

2023-1019A

City of Gainesville

Incentives and Recommendations Report (IRR)

Developed and Presented by the

Affordable Housing Advisory
Committee (AHAC)

December 7, 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

- 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 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 **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

The City Commission:

- 1) accept the Affordable Housing Advisory Committee's 2023 Incentives and Recommendations Report;
- 2) approve the submittal of the Affordable Housing Advisory Committee's 2023 Incentives and Recommendations Report to the Florida Housing Finance Corporation by December 31, 2023; and
- 3) authorize the City Manager or designee to execute all necessary documents required for the submittal of the Affordable Housing Advisory Committee's 2023 Incentives and Recommendations Report, subject to approval by the City Attorney as to form and legality.

1. Expedited Reviews* **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) 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**

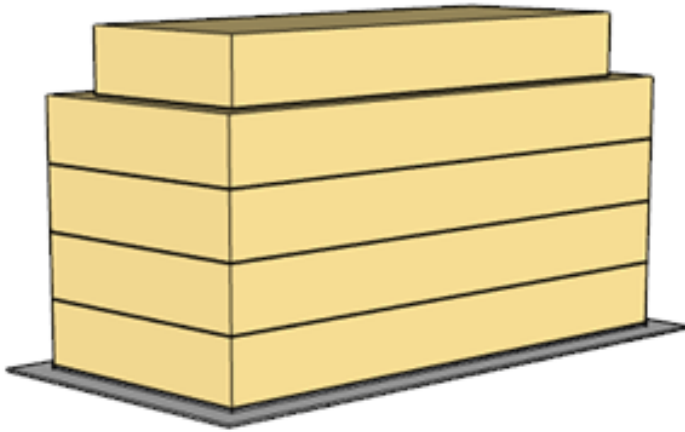
3. Modifying Impact Fees

- 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 Gainesville

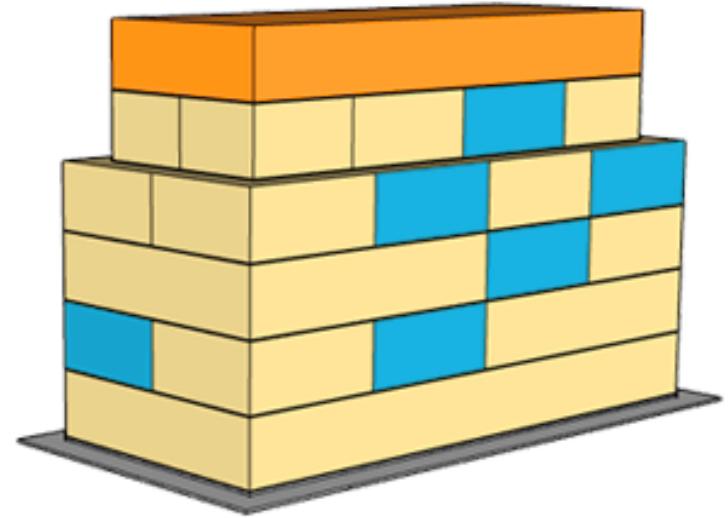
- The opportunity to increase the number of units/acre
 - May reduce the cost/unit
- Sometimes related to height and mass
- Part of Inclusionary/Exclusionary Zoning Study

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

- **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 ^{City of} **Gainesville** Units

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



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

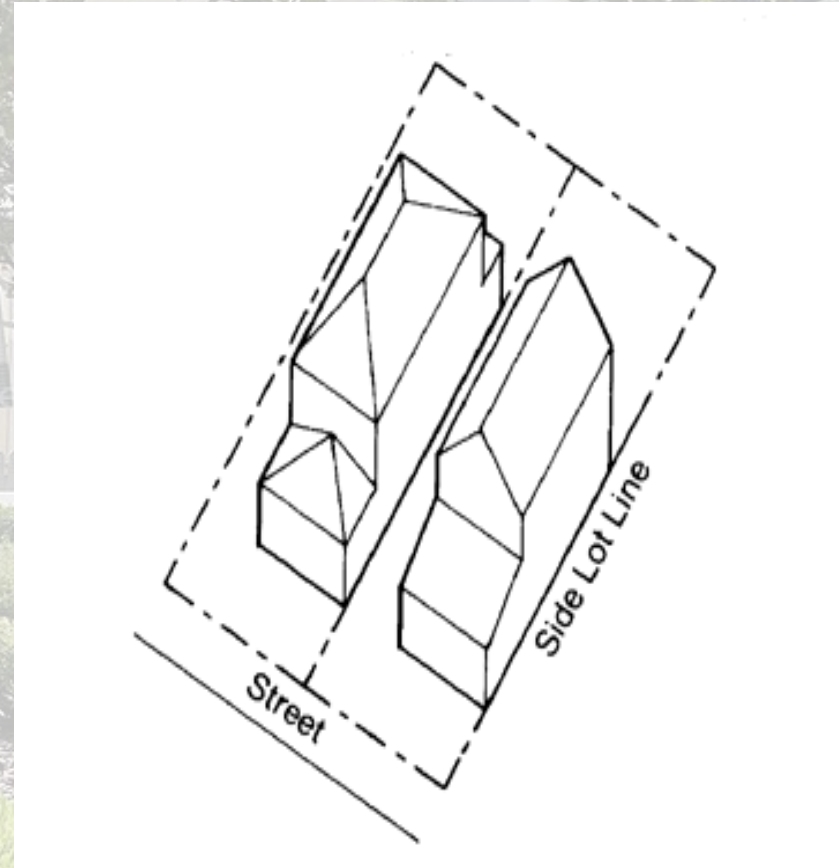
- Parking Requirements means the # of parking spaces, not the design or configuration of the spaces
- Setback Requirements means the distance from building to property boundary

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

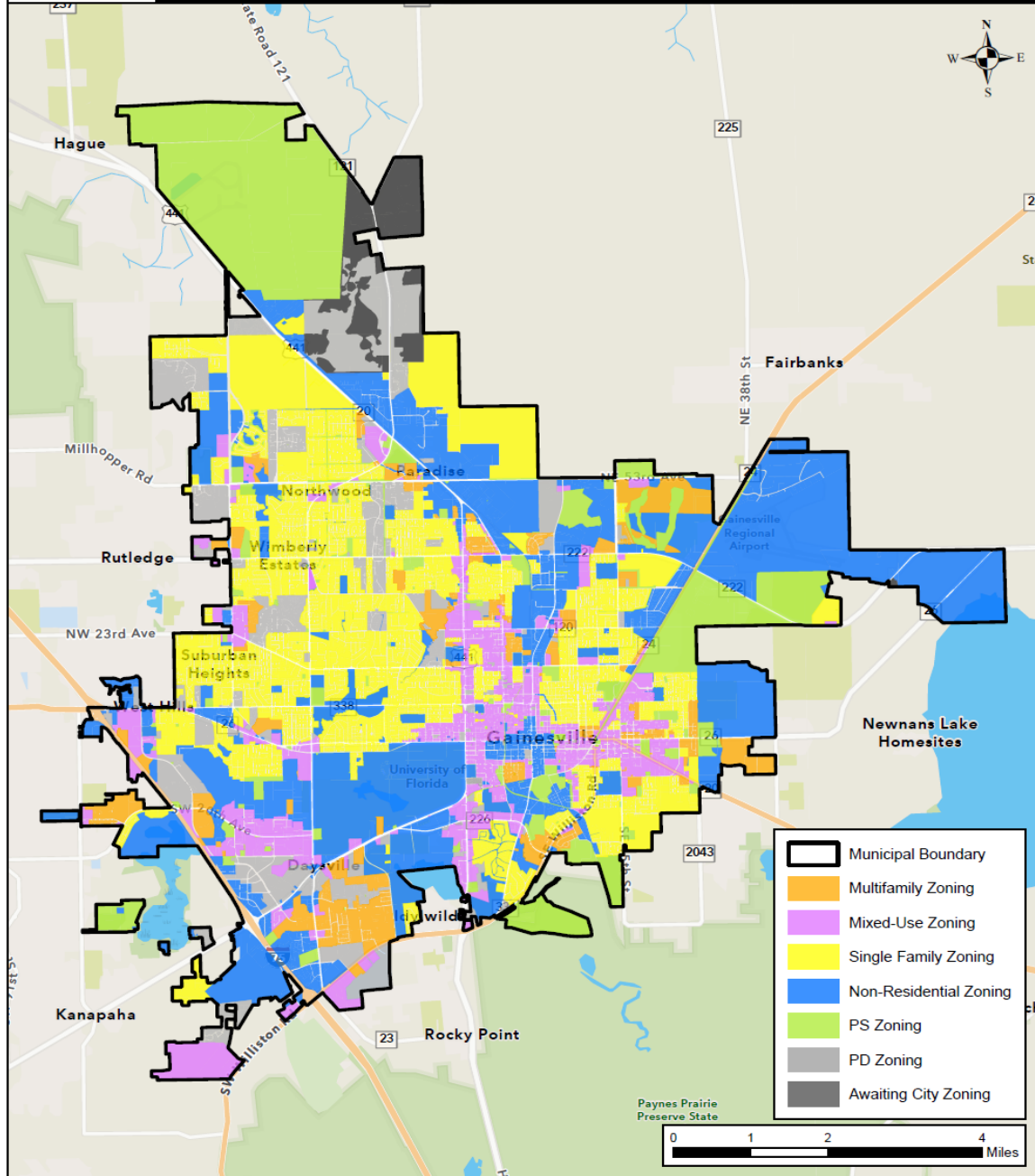
11. Land Use Mix

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.?
- 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