



City of Gainesville Agenda Item Report

File Number: 2022-677

Agenda Date: January 11, 2024

Department: Sustainable Development

Title: 2022-677 Information Update on Inclusionary Zoning Policy (B)

Department: Sustainable Development

Description: An in-depth overview of staff's Inclusionary Zoning proposal. Details will include specifics of implementation, the proposed language to be codified, and community engagement efforts.

Fiscal Note: None

Explanation: This information item and update outlines proposed amendments to both the Comprehensive Plan and the Land Development Code. The goal is to promote the creation of affordable housing across Gainesville. Key provisions include:

- Mandating that new multi-family developments include affordable housing units offset with density bonuses.
- Revisions to the Comprehensive Plan, particularly the Future Land Use Map, to accommodate these changes.
- Changes to the Land Development Code to:
 - Introduce regulatory language that requires new multi-family construction to include affordable housing.
 - Remove, consolidate, and simplify existing voluntary density bonus allowances, aligning them with the Inclusionary Zoning policy.

Strategic Connection:

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: "Best in Class" Neighbor Services

Recommendation: The City Commission to hear an update, provide feedback and direction to staff on next steps.