

**TO:** City Plan Board **Item Number:** A  
**FROM:** Planning & Development Services Department **DATE:** October 25, 2012  
Staff  
**SUBJECT:** Evaluation and Appraisal Comprehensive Plan Update

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**Recommendation:**

Staff recommends that the Plan Board hear a presentation and provide input about the Evaluation and Appraisal update to the Comprehensive Plan.

**Discussion**

On September 27, 2012, the City Plan Board discussed the update of the Housing Element. Plan Board members had some concerns about the projected housing unit needs that were calculated using the Shimberg Center projections. The general concern was that the projections seemed to overestimate the need for new housing units to be constructed during the planning period (2013-2023).

Subsequent to the September 27 Plan Board meeting Planning staff reviewed those projections and examined them in light of the City's overall population projections for the Planning period (which is part of the Future Land Use Element Supplemental Data and Analysis Report). The City's projections were based on the most recent available population estimates for Gainesville (2012) from the Bureau of Economic and Business Research. Those projections better reflect the recent trend of slowing growth expected during the upcoming planning period.

Planning staff has revised the housing unit need projections, and that information has been incorporated in a revised Staff Report that will be presented to the City Commission on November 1, 2012. As an information update to the Plan Board, Planning staff is providing the updated pages from that revised report as Exhibit A.

As can be noted in Exhibit A, the revised projections show approximately half the needed units from the previous projections. These new figures take into account factors that include:

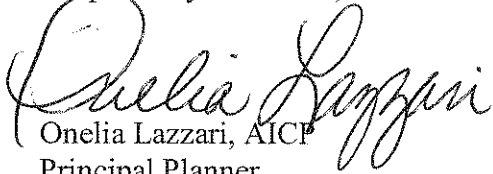
1. Consideration of the higher than average current housing unit vacancy rate and the need to absorb some of those housing units prior to adding new construction units. This method did include consideration of a vacancy rate of 6% as supportive of market choice and competition.
2. Slowing population growth projections (as projected by Planning staff) during the planning period that impacts the need for new housing units.

Exhibit B shows the updated schedule for meetings concerning the Comprehensive Plan update. It is anticipated that the Plan Board will finalize all meetings on the Comprehensive Plan update in December 2012. Various petition public hearings will occur at the City Commission from

Information Item A  
September 27, 2012

November 2012 through March 2013. The transmittal hearing for the element update amendments is anticipated for either April 4 or April 18, 2013.

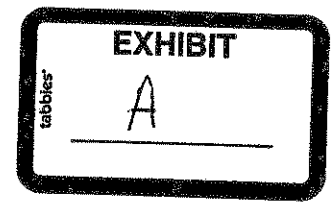
Respectfully submitted,

  
Onelia Lazzari, AICP  
Principal Planner

**Exhibits**

Exhibit A-1: Revised Population Projections

Exhibit A-2: Revised Schedule for Comprehensive Plan Update



**Table 15: Households by Household Income - Projections**

All Households							
Income	2000	2009	2010	2015	2020	2025	2030
0-30% AMI	8,343	11,375	11,328	12,086	13,006	13,935	14,915
30.1-50% AMI	5,098	7,017	7,022	7,626	8,369	9,131	9,906
50.1-80% AMI	6,255	8,667	8,689	9,452	10,404	11,368	12,333
80.01-120% AMI	6,182	8,606	8,646	9,418	10,385	11,362	12,332
120+% AMI	11,483	16,190	16,337	17,837	19,720	21,595	23,414
Total	37,361	51,855	52,022	56,419	61,884	67,391	72,900
<b>Source:</b> Estimates and projections by Shimberg Center for Housing Studies, based on 2000 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.							
<b>Notes:</b> <u>Housing Needs Assessment – Population and Household Projection Methodology User Guide.</u>							

**Existing Housing Unit Needs**

The City of Gainesville is meeting its existing housing needs with an adequate supply of built housing units that are occupied plus the available vacant, built units within city limits. The 2010 Census estimated that the number of vacant housing units was 6,547 (an 11.4% vacancy rate). In addition, housing units are available in the adjacent unincorporated Alachua County area with a 10.9% vacancy rate there. Absorption of some of the vacant units provides a supply of housing units for projected housing needs.

Comparing the most recent city vacancy rate data to previous years, the number of available vacant units has increased since 1980. In 1980, the vacancy rate was 5.1%; in 1990 it was 7.8%; and in 2000 it was 7.1%. The higher vacancy rate of 11.4% in 2010 partially reflects the national housing boom that occurred in the post-2000 time period.

Utilizing a 6% vacancy rate as a reasonable percentage to provide for market variety and competitive pricing, the 11.4% vacancy rate represents about a 5.4% surplus (almost 2 times the amount of vacant housing units needed for market considerations) of housing units (3,092) that are available to meet future housing unit demand.

**Projected Housing Unit Needs**

Table 16 illustrates the projected number of new housing units that must be provided in the city to meet the housing needs of the future population for the planning period (2013-2023). After reviewing the Shimberg Center projections, it was determined that those projections were too high and did not adequately reflect the recent slowing of growth in Gainesville.

The City produced an alternative methodology that relies on the population projections shown in the updated Future Land Use Element Data and Analysis Report. The population projections were adjusted using the following steps to produce the projected housing unit needs:

1. The population living in group quarters was removed from the projected population since those persons will not need standard housing units. For future years, the number of persons living in group quarters was held constant to the 2012 number. Those living in group quarters include the institutionalized population (inmates and nursing home patients) and the non-institutionalized population (dormitory residents; fraternity/sorority residents).
2. Using the total projected population, a conversion factor was used to translate population into households. Population was divided by the 2010 figure of 2.19 persons per household to produce the projected number of households. The estimate of 50,934 produced for 2012 using this methodology closely matches the 2010 Census housing unit count of 51,029 occupied units (within 95 units).
3. Based on the projected number of households during the planning period, the net, new number of housing units needed annually was calculated by subtracting the previous year households from the next year's households.
4. The net increase in households per year was then multiplied by 1.06 to sustain a constant 6% vacancy rate to support market choice and competition. However, for the year 2013 this multiplier was not used due to the excess vacant units available. For 2013, the number of new housing units needed is calculated by subtracting the excess vacant units (3,092) from the net increase in households (3,182), which results in a need for only 90 new housing units while still maintaining the 6% vacancy rate.

**Table 16: Projected Housing Unit Needs**

Year	Projected Population in Housing Units	Number of Households	Net Increase in Households	Number of New Housing Units Needed
2012	111,545	50,934	0	0
2013	118,514	54,116	3,182	90
2014	119,327	54,487	371	393
2015	120,651	55,092	604	640
2016	121,744	55,591	499	529
2017	123,094	56,207	616	653
2018	124,210	56,717	509	540
2019	125,587	57,346	629	667
2020	126,725	57,865	519	551
2021	128,130	58,507	642	680
2022	129,290	59,036	530	561
2023	130,723	59,691	655	694

During the period 2015-2020, a total of 3,029 new housing units will be needed (this includes maintaining the 6% vacancy rate). This is an average of 605 new units per year. Most of these new housing needs will be provided by existing approved developments (subdivisions and multi-family complexes) that have yet to be built or built out. Significant redevelopment that has increased density in areas close to the University of Florida is providing housing units in that area. In addition, housing units in the unincorporated urban area, plus approved developments by Alachua County, can assist in providing the needed housing units.

**Table 17: Vacant, Developable Acreage by Residential Future Land Use Category**

Future Land Use Category	Total Acres	Developable Vacant Acres	% Developable for Category
Single Family	9,376	2,357	25.1%
Residential (Low)	2,018	701	34.7%
Residential (Medium)	2,013	312	15.5%
Residential (High)	203	23	11.3%
Mixed Use Residential	36	3	8.3%
<b>Total:</b>	<b>13,646</b>	<b>3,396</b>	<b>24.9%</b>

Source: Planning Department, October 2012. Master Parcel System files.

Table 17 indicates the vacant and developable land acreages by Future Land Use category. Based solely on the residential land uses, there are 3,396 developable vacant acres available for residential construction. Table 16 indicates that for the time period 2015-2020, a total of 3,029

housing units will need to be available to meet the needs of the projected population for the time period. Dividing the projected housing units with the available acreage, residential development could occur at 0.89 dwelling units per acre over the planning period to accommodate the projected number of households, with the existing amount of vacant, developable land. This is a much lower density than all the zones allow or that the city would desire for future development. The Single Family land use category allows up to 8 units per acre, while Residential Low allows up to 12 units per acre, Residential Medium allows 8-30 units per acre, Residential High allows 8-100 units per acre, and Mixed Use Residential allows up to 75 units per acre. There is currently adequate acreage within city limits to accommodate the projected housing need of the city. In addition, redevelopment at higher densities has occurred in portions of the city and is projected to continue over the planning period. Redevelopment is already meeting housing demand needs near the University of Florida campus. The developable vacant acres figure used here does not include acreage within the Mixed Use, Urban Mixed Use, or the Planned Use District land use categories that also allow for residential development. Finally, future annexations will likely include lands that will be designated for residential use, which will add acreage to meet the projected City of Gainesville housing demand.