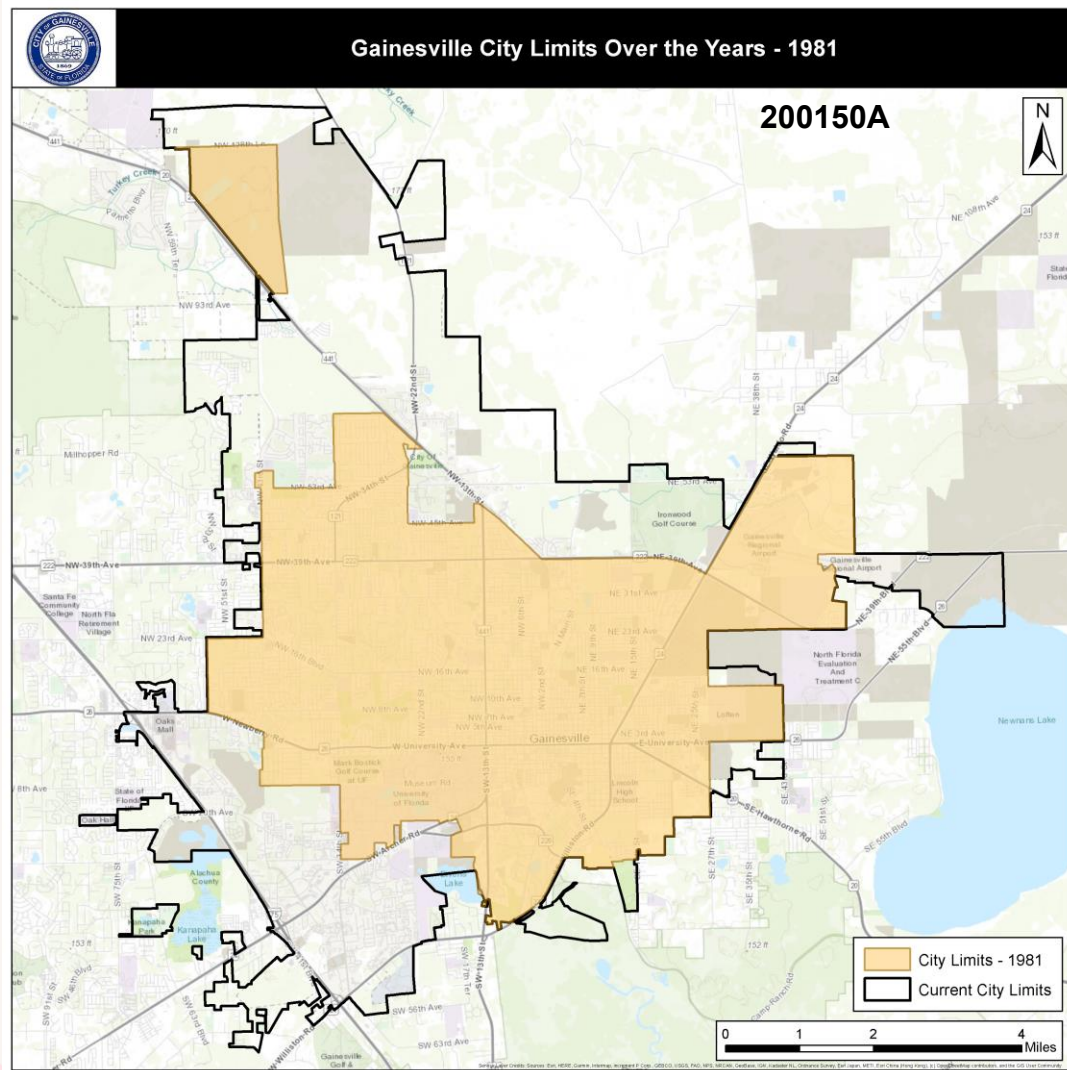
1981

EXPANSION OF UNIVERSITY ADJACENT HOUSING

- Additional university-oriented housing zoning districts created
- Shift to using SIC code



Evolution of Land Use and Zoning in the City of Gainesville



1990's – 2017

STUDENTS

- Student apartment boom in the southwest
- New restrictions introduced on multifamily uses near SF zoning
- Densities near the University increase
- Growth of various special area plans



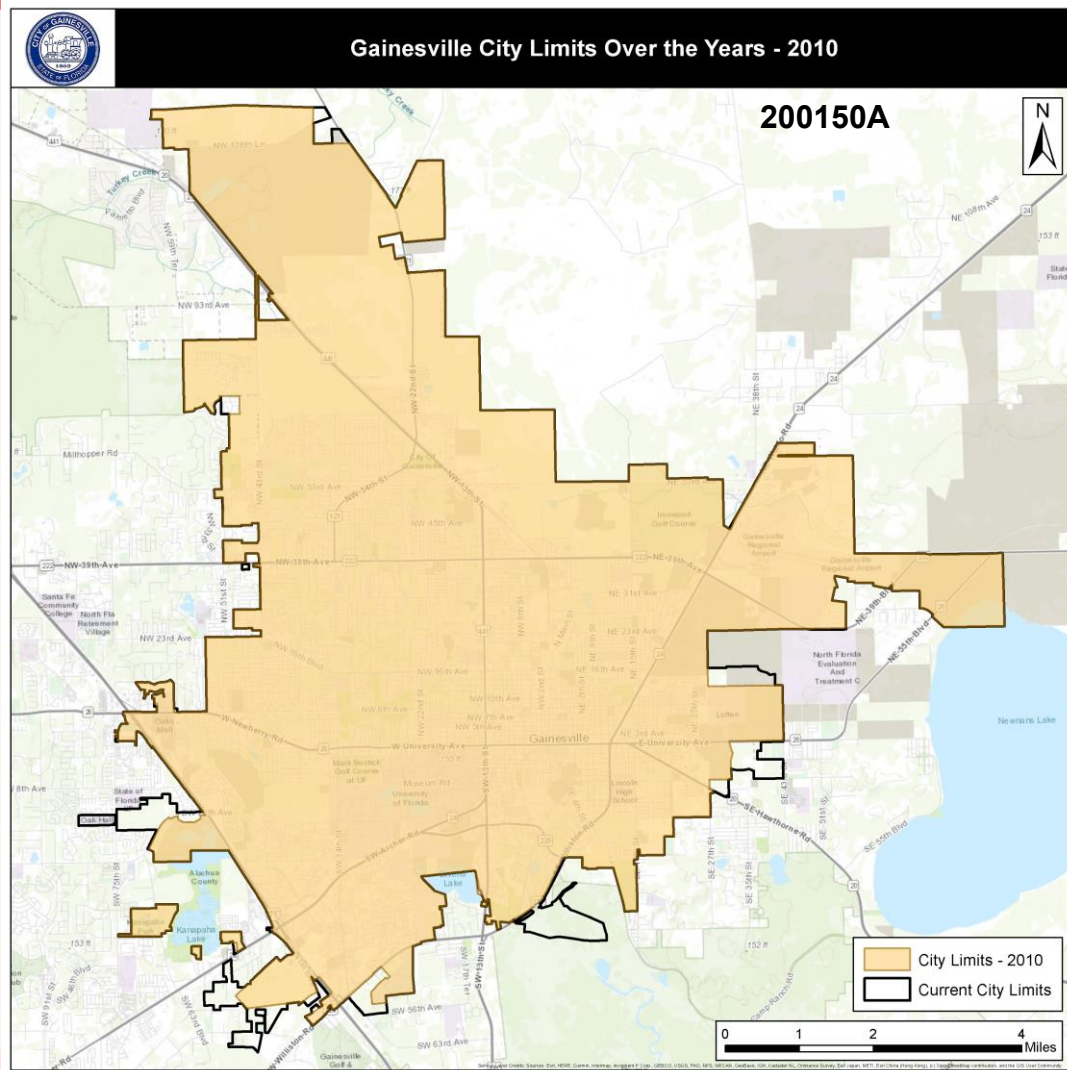
2020

FORM-BASED CODE

- Code update 2012-2017
- Transect zoning introduced
- Replaced Special Area Plans
- Zoning changes affect <5% of total City



Evolution of Land Use and Zoning in the City of Gainesville



The Opportunity Atlas

Which neighborhoods in America offer children the best chance to rise out of poverty?

The Opportunity Atlas answers this question using anonymous data following 20 million Americans from childhood to their mid-30s.

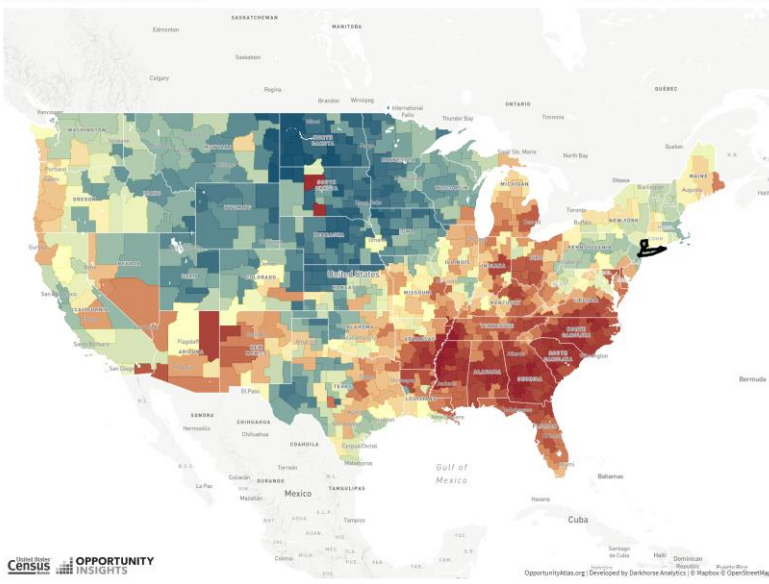
Now you can trace the roots of today's affluence and poverty back to the neighborhoods where people grew up.

See where and for whom opportunity has been missing, and develop local solutions to help more children rise out of poverty.

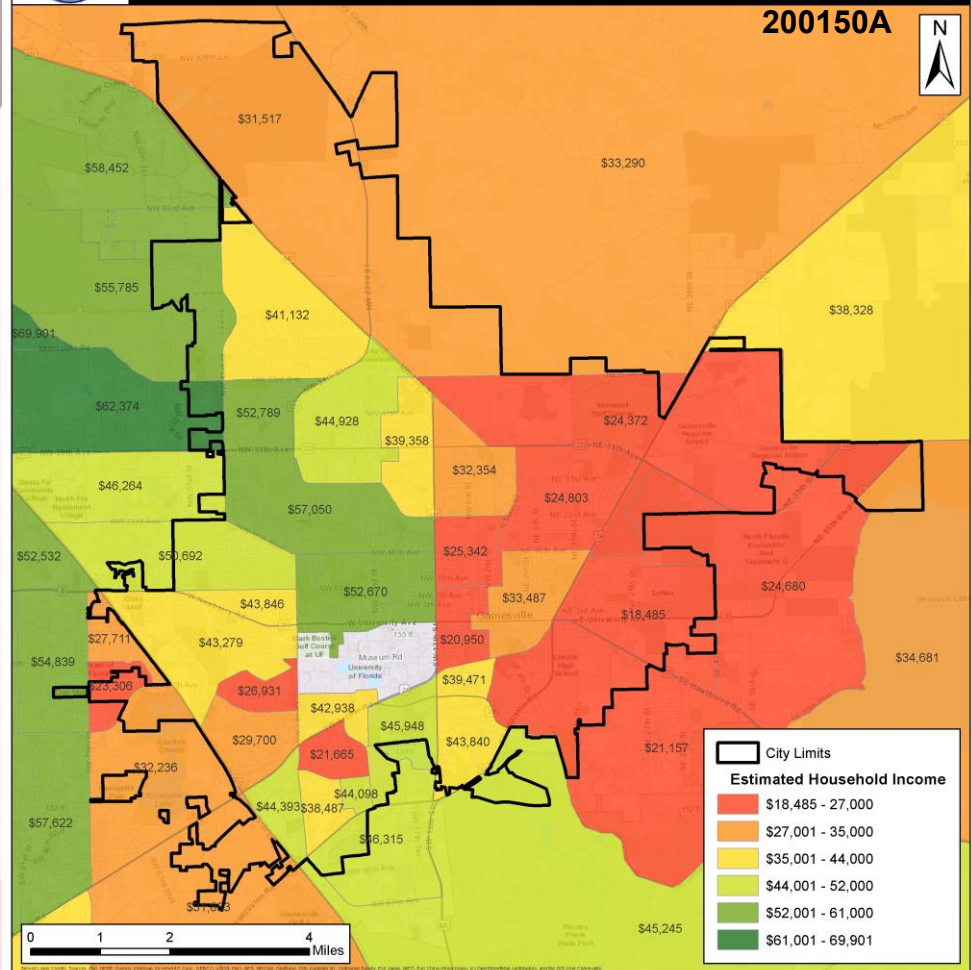
BEGIN EXPLORING

Isn't this all past history? Why does this matter?

Household Income for Children of Low Income Parents



Gainesville Area Opportunity Atlas - Estimated Household Income Data





SOLUTIONS

Discussion of Moratoriums
Remediation of Exclusionary Zoning Practices
Inclusionary Zoning & Community Land Trusts to promote
Affordable Housing

Discussion of Moratoriums

A *moratorium* is an extraordinary measure that temporarily halts certain land use or development approvals so that a local government can formulate a regulatory solution to a real and particularized problem, which generally has resulted upon a sudden change in circumstances. The City of Gainesville has successfully used moratoria, but must weigh potential time, cost, and legal liability (deprivation of property rights) in any moratorium decision.



Four essential elements in a defensible moratorium:

- 1) Findings of Fact - Must establish in as much factual detail as possible why a moratorium is needed (the problem) and why standard/less-extraordinary land use measures are insufficient.
- 2) Scope - Identify the specific land use or development approvals that are being halted and in what geographic area. Do not base on any protected classes and do not target any specific project(s).
- 3) Duration - Outline a time-limited plan (shortest duration as possible) to achieve a regulatory solution.
- 4) Relief Valves - Exclude pending (already submitted) applications and provide a process for hardship exceptions.

Remediation of Exclusionary Zoning Practices

Issues

- Diverse housing types not allowed in large areas of the City
- Regulations such as minimum lot sizes and minimum lot dimensions further restrict housing
- Areas of the City with the greatest restrictions are also the areas with the best access to opportunity, schools, shopping, etc.



Solutions

- Change regulations to allow more diverse housing types (ADUs, duplexes, etc.)
- Reduce minimum lot requirements to accommodate opportunities for new housing
- Support regulatory changes with programs aimed at building attainable housing in high opportunity areas.

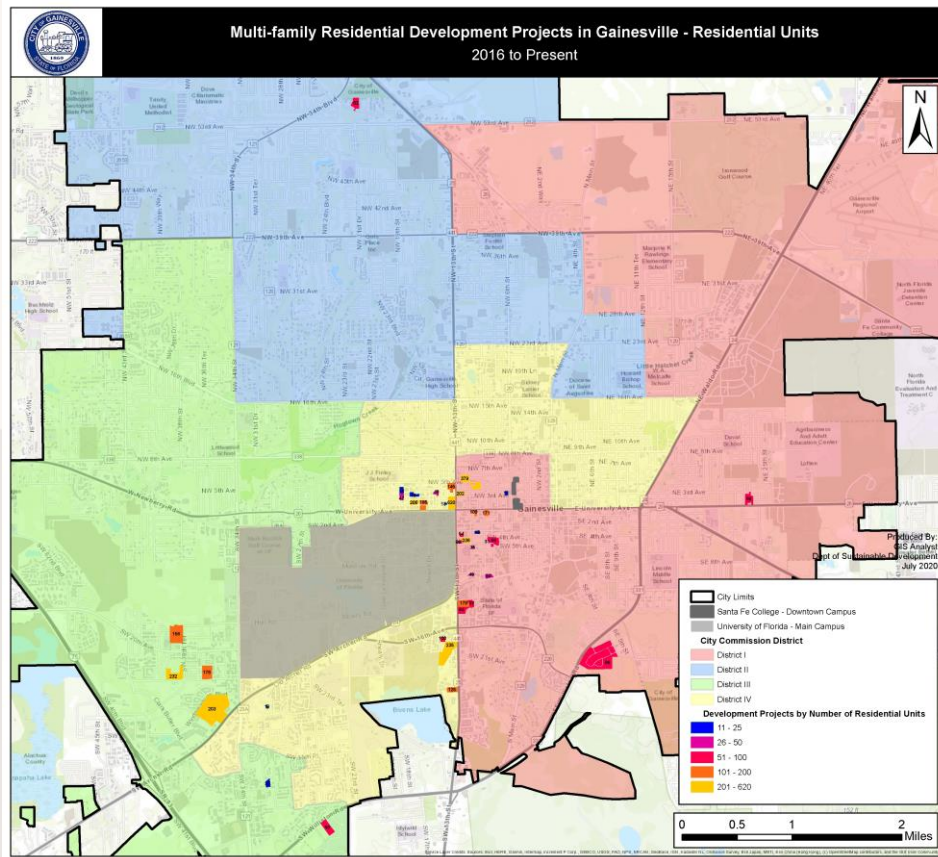


Inclusionary Zoning to Promote Affordable Housing



Program Design





Statistics:

Development projects: 42

Units: 4,693 (111 avg)

Beds: 11,945 (284 avg – 2.54 beds/unit)

Building floors: 201

Past 5 years of Multi-family Residential Projects
in Gainesville

Community Land Trusts to promote Affordable Housing

Discussion:

TRADITIONAL PURCHASE



In traditional Real Estate transactions, the homeowner owns the house and the land that it sits on.

COMMUNITY LAND TRUST



The CLT separates ownership of the land from the buildings that sit upon it. The CLT retains ownership of the land and leases it to the homeowner.





CLOSER LOOK

Neighborhood Bill of Rights
Historical Overlays in Neighborhoods
Impact of Unimproved Lots in Neighborhoods

Neighborhood Bill of Rights

3/12/2020 General Policy Meeting direction:

- Create a system to formally register neighborhood associations
- Establish which rights to consistent neighbor service will be implemented
- Determine which City actions/proposals warrant notification to neighborhoods
- Determine the parameters for a grant program, where in City Government it will function, and sources of funding.

Recommended Next Steps



We are here!

If the General Policy Committee wants to proceed, move this project to Phase 3 of the Policy Process.

Overlays in Neighborhoods

The Heritage Overlay district:

- Emphasizes conserving residential areas with a distinct visual identity through regulations focused on form of buildings
- Historic district vs heritage district
- Neighborhood informed and neighborhood driven
- Requires additional permitting review
- Generally increase property values over time

JULY 2018

NEIGHBORHOODS AS COMMUNITY ASSETS

THE PORTERS COMMUNITY, GAINESVILLE, FLORIDA



Investor-owned Vacant Lots in Neighborhoods

Statistics:

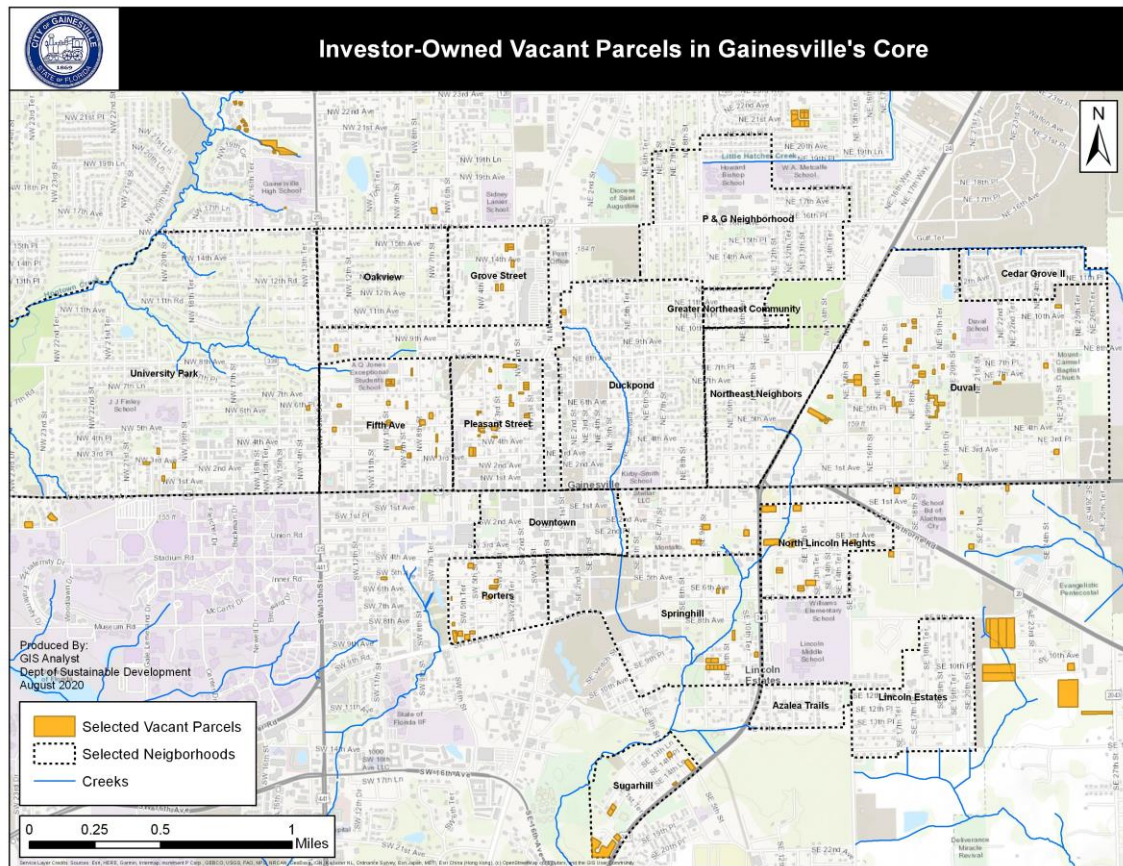
Number of properties: 181

Number of owners: 91

Average size of property: 0.3-acre

Total land: 52-acres

Total valuation: \$2.5M



Thanks!

Do you have any questions?

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Equitable Development Referrals from 8/31/2020 City Commission Meeting



Referral Name	Motion Passed	Deliverables	Leads	Required Resources	Steps to implementation	Estimated Completion Date
Moratorium	Direct the City Attorney and the City Manager to come back to the commission with the first draft of an ordinance to enact a moratorium for a period of time to be determined by the city attorney and city manager effective immediately for major residential and non-residential development with a map of boundaries encompassing Fifth Ave, Pleasant Street, Springhill, Duckpond, Duval, Sugarhill, Porters, North Lincoln Heights, Oakview and Northeast Neighbors, not including Downtown. Finding of Fact: The moratorium will include specific types of development where current density is incompatible with current neighborhoods, tied to Section 30. 1-4 of the code of ordinances where the protection and enhancement of specific community areas with special character, interest or value representing and reflecting elements of the city's cultural, social, economic, political, historical and architectural heritage to protect the character, maintain the stability and prevent displacement of existing residents.	Develop findings of fact for a proposed moratorium. Develop moratorium exceptions	Lee, Andrew	N/A	N/A	Commission discussion 10/15 meeting. Need further action by City Commission.
Property Taxes	Staff to come back to the Commission with a variety of options using a property tax mechanism to allow neighborhoods to stay in place.	Whitepaper on options	Legal, Lee, Andrew	N/A	1. CA and CM to prepare whitepaper on possible options	By end of calendar year
Heritage Overlay	Decide neighborhoods to be designated, and work with affected communities on public education, engagement and process for new zoning.	1. Revised Heritage Overlay Ordinance. 2. Individualized neighborhood heritage overlay designations and associated regulations.	Andrew	Staff and neighborhood involvement in drafting specific heritage overlay regulations for individual neighborhoods	1. Draft regulatory changes to existing heritage overlay ordinance. 2. Identify potential neighborhoods for heritage overlay designation. 3. Staff and neighborhoods work together to draft specific heritage overlay regulations applicable to designated neighborhoods. 4. CCOM adopt individual heritage overlay designations and associated regulations via ordinance for each neighborhood.	January/February for CCOM adoption of revised heritage overlay ordinance. May 2021 for adoption of initial neighborhood heritage overlay ordinances

Equitable Development Referrals from 8/31/2020 City Commission Meeting

Referral Name	Motion Passed	Deliverables	Leads	Required Resources	Steps to implementation	Estimated Completion Date
Predatory Practices Education	Staff come back to the Commission with amount for program to fund an education campaign and engage homeowners about their rights, and the pros and cons of selling, and how to spot predatory practices. This solution will be targeted in the following geographic areas: 5th Avenue, Pleasant Street, Porters, Duval, Lincoln Estates, and Grove Street.	1. RFP for a non-profit to perform these services. 2. Identification of funding source	Deborah, Jackie	For initial program year utilize CDBG program funding. For future program years, identify dedicated funding source to provide services due to CDBG program funding limitations.	1) Draft RFP; 2) Form an evaluation committee to review proposals; 3) rank vendor and submit to CCOM for approval	RFP on the street by Jan/Feb 2021
Legal assistance for eviction/displacement prevention	Staff come back to the Commission with amount for program and funding source. Provide funding to an organization to provide legal assistance and representation that will be targeted in specific geographic areas for renters at risk of displacement.	1. RFP for a non-profit to perform these services. 2. Identification of funding source	Deborah, Jackie	For initial program year utilize CDBG program funding. For future program years, identify dedicated funding source to provide services due to CDBG program funding limitations.	1) Draft RFP; 2) Form an evaluation committee to review proposals; 3) rank vendor and submit to CCOM for approval	RFP on the street by Jan/Feb 2021
Neighborhood compatibility measures	Revise zoning for the following neighborhoods, targeted neighborhoods that is more compatible with the neighborhoods. Ask staff to come back with more compatible zoning and transitions between neighborhoods. Agenda this discussion for a meeting for further action after the neighborhood walks.	List of potential changes/ideas regarding compatibility.	Andrew	1. Scheduling City Commission neighborhood walks. 2. Repurposing planning staff to work on issue	1. Schedule time to walk the neighborhoods. 2. Come back to discuss findings. 3. Incorporate findings into new Comprehensive Plan.	1. Schedule walking tours with interested commissioners by end of calendar year. 2. Schedule workshop to discuss findings February/March 21.

Equitable Development Referrals from 8/31/2020 City Commission Meeting

Referral Name	Motion Passed	Deliverables	Leads	Required Resources	Steps to implementation	Estimated Completion Date
Welcome Back Program (Relocation program)	Have staff comeback with a more detailed version of this program that focuses on bringing neighbors back to historical neighborhoods and proposed funding	Develop program and reallocate CRA funds from ?	Deborah, Sarah		Chelsea Bakaitis presented initial feedback/thoughts to Affordable Housing Working Group on 09/17. Isolated that proof of original residency needs to be defined. No existing programs could be found. Need to work with Legal on how to define/prove former residency. Eligibility piece needs Sean McDermott. Mtg. w/ him on 10/21 for feedback. Next step is to move Project Charter to GCRA Board 12/15.	1st Draft to GCRA 12/15 and to City Commission at first available slot after Board approval.
All in the Family (Clear title for heirs property)	Have staff comeback with a more detailed version of this program and proposed funding	1. RFP for a non-profit to perform these services. 2. Identification of funding source	Deborah, Sarah		Chelsea Bakaitis presented initial feedback/thoughts to Affordable Housing Working Group on 09/17. Isolated need to understand the criteria for selecting a qualified firm. Will meet with Sean McDermott on 10/21 to discuss what makes a non-profit firm experienced with such cases so we can set the RFP selection criteria. Will create Project Charter and next steps would be to work with Procurement on providing the RFP information so the bid can be drafted and a	Proposed RFP information to be completed/given to Procurement by 11/13. Need insight to length of contractual relationship post-award. Perhaps 1 year w/ 2 extensions in the case of nonperformance or poor performance.
The Price is Right Program (Distribution of city-owned property for AH)	Have staff comeback with a more detailed version of this program and proposed funding.	1. Develop inventory of city-owned land that could be used for housing. 2. Develop inventory of other governmental-owned land that could be used for housing. 3. Solicit non-profits for development of city-owned lots for affordable housing.	Lee, Erik	Work with Colliers team on project and consult with COG HCD and other appropriate staff.	1. Work with staff on mapping of inventory; 2) review mapped inventory for high level development capacity; 3) created solicitation mechanism.	1. Develop inventories by end of 1st quarter FY '21; 2. Develop program of solicitation of non-profits for development of City owned lots by 2nd quarter of FY '21.

Equitable Development Referrals from 8/31/2020 City Commission Meeting

Referral Name	Motion Passed	Deliverables	Leads	Required Resources	Steps to implementation	Estimated Completion Date
Community Neighborhood Narrative program	Have staff comeback with a more a detailed version of this program and proposed funding	Discussion necessary as to the definition of the “narrative”	Deborah, Jackie, Andrew	1. Repurposing staff to work on program	1. Develop city program to mirror Porters' Narrative work. 2. Identify neighborhoods interested in narrative program. 3. Work with neighborhoods to complete narrative. 4. Incorporate narrative document in City decisions, plans, resources, documents, etc.	Potential overlap with some elements of neighborhood bill of rights item. Bring proposal to CCOM by 1st quarter of 21.
Community Land Trust	Have staff come back with a community land trust plan and proposed funding	Formal Partnership with a Community Land Trust to further Affordable Housing efforts	Erik, Kara	N/A	1. Develop an RFP designed to enter into a formal partnership with a Conservation Land Trust for the purposes of developing affordable housing throughout the community.	1. Complete RFP - 2nd quarter of FY '21; 2. Enter into formal partnership 3rd quarter of FY '21.
Short Term Rentals	Have staff come back with an ordinance to regulate short term rentals in the following areas: occupancy, registration licenses for short term rentals and other regulatory items staff feels would be effective.	List of possible regulatory options	Legal, Lee, Andrew	N/A	1. Analyze what is possible under state law. 2. Return to CCOM with potential options for further guidance.	Before end of calendar year
Inclusionary Housing Program	Have staff come back with a plan for inclusionary zoning.	Discussion as to next steps	Lee, Andrew	Consultant* and staff to implement program once approved	1. Commission authorize CM to waive procurement process to quickly retain a consultant 2. Draft market analysis. 3. Develop program design. 4. Draft implementing ordinance. 5. Adopt IZ ordinance. 6. Stand up program and monitoring.	By end of FY 2021
Exclusionary zoning amendments	Have staff come back with a plan for ending exclusionary zoning.	Discussion as to next steps	Lee, Andrew	Consultant* and staff to implement program once approved	1. Commission authorize CM to waive procurement process to quickly retain a consultant 2. Analyze code for exclusionary elements 3. Work with public on potential amendments 4. Bring amendments through public hearing process for adoption.	By end of FY 2021
Vacant property fees	Have staff come back with a plan for implementing vacancy fees.	Discussion as to the opportunities here. Will need to loop in GRU and PW	Legal, Lee, Andrew, Phil, GRU	N/A	1. Explore optios with leads 2. Bring options to CCOM for direction.	Before end of calendar year

STRATEGIC PLAN UPDATE

Multipart housing motion from 8/31/2020 City Commission Meeting

Description	Last Update	Status
Moratorium	City Commission discontinued Moratorium discussion at 11/5/2020 meeting	Complete
Property Taxes: prepare whitepaper on options	The HR&A Advisors Exclusionary Zoning & Inclusionary Zoning Study for City of Gainesville evaluated a variety of options for local funding mechanisms to support affordable housing programs and included analysis/recommendations including the establishment of an affordable housing trust fund, synthetic TIF funding, etc.	Complete
Heritage Overlay	City Commission discussion/referral: 11/5/2020, 11/19/2020 City Plan Board worked on several iterations of the draft regulations during a series of meetings in 2021 and ultimately recommended eliminating the Heritage Overlay zoning district from the Land Development Code. Next steps: Staff to return item to City Commission for further direction	Ongoing
Predatory Practices Education	The homeowner education contract is currently under legal review with the City Attorney.	Ongoing
Legal Assistance for Eviction/Displacement Prevention	Three Rivers Legal Services has begun legal assistance and counseling services. Since December 2021, eight households have been assisted with legal assistance and/or counseling services to prevent eviction.	Ongoing
Neighborhood Compatibility Measures	Completed analysis of exclusionary zoning elements and presented findings to City Commission on 1/6/2022 Staff is currently working on Code amendments for Commission consideration in April '22	Ongoing
Welcome Back Program/Relocation Program:	Accomplishments: The "My Neighborhood Program" was approved by the City Commission on August 5, 2021. Next Steps: The Project Manager submitted a Request for Legal Services on December 29, 2021.	Ongoing
All in the Family (clear title for Heirs Property)	Accomplishments: This program was approved by the City Commission on July 19, 2021 and Three Rivers Legal Services is currently working with 11 clients.	Ongoing
The Price is Right Program (Distribution of city-owned property for AH)	February 16, 2022 ground breaking for 11 Duval lots with Habitat for Humanity. 2/17/2021: Surplus Property list approved by City Commission 4/1/2021: Real Property Policy amended to provide additional flexibility for committing City owned property for affordable housing projects	Ongoing
Community Neighborhood Narrative Program	Neighborhood narrative concept has been incorporated into the goals of the ImagineGNV plan (designating neighborhoods, working with neighborhoods on planning efforts, possible grant funding).	Completed
Community Land Trust	RFP ranking review by City Commission on 3/17/2022.	Pending
Short Term Rentals	Replaced landlord license program which included short term rentals with Rental Housing Inspection Program 9/16/2021. Alachua County Tax Collector's Office maintains a registry of short-term vacation rentals for purposes of collecting Tourist Development Tax. State pre-emption does not allow for short term rental regulations.	Completed
Inclusionary Housing Program	1/6/2022: Inclusionary housing study has been completed. Next Steps: CAO Draft implementing ordinance. CM establish internal processes to implement IZ program.	Ongoing
Exclusionary Zoning Amendments	1/6/2022: Exclusionary zoning analysis has been completed. Next Steps: Drafting ordinance language to be heard by CCOM in April.	Ongoing
Vacant Property Fees	Under the current ordinance, Vacant properties do not pay the SMU Fee. The SMU Fee is based upon developed impervious area and the impact that impervious area has on the natural and built environment.	Pending



Chapter Summary – Where We Live

Where We Are & How We Got Here:

While Gainesville is home to many dynamic communities and neighborhoods, many residents across the city live in neighborhoods that lack access to basic services and resources. Ongoing needs include resources such as quality sidewalks and transportation, health and wellbeing services, childcare, grocery stores, and community parks and open spaces. At the heart of this disparity is a housing crisis. Today there is a significant and increasing need for housing which is safe, affordable, and provides access to transportation choices.

Housing is a basic human right which impacts all aspects of life. Instability in housing can lead to poor health, school absence and reduced educational access, loss of employment, and many other negative impacts. Low- and moderate-income families struggle to purchase homes, one of the primary life-long investments that can build wealth that passes down to younger generations. Individual impacts such as these limit Gainesville residents' ability to participate and thrive in the local economy.

The housing crisis in Gainesville stems from many causes including:

- Limited ability for City government to directly construct affordable housing or, require that new construction projects include affordable housing and other community benefits for current residents, support rehabilitation of existing affordable housing.
- Laws and regulations such as zoning, which limit housing construction to traditional one- or two-family homes and restrict construction in areas incorrectly marked for conservation
- Neglect and underinvestment in existing housing stock and utilities, leading to dilapidated conditions.
- Discrimination in leasing, rental, and mortgage practices against low-income residents and people of color.
- Strict lending policies that limit funding for housing construction, especially of non-conventional housing types, and renovations that could upgrade existing the housing stock.
- Inability of housing providers to construct housing at lower costs resulting in rents affordable to low- and middle-income residents.
- Continued construction of rental units designed to accommodate only student populations.
- Growing disparity in wealth leading to housing prices that outpace workforce salaries.

The construction of new housing across Gainesville today does not adequately serve those who have the most urgent housing needs and reinforces racial wealth disparities. Many new large-scale housing projects prioritize students and those who can afford market-rate monthly rental costs, changing the racial and income composition of neighborhoods and making it harder for households of color and low-income households to find housing or access institutions with historical and cultural significance. At the same time, new housing units oriented toward families are constructed on the edge of the city, which are not affordable to many residents and are not located within proximity to major employment and commercial sectors, thus requiring long commutes and new transportation and utility infrastructure. The lack of development in East Gainesville prevents further development and enhancements such as restaurants,



personal services, and retail establishments. This development pattern can also contribute to the overcrowding of schools located on the edge of the city.

Progress to Build on:

Housing access has been established as a primary focus for the City since at least 2018 and a variety of work has taken place since that time to address the issue. Currently the City is exploring what drives housing inequity in Gainesville, how exclusionary land use controls drive local housing market trends, and how changes to exclusionary land controls could begin to make housing in Gainesville more equitable. Results of the study will be used to develop policy recommendations and an implementation plan.

The City expected to adopt a Housing Action Plan that outlines programs, policies, and funding sources to create and preserve quality affordable housing in Gainesville. This plan was developed in partnership with the Florida Housing Coalition. The plan identifies the following formula for a community that is successfully addressing affordable housing:

- Land use planning that is responsive to the need for housing that is affordable;
- Diverse and focused financial resources to create and preserve quality affordable housing in Gainesville; and
- Government and nonprofit focus on long-term affordability and equitable (re)development.

The Plan, prepared by the Florida Housing Coalition (FHC), comprises three (3) *Major Categories*, and includes thirteen (13) proposed *Strategies or Recommendations*. It also provides implementation schedules over a five-year period; summarized as Long-Term (2-5 years), Medium-Term (1-2 years) and Short-Term (less than 1 year). The finalized draft of the Plan provides a framework to continue discussions as the City moves forward to support affordable housing models, which has promoted community engagement. The finalized draft and the supporting staff work plan will be presented to the City Commission on January 5, 2022 for adoption.

The City uses several state and federal funding sources for down payment assistance, home repairs, and other projects. The adopted local Housing Assistance Plan (LHAP) is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. The LHAP describes how the City will use SHIP funds to expand production and preserve affordable housing.

The City has taken the initiative to provide lower-cost housing and is in the process of establishing a Community Land Trust program oriented to address affordable housing. The Heartwood subdivision is under construction following substantial community involvement and a strong orientation to establish a pattern for affordable housing in a needed area. This type of project is an example of public-private partnerships that can work towards the goal of providing affordable housing in Gainesville.

In addition to assistance and action plans, Land Development Code amendments have been adopted to allow for more diverse housing types. For example, accessory dwelling units are permissible within a majority of zoning districts in the city and single-room occupancy residences are permissible in a majority of high-density residential and commercial and mixed-use zoning districts.

What's At Stake:



Ensuring that neighbors in Gainesville have access to quality and affordable housing is one of the most important strategies for ensuring this city is a great place to live and work. Today, African Americans are the most segregated from other races in Gainesville and lack access to transit, jobs, and housing. In addition to the economic and racial segregation that has proven to harm many of our neighbors' ability to thrive, we know that there are many other groups of residents who today live under severe rent burden and have very few quality housing options – from seniors to survivors of domestic violence, unhoused neighbors, those reentering city life after involvement with the justice system, those who do not speak fluent English, neighbors living with physical disabilities or mobility impairments, asthmatics and those with chronic health conditions, and many more. By addressing these housing issues, the city of Gainesville can become a place that provides for health and opportunity for all people and create a more resilient local economy.

Outcome 1: All Gainesville residents live in neighborhoods with diverse and abundant housing and easy access to jobs and vital community services.

In Gainesville, stable housing is not an opportunity that is accessible to all. While the number of housing units in the City grew by 10.4% over the past decade, this new housing has not kept track with the pace of population which grew 13.4% in the same period. This fact has resulted in a 2% (11% to 9%) decrease in the citywide vacancy rate. This is further compounded by a local housing market that has been largely successful at delivering new student-oriented housing near the University of Florida and larger detached single-family homes built in the western part of the City. Housing built between these two ends of the spectrum is largely absent in current construction as is housing serving small families, seniors, individuals, or neighbors earning below the median wage in Gainesville. Despite these challenges, the allocation of public investment and private incentives toward both housing and vital community services, can build community wealth, support community wellness, and connect residents to economic opportunity. There should be an emphasized focus on encouraging affordable housing near neighborhood services for persons with special housing needs including seniors, those with disabilities, and those classified in low-to-moderate income categories.

Indicators:

- Homeownership (rate of homeownership, disparity ratio)
- Rental Rates
- Number of new housing units
- Location of new housing units
- Geographic mobility within City

Strategies:

1. **Remove barriers from the City's Land Development Code which limit the construction of new housing, restrict the diversity of housing forms within the City, limit the use or**



rehabilitation of existing housing, or otherwise unnecessarily increase the cost of creating housing.

2. **Streamline the review and permitting processes for residential development and construction.**
3. **Collaborate with housing material suppliers, vendors, contractors and developers to find strategies of lowering the cost of housing production.**
4. **Identify the needs of different communities by conducting assessments such as a housing needs assessment which would include metrics such as citywide housing needs by current demographics, anticipated population growth and characteristics, geographic sub-area, income level, type of housing, and existing gaps in the existing housing market.** *This analysis, which will be completed in collaboration with community organizations and partners, should define indicators such as housing needs by income level, assess residential displacement risks and anti-displacement strategies, identify opportunity sites for affordable housing development, recommend zoning and land use changes, and seek to build community understanding of affordable housing options and tradeoffs.*
5. **Support complete communities by implementing strategies from the City of Gainesville Affordable Housing Action Plan including:**
 - a. Diversifying funding sources for affordable housing
 - b. Increasing zoning flexibility to create more rental and owner housing
 - c. Promoting permanent affordability to stabilize neighborhoods
6. **Enhance existing underserved neighborhoods that lack convenient access to basic services such as health care, grocers, transit, recreation, and entertainment by attracting desirable uses through regulations and incentives.** *The creation of new community resources will improve quality of life and livability for neighborhoods across the city.*
 - a. Identify and map existing underserved and low-income neighborhoods to ensure that City resources are allocated to support priority projects and initiatives.
 - b. Facilitate the development of these uses and facilities by reviewing existing land use and zoning designations in identified neighborhoods and, if necessary, amending these designations to accommodate needed uses.
 - c. Review and implement economic development strategies and incentives to introduce needed services and amenities. Public funding and partnerships should be focused to accommodate the development of these uses.
7. **Encourage the University of Florida, Santa Fe College and other educational institutions to develop student housing on and off of campuses to meet the needs of low-income students, families, and graduate students.**



8. **Continue City policies to support permanently affordable homeownership for income qualified households.**
9. **Preserve and improve existing public housing and support new innovative housing models to serve the needs of residents at the extremely low and very low-income levels:**
 - a. Leverage funds from existing local sources such as ConnectFree and GCRA and develop new funding sources to support local housing initiatives as well as programs such as Low-Income Housing Tax Credit and State Apartment Incentive Loan projects.
 - b. Increase access to public housing locations via public transit through actions such as adding bus routes and bus stops, increasing routes and decreasing headways, and continuing the “First mile/last mile” program.
 - c. Establish a “Task Force” to improve coordination among and between government agencies. More specifically, the Task Force would work to increase investment and reduce disparities in access to opportunity in East Gainesville. At a minimum, the Task Force would invite representatives from the Alachua County School District, the Chamber of Commerce, the University of Florida, Santa Fe College, the Gainesville Housing Authority, the Alachua County Housing Authority, the State Department of Health, Alachua County (Growth Management, Housing, and Social Services) and the City of Gainesville (Sustainable Development; Gainesville Community Reinvestment Area; Regional Transit System; Gainesville Regional Utilities; Capital Assets Planning and Economic Resiliency; Housing & Community Development; GFR; GPD; and Parks, Recreation, and Cultural Affairs).

Outcome 2: Development in Gainesville does not displace and provides benefits for existing neighbors.

Family-owned properties with cultural and historical value must be respected, protected and weaved into redevelopment initiatives. Residents should become a part of the growth and development efforts of the community and take ownership and pride in the neighborhood's growth successes and the City should develop initiatives to reinvest in these neighborhoods and enable and encourage current residents to remain.

Indicators:

- Annual change in population by neighborhood, income, and race
- Displacement risk by neighborhood, income, and race
- Housing cost burden by race and neighborhood
- Number of units developed, redeveloped, rehabilitated, and demolished by neighborhood



- Proximity to food access, health care centers, schools, jobs, financial services, and public services by neighborhood
- Homeownership rate by race and neighborhood
- Home sales and mortgage originations by race and neighborhood
- Number of foreclosure auctions

Strategies

1. **Develop a consistent data collection protocol and methodology to track and report instances of displacement and identify neighborhood-scale risk factors to prioritize anti-displacement intervention efforts.**
2. **Develop and fund anti-displacement programs and projects informed by data to stabilize lower-income neighborhoods that may be vulnerable to displacement including:**
 - a. Supporting a community land trust with funding, coordination of resources, and technical assistance
 - b. Funding programs such as the Welcome Back down payment program to stabilize neighborhoods and support retention of existing long-term residents while encouraging relocation of former residents back to the neighborhood.
 - c. Fund and implement programs designed to retrofit rental and owner-occupied properties with energy efficiency upgrades and housing rehabilitation renovations to allow residents to live in existing homes in safe and affordable housing.
 - d. Utilize funding sources to provide eviction intervention assistance to low-income residents in priority neighborhoods.
 - e. Continue to implement neighborhood stabilization strategies such as Mortgage Foreclosure Intervention program and increased tenant protections.
 - f. Develop and fund a program designed to provide rehousing assistance to low-income tenants in instances where existing occupied rental housing units are being demolished to accommodate new development.
3. **Re-zone additional areas of the City to allow for a variety of housing types.**
4. **Support program and regulatory reforms which establish requirements to incorporate permanent affordable housing in all City funded residential and mixed-use developments.**
5. **Establish an Inclusionary Zoning policy based on market data within the City applicable to new multi-family development projects.**



6. **Continue to seek funds from both the State and Federal government to provide financial assistance to first time moderate-income, low-income, very low-income, and extremely low-income homebuyers.**
7. **Collaborate with Alachua County to set aside funds for temporary housing vouchers.** The City should look at permanent housing such as and similar to the Down Payment Assistance Program (DPA) or Community Land Trust (CLT) this promotes permanent affordable homeownership.
8. **Require that development proposals include an analysis of community impacts from the project and identify strategies to address harmful impacts such as displacement pressure or provide new community benefits.**

Outcome 3: All Gainesville residents have access to affordable, quality, and stable housing.

The thoughtful design of our community can benefit the total economy. Other initiatives such as partnering with employers to develop an Employer-Assisted Housing (EAH) program, will support workforce housing for low and moderate-income residents. Additionally, providing incentives to developers and contractors, reducing impact fees, and utilizing available funding resources will demonstrate dedication to building and preserving housing.

Additional federal, State of Florida and local revenue streams (CDBG, HOME, SAIL, General Fund/Revenue) provide additional funding resources to support housing initiatives. Finally, the commitment to energy efficiency could greatly impact the overall financial stabilization or burden of housing costs for many LMI households. This efficiency impacts health, employment, and disposable income.

Strategies

1. **Fund housing initiatives through direct allocation of funds from programs such as SHIP, CDBG, HOME, LIHTC, DBG, and GCRA.**
2. **Track efficacy of funding sources spent on the creation of local housing supply to ensure that partners and programs with the greatest impact are being rewarded for their impact with more power to build new housing while funds are re-routed from less effective efforts.**
3. **Designate surplus City land for perpetually affordable housing development.**
4. **Leverage public investments to recapitalize existing LIHTC affordable housing projects to extend affordability restrictions.**
5. **Preserve and enhance existing renter and owner housing supply.**



- a. Review and enhance code enforcement programs that preserve and improve quality of existing owner-occupied homes.
 - b. Provide educational information to residents on basic home care and maintenance.
 - c. Utilize the residential rental inspections program to promote energy efficiency as well as maintaining and improving other qualities of existing rental units.
 - d. Partner with community-based organizations to target available public resources toward deteriorating homes.
 - e. Develop a program to identify and prioritize neglected housing units and utilize public funds for reinvestment in highest priority units.
 - f. Develop pre-approved plans for both detached and attached accessory dwelling units and make those plans easily accessible.
6. **Support a housing coordinator staff role to oversee the identification of priority investments, recommend funding allocations for housing initiatives, streamline the affordable housing development process, coordinate across government housing functions, and facilitate implementation of housing policies within the City government.**

Outcome 4: All Gainesville residents have fair and equitable housing opportunities free from discriminatory lending, renting, property management, assessment, and appraisal practices.

The process for qualifying for financing in order to purchase a home can include inequitable practices. A family's ability to purchase housing is directly related to its ability to satisfy financial requirements such as down payments, verification of stipulated income levels, stable income sources, strict employment guarantees, and in some cases, even insurance to guarantee long-term good health. This strict and rigorous financing acquisition process can work to exclude certain populations from the ability to finance the purchase of a home. Strategies will specifically target housing financing, real estate appraisal practices, ad valorem taxing practices. By targeting these inequities, including those within the housing rental process, we can ensure fair and equitable housing for all.

Indicators:

- a. Property tax burden by race and neighborhood
- b. Number of reported infractions of Renter's Bill of Rights
- c. Number of reported infractions of fair housing regulations

1. **Maintain and regularly evaluate renter's rights laws which protect living conditions for renters.**
- a. Require distribution by landlords and management companies of a new Renter's Bill of Rights and establish a staff role to report landlord violations. Landlords and property owners are not equitably and proactively distributing information to tenants about their rights and protections.



- b. Enforce energy efficiency and minimum housing code requirements for rental properties through implementation of the Rental Housing Program inspections.
 - c. Establish online city registry of inspected private rentals. The City will use this registry to increase transparency about housing conditions and promote access to quality housing
- 2. **Collaborate on housing issues across sectors by convening a Housing Working Group with government agencies, employers, and universities.**
 - a. Partner with employers to create an employer-assisted housing (EAH) program to support workforce housing for low- and moderate-income residents.
- 3. **Annually inspect, improve, and continually evaluate City-managed and subsidized housing to ensure units are on par or better quality than comparable private housing units. Designate an agency to do compliance audits for affordable units that the City creates.**
- 4. **Conduct biennial Fair Housing assessments with Alachua County and develop strategies to comply with or exceed federal requirements.**
- 5. **Work with the Alachua County Property Appraiser and other partners to analyze property tax systems countywide to identify discriminatory property assessment practices and disproportionate property tax burdens and institute reforms and protections that eliminate these disparities.**
- 6. **Continue to support and expand programs such as probate legal services for heirs property, legal assistance for eviction prevention, mortgage foreclosure intervention program, down payment assistance for first time homebuyers. Publicize and market these programs to income community members.** Increased access to information will help residents more easily identify and maintain housing. Education on the technicalities of the housing market and targeting outreach and resources toward those with lower access to housing opportunity should be the focus.