

# Goals, Objectives & Policies



## Housing Element

**OVERALL GOAL: ENCOURAGE A SUFFICIENT SUPPLY OF ADEQUATE, DECENT, SAFE, SANITARY, HEALTHY AND AFFORDABLE RENTAL AND OWNER-OCCUPIED HOUSING FOR ALL INCOME GROUPS.**

### **GOAL 1**

**ASSIST THE PRIVATE AND NON-PROFIT HOUSING SECTOR IN PROVIDING HOUSING FOR LOW-INCOME, VERY LOW-INCOME, AND EXTREMELY LOW-INCOME HOUSEHOLDS.**

**Objective 1.1 Provide technical assistance and information on available City-owned parcels for low-income, very low-income and extremely low-income housing developments to private or non-profit housing providers who request housing assistance.**

**Policy 1.1.1** The City shall maintain a working relationship or partnership with the private sector by disseminating information in the form of brochures annually on new housing techniques involving innovative ways to save energy and water, utilize alternative building materials, better protect indoor air quality and encourage cost-effective construction techniques. Brochures on codes and grants available to facilitate the production of affordable housing for low-income, very low-income, and extremely low-income residents will also be made available.

**Policy 1.1.2** The City shall provide available City-owned parcels to private and non-profit housing developers for the development of affordable housing for low-income, very low-income, and extremely low-income households.

**Policy 1.1.3** The City shall develop City-owned scattered site lots with affordable single-family residential units.



- Policy 1.1.4 The City shall review and evaluate zoning and other regulations that pertain to housing to insure that requirements continue to be reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations.
- Policy 1.1.5 The University of Florida (UF) and the private sector shall be responsible for providing housing for college students.
- Policy 1.1.6 Housing programs and projects, where feasible, shall be coordinated with Alachua County, the Housing Authorities and any other groups involved in providing affordable housing.
- Policy 1.1.7 Lobby the State Legislature for broad based sources of recurring revenue to provide funds to pay for the construction of new housing units for low-income, very low-income, and extremely low-income households.
- Policy 1.1.8 The City shall provide Fast Track permitting to streamline the review process for new residential, residential additions and residential interior remodeling applications.
- Objective 1.2 Provide a variety of housing types and densities for moderate-income, low-income, very low-income, and extremely low-income people.**
- Policy 1.2.1 The Housing and Community Development Division and Planning and Development Services Department, through the First Step Program, shall assist private and non-profit housing developers in identifying sites for moderate-income, low-income, very low-income and extremely low-income housing.
- Policy 1.2.2 The City shall allow mobile home parks in areas designated Residential-Low on the Future Land Use Map.
- Policy 1.2.3 The City shall allow manufactured housing built to the Standard Building Code in residential areas as designated on the Future Land Use Map.
- Policy 1.2.4 The City shall provide the opportunity for zero lot line and cluster subdivisions as incentives for low-income, very low-income, and extremely low-income housing.
- Policy 1.2.5 The City shall support the dispersal of low-income, very low-income and extremely low-income housing units throughout the City by providing housing densities throughout the City that will allow low-income, very low-income and extremely low-income housing to be provided by the private sector. The City shall use Community Development Block Grant Funds and Section 8 Programs, the Home Investment Partnerships Grant (HOME) and



State Housing Initiative Program (S.H.I.P.), as well as not-for-profit organizations in the State, to support the dispersal of affordable housing units throughout the City.

Policy 1.2.6 The City shall coordinate with Alachua County on the development of a countywide “fair share” housing ordinance for the dispersal of affordable housing units.

**Objective 1.3 The City shall allocate sufficient acreage in appropriate locations to meet the housing needs of the City’s residents.**

Policy 1.3.1 The Future Land Use Element shall designate land for residential use to meet housing needs through the year 2023, including workforce housing as defined in Section 380.0651(3)(h), F.S. as well as moderate-income, low-income, very low-income and extremely low-income housing, including mobile homes.

**Objective 1.4 The City shall collaborate with private homeowners and landlords to rehabilitate substandard housing units and demolish dilapidated housing units to ensure that all housing units within the City meet the City’s Minimum Housing Code.**

Policy 1.4.1 The City shall enforce the Minimum Housing Code by working with private homeowners and landlords to rehabilitate substandard units and to deconstruct or demolish dilapidated units to ensure all housing units meet the code.

Policy 1.4.2 The City shall inspect dangerous buildings, regardless of location, to ensure that all housing units within the City meet the City’s Minimum Housing Code.

Policy 1.4.3 The City shall spend Community Development Block Grant (CDBG) and HOME funds in accordance with an adopted multi-year plan (the Consolidated Plan).

**Objective 1.5 The City shall collaborate with architects, designers and other housing professionals (providers) to encourage the innovative design of affordable housing.**

Policy 1.5.1 The City shall seek innovative ways to encourage affordable housing, which could include use of alternative building materials, reduced lot size requirements, design competitions for affordable housing, and a design advisory committee to advise housing providers on the development of affordable housing designs.

## GOAL 2

**PROVIDE ALL RESIDENTS OF THE CITY OF GAINESVILLE WITH A FAIR HOUSING OPPORTUNITY.**



**Objective 2.1 Provide fair housing opportunities for all residents of Gainesville, regardless of race, religion, sex, age, handicap, family status or national origin.**

Policy 2.1.1 The City shall promote an equal opportunity for people to attain the housing of their choice by implementing the provisions of the City of Gainesville Code of Ordinances, Chapter 8, Article V, Fair Housing.

**Objective 2.2 Provide sufficient opportunity for the siting of group homes, foster care facilities, shelters for the homeless and elderly housing.**

Policy 2.2.1 The City shall comply with the State Department of Children and Families regulations concerning the provision of information on requirements and procedures for siting group homes and foster care facilities.

Policy 2.2.2 The City shall allow foster family homes for children and adults, adult day care homes and family day care homes in all residential districts.

Policy 2.2.3 To guide group home facilities into appropriate sites in dispersed locations, the City shall provide siting guidelines and requirements that are consistent with the site selection provisions of Section 419.001, F.S., for units licensed by the Florida Department of Children and Families. Such guidelines ensure adequate dispersal throughout the community.

Policy 2.2.4 The City's Land Development Code shall designate areas throughout the City where housing for the homeless is allowed. Some criteria for such designations include proximity to public transportation routes, social service agencies, employment centers and medical services, and potential impact on existing and future neighborhoods and businesses.

Policy 2.2.5 The City shall examine methods to mitigate the special needs of the homeless, including living arrangements for homeless families with children, transitional housing for the employed homeless such as single-room occupancy (SRO) facilities, and low demand or "safe space" shelters (safe, alternative locations for the homeless that are separate from emergency shelter facilities and that provide weather protection, security, bathroom and shower facilities, lockers, telephones and locations that are within walking distance of social service facilities).

Policy 2.2.6 The City shall encourage the development of elderly housing near activity centers and bus routes by providing sufficient siting opportunities that allow congregate living facilities in multi-family areas near bus routes and activity centers.

### GOAL 3



**THE CITY, WITH THE ASSISTANCE OF PRIVATE AND NON-PROFIT ORGANIZATIONS, SHALL MAINTAIN SOUND VIABLE NEIGHBORHOODS AND REVITALIZE THOSE THAT HAVE SUFFERED DISREPAIR AND NEGLECT.**

**Objective 3.1 The City shall develop housing programs to implement the goals, objectives and policies of the Housing Element.**

Policy 3.1.1 The City shall work with neighborhoods on housing issues.

Policy 3.1.2 The City shall maintain and rehabilitate publicly owned infrastructure and facilities in older neighborhoods in order to prevent neighborhood decline.

Policy 3.1.3 The Historic Preservation Program shall identify historically significant housing and promote the conservation and restoration of housing that has special historic, architectural or aesthetic values.

Policy 3.1.4 The City shall help neighborhoods develop plans that address neighborhood character, stability, housing, safety, infrastructure, and historic resources.

Policy 3.1.5 The City shall facilitate communication and dialogue with neighborhood groups regarding proposed developments in and around their neighborhoods.

Policy 3.1.6 Local non-profit agencies that work to preserve and rehabilitate neighborhood housing stock, such as the Neighborhood Housing and Development Corporation (NHDC), shall complement the City Housing and Community Development Division as the major entity in preventing the decline of low-income, very low-income, and extremely low-income neighborhoods.

Policy 3.1.7 The City shall coordinate with and fund the efforts of non-profit agencies, such as the Neighborhood Housing and Development Corporation and the Central Florida Community Action Agency (CFCAA), to provide assistance for housing conservation and rehabilitation in low-income, very low-income, and extremely low-income redevelopment areas of the City.

Policy 3.1.8 The City shall update the Data and Analysis section of the Housing Element for the City of Gainesville Comprehensive Plan no later than 18 months after publication of the 2010 census housing data.

Policy 3.1.9 Realizing the connection between economic stability and the preservation of affordable housing, the City, through technical assistance and loan programs for economic development, shall provide economic development assistance to low-income, very low-income, and extremely low-income areas in order to create and retain jobs and to enhance and preserve surrounding neighborhoods.



- Policy 3.1.10 The City shall study the feasibility of an in-town housing program that would utilize pre-approved housing designs that are appropriate for specific locations where affordable housing should be encouraged. The approved plans and associated building permits would be fully processed and made available to interested builders to reduce costs and delays.
- Policy 3.1.11 The City shall allow Heritage Overlay Districts, as needed, for neighborhood stabilization.
- Objective 3.2 Assist low-income, very low-income and extremely low-income households each year with the maintenance and repairs of owner-occupied units.**
- Policy 3.2.1 The City shall make available to all residents, especially low-income, very low-income, and extremely low-income households, a do-it-yourself manual on routine home repairs, maintenance and yard care.
- Policy 3.2.2 The City shall designate CDBG funds or other funds for homeowner rehabilitation grants to assist low-income, very low-income, and extremely low-income households.
- Objective 3.3 Assist low-income, very low-income, extremely low-income, and moderate-income households each year in locating and affording low-cost rental and owner-occupied housing.**
- Policy 3.3.1 The City Housing and Community Development Division shall act as a housing information and referral service for first-time homebuyers and renters.
- Policy 3.3.2 The City shall seek funds from both the State and Federal government in order to provide financial assistance to first time moderate-income, low-income, very low-income, and extremely low-income homebuyers.
- Objective 3.4 The City shall assist all residents displaced by redevelopment activities involving Federal, State or local government funds.**
- Policy 3.4.1 The City shall assist all displaced persons by complying with regulations stated in the Uniform Relocation Act and the City of Gainesville Local Relocation Policy and Procedures, as applicable.
- Objective 3.5 The City shall develop strategies to increase the level of owner-occupancy in the University Context Area.**
- Policy 3.5.1 The City shall develop recommendations on increasing the desirability of owner-occupancy in the University Context Area.



## **GOAL 4**

### **ENSURE HOUSING DEVELOPMENT DOES NOT NEGATIVELY AFFECT THE GAINESVILLE ENVIRONMENT.**

**Objective 4.1**     **The City’s Land Development Code shall ensure that new housing developments preserve on-site environmental features and conserve environmental resources.**

**Policy 4.1.1**     The City shall encourage infill housing and cluster subdivisions in order to protect environmentally sensitive lands and to promote energy conservation.

**Policy 4.1.2**     The City’s Land Development Code shall guide the siting, building orientation and landscaping of new housing developments to promote energy and water conservation, ensure compatibility with the surrounding area, minimize impacts on the environment, and enhance visual appeal.