

***HOUSING GAINESVILLE:
CONFRONTING CHALLENGES OF AFFORDABLE HOUSING IN A UNIVERSITY CITY***

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A BRIEF SCAN OF 19TH-20TH CENTURY AFFORDABLE HOUSING

FALL 2018, GAINESVILLE FLORIDA, GNV RISE

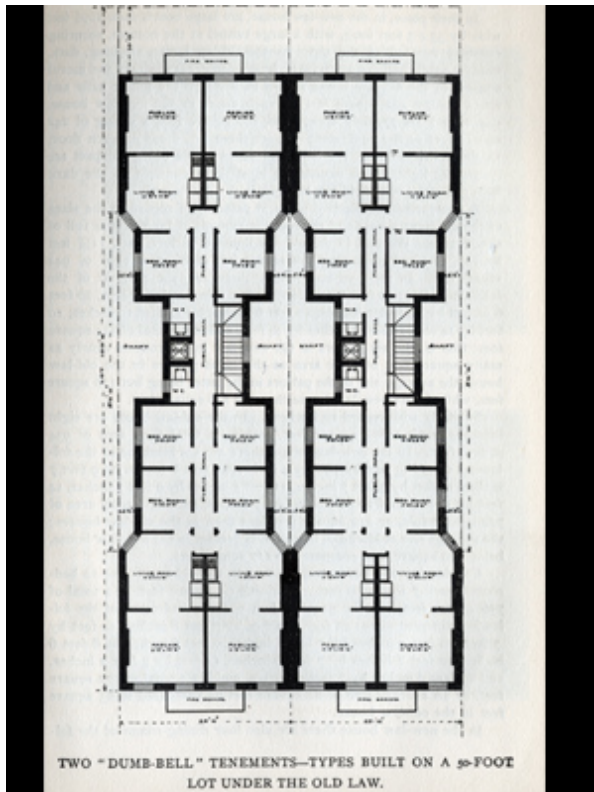
COMPLICATIONS

BUT MINNEAPOLIS....

A DRAFT COMPREHENSIVE AFFORDABLE HOUSING PROPOSAL

A BRIEF SCAN OF 19TH-20TH CENTURY AFFORDABLE HOUSING

TENEMENT HOUSING 19TH CENTURY NEW YORK CITY



A BRIEF SCAN OF 19TH-20TH CENTURY AFFORDABLE HOUSING

CENTRAL PARK, NEW YORK CITY, 1853-1876



<https://untappedcities.com/2018/09/17/5-nyc-rger-than-central-park/parks-that-are-la>



https://en.wikipedia.org/wiki/Central_Park

A BRIEF SCAN OF 19TH-20TH CENTURY AFFORDABLE HOUSING

HULL HOUSE AND OTHER SETTLEMENT HOUSES 1889-1920



Hull House, Chicago.

Postcard by V. O. Hammon Pub. Co. #1877 (c. 1910)

Public Domain. via [Wikipedia](#)

A BRIEF SCAN OF 19TH-20TH CENTURY AFFORDABLE HOUSING

PULLMAN, ILLINOIS 1880s



https://www.google.com/imgres?imgurl=https://interactive.wttw.com/sites/default/files/T5E_lbm6xt_c_scale,w_1600.jpg&imgrefurl=https://interactive.wttw.com/ten/towns/pullman&docid=_yvFaa-F6EV8gM&tbnid=J0-JV1tyY5-X9M:&vet=1&w=1600&h=900&source=sh/x/im

A BRIEF SCAN OF 19TH-20TH CENTURY AFFORDABLE HOUSING

WEISSENHOF ESTATE HOUSING, STUTTGART, 1927
LE CORBUSIER, UNITE HABITATION MARSEILLE, 1947



https://en.wikipedia.org/wiki/Unité_d%27habitation#/media/File:Unité_d'habitation_Marseille,_France.jpg



https://en.wikipedia.org/wiki/Weissenhof_Estate

A BRIEF SCAN OF 19TH-20TH CENTURY AFFORDABLE HOUSING

PRUITT-IGOE, ST. LOUIS 1954-1971



<https://en.wikipedia.org/wiki/Pruitt-Igoe#/media/File:Pruitt-igoeUSGS02.jpg>



https://en.wikipedia.org/wiki/Pruitt-Igoe#/media/File:Pruitt-igoe_collapse-series.jpg

RECURRING THEMES:

-A CONCERN FOR HUMAN HEALTH—LIGHT, VENTILATION, SANITATION

-THE NEED FOR SOCIAL INFRASTRUCTURE AND SUPPORT

-THE ROLE OF NATURE, AND CONTACT WITH GROUND

-WORKERS' HOUSING, AND THE OBLIGATIONS OF INDUSTRY

-THE DOWNSIDE OF DENSITY, AND OF CONCENTRATED POVERTY

Proposed Ordinance 180199A

89 Policy 1.1.7 The Land Development Code must include regulations that incentivize the
90 provision of affordable housing by providing density bonus allowances,
91 which may allow densities that exceed the maximum limit of units/acre
92 established in Policy 4.1.1. In lieu of regulating density by units/acre, such
93 incentive provisions may regulate density through building form (such as
94 height and lot coverage) for multi-family or mixed-use buildings or through
95 the allowance of additional lots within subdivisions.
96

GNV RISE Subdivision Proposal

B. Applicability.

1. All minor and standard subdivisions may voluntarily elect to develop under the GNV RISE subdivision regulations.
2. All applications for incentives and provision of public benefits shall be subject to review and approval by the City Manager or designee.

Gainesville Land Development Code, Definitions

16 **Minor subdivision** means the subdivision of a tract of land into five or fewer lots in accordance with the
17 requirements set forth in this chapter and where the resultant lots comply with all the standards of
18 these regulations.

D. Development Flexibility



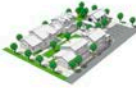




Dimensional requirements

Dimensional requirement	Applicability	Value
Lot width	Up to 100% reduction of minimum	4
Lot depth	Up to 100% reduction of minimum	4
Setbacks	Up to 100% reduction of minimum	4
Lot area	Up to 100% reduction of minimum	4

Density and housing types

Housing provisions	Applicability	Value
Density regulated by form (height, setbacks, form) not by du/acre or bedroom modifier	10% of total units as affordable housing (Multifamily housing)	5

Design standards for residential development

Building type	Form	Lot specifications	Maximum units	Height limits	Additional provisions
Single Family dwelling		1 structure per lot	1 per structure	2.5 stories	-
Single Family dwelling w/ADU		1 principal structure 1 ADU per lot	1 per structure	2.5 stories for the principal structure 1.5 stories for ADU	Refer to Article V for ADU provisions
Bungalow Court		1 cluster per lot	2 per structure	1.5 stories	Minimum common open space : 1,600' with no dimension less than 20' Max of 1,600 GFA per structure 80% of the units must abut common open space Parking must be separated from the common open space, adjacent properties, and public streets by landscaping and/or architectural screening. Bungalow structures abutting a public street must provide a minimum of one of the following entry features: 1.Primary entrances facing the street; or 2. An alternative entry feature consistent with the intent of these provisions and compatible with the surrounding neighborhood context.
Duplex		1 structure per lot	2 per structure	2 stories	-
Triplex		1 structure per lot	3 per structure	2 stories	-
Multiplex		1 structure per lot	6 per structure	2 stories	-
Townhome		1 structure per lot	1 per structure	3 stories	Up to 6 townhomes may be attached

THE OBAMA HOUSING DEVELOPMENT TOOLKIT SEPTEMBER 2016

“This toolkit highlights actions taken by states and local jurisdictions to promote healthy, responsive, high-opportunity housing markets, despite the common and sometimes challenging political barriers to reform and improvement. This list is not exhaustive – there is a substantial amount of good work being done all around the country – but **provides several potential starting points** for local efforts to modernize housing planning and development.” Page 14

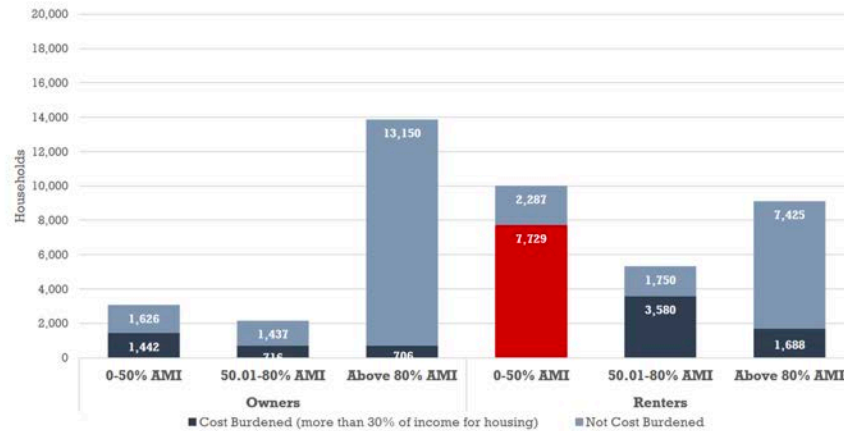
This toolkit highlights actions that states and local jurisdictions have taken to promote healthy, responsive, affordable, high-opportunity housing markets, including:

- Establishing by-right development
- Taxing vacant land or donate it to non-profit developers
- Streamlining or shortening permitting processes and timelines
- Eliminate off-street parking requirements
- Allowing accessory dwelling units
- Establishing density bonuses
- Enacting high-density and multifamily zoning
- Employing inclusionary zoning
- Establishing development tax or value capture incentives
- Using property tax abatements

WHO NEEDS “AFFORDABLE” HOUSING IN GAINESVILLE?

...EVEN WITHOUT COUNTING STUDENTS.

Cost Burdened Households by Income as a Percentage of Area Median Income (AMI), Gainesville, 2016 (Excluding Student-Headed Households)



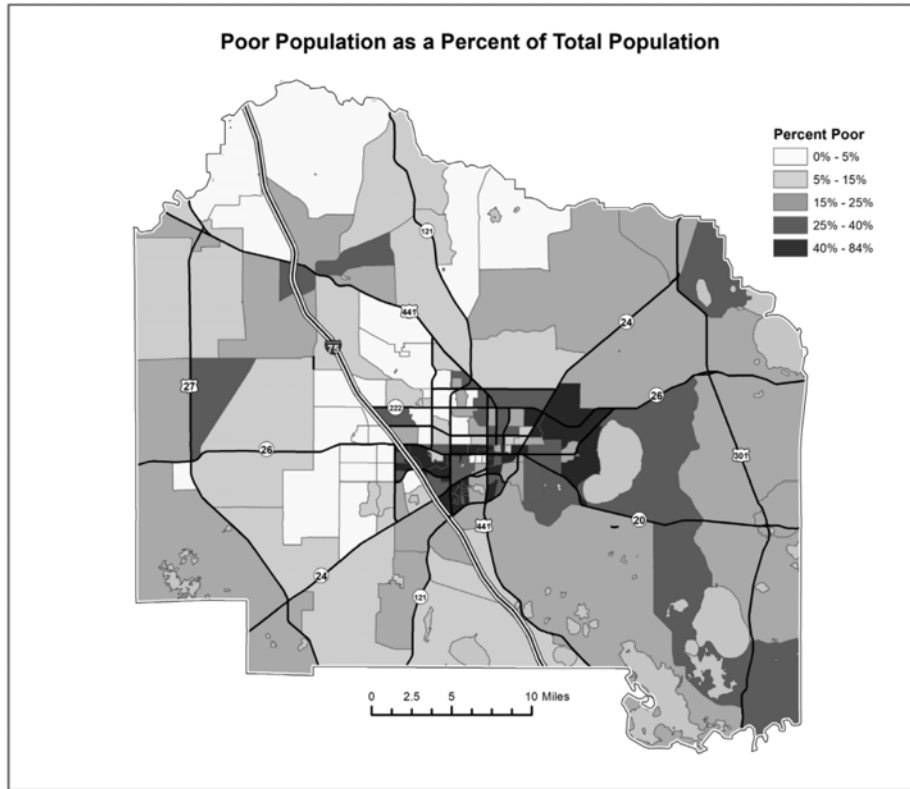
Source: Shimberg Center analysis of U.S. Census Bureau, 2016 American Community Survey. Results are for Alachua County (Central) - Gainesville City Central Public Use Microdata Area (PUMA), which approximates city limits.

THE FLORIDA HOUSING COALITION



- 7,729 COST BURDENED HOUSEHOLDS
- 5,822 UNITS NEEDED FOR THOSE AT 0-30% AMI, 2017
- 4000+ ON GAINESVILLE HOUSING AUTHORITY WAITING LIST

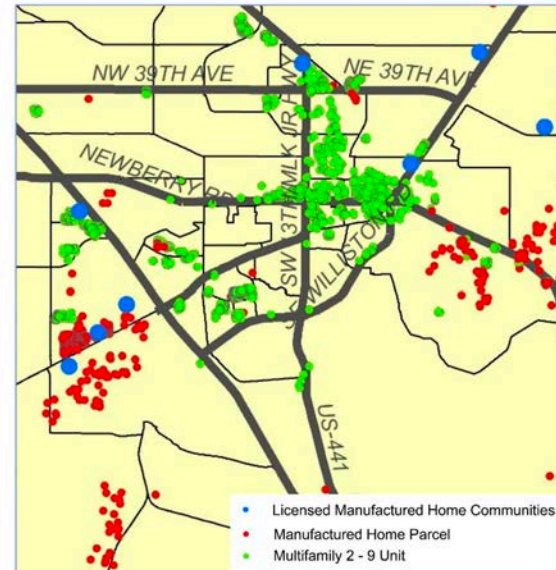
WHAT IS INCLUSIONARY ZONING AND DOES IT WORK?



Source: U.S. Census Bureau, American Community Survey (ACS) 5-year estimates.

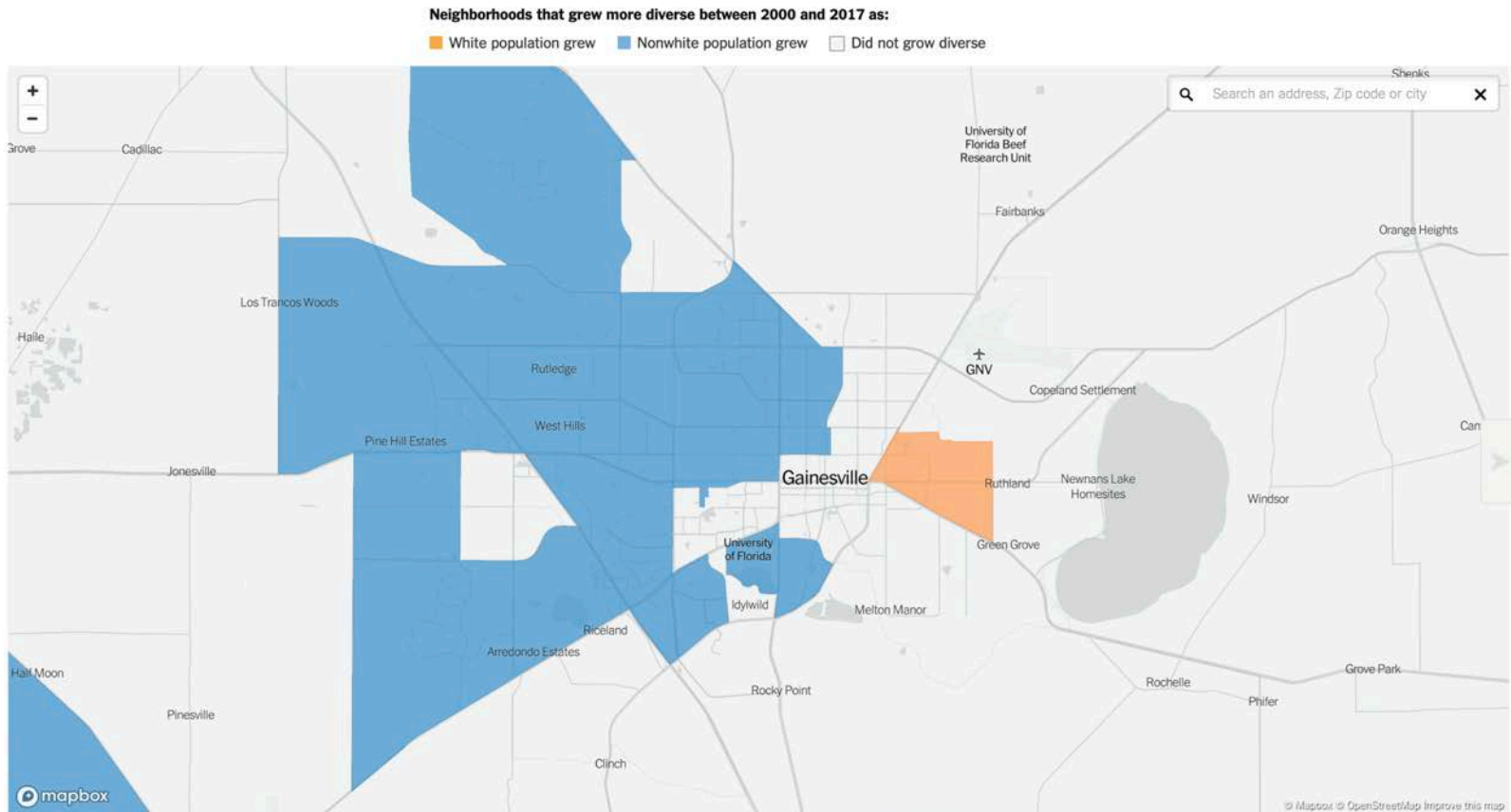
Block groups with the highest concentration of poor population are in darker colors. These areas are: East side of Gainesville, north of SW Williston Road, and near the Clear Lake Nature Park. Block groups are typically defined to contain between 600 and 3,000 people. They can generally be seen as representing neighborhoods.

SMALL MULTIFAMILY BUILDINGS PROVIDE NATURALLY OCCURRING AFFORDABLE HOUSING IN CENTRAL LOCATIONS.



- 1,620 2-9 unit properties, mostly duplexes
- Urban location
- Most built 1970-1989
- Lower value (average assessed value \$47/sf compared to \$70/sf for single family)

HOW HAS THE HISTORY OF RACIAL SEGREGATION PLAYED OUT IN GAINESVILLE?



White refers to non-Hispanic white. Sources: Census Bureau, Home Mortgage Disclosure Act data, standardized tract boundaries from [socialexplorers.com](https://www.socialexplorers.com)

HOW HAS THE HISTORY OF RACIAL SEGREGATION PLAYED OUT IN GAINESVILLE?

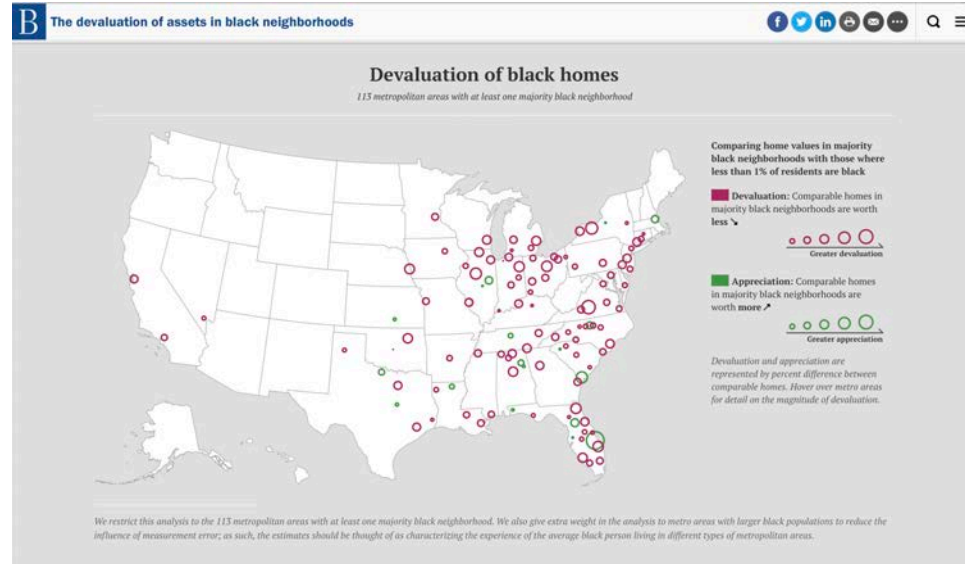
TABLE 2

The 10 metropolitan areas with the largest and smallest differences in the value of homes
Black neighborhoods in U.S. metropolitan areas, 2012-2016

	Median value of homes in majority black neighborhoods	Median value of homes in neighborhoods with less than 1% black population	Relative valuation of black neighborhoods in percentage points
<i>Areas with the largest difference in home value</i>			
Bridgeport-Stamford-Norwalk, CT	\$131,011	\$783,887	17%
Charleston-North Charleston, SC	\$130,854	\$717,711	18%
Savannah, GA	\$112,539	\$562,500	20%
Hilton Head Island-Bluffton-Beaufort, SC	\$93,262	\$460,712	20%
Youngstown-Warren-Boardman, OH-PA	\$33,045	\$131,484	25%
Port St. Lucie, FL	\$65,880	\$259,926	25%
Palm Bay-Melbourne-Titusville, FL	\$61,662	\$241,853	25%
Lexington-Fayette, KY	\$77,270	\$301,526	26%
Cape Coral-Fort Myers, FL	\$67,192	\$259,118	26%
Ann Arbor, MI	\$68,320	\$259,985	26%
Mean of group	\$84,104	\$397,870	21%
<i>Areas with the smallest difference in home value</i>			
Greenville-Anderson-Mauldin, SC	\$82,680	\$114,743	72%
New York-Newark-Jersey City, NY-NJ-PA	\$403,314	\$559,706	72%
Baton Rouge, LA	\$109,951	\$152,543	72%
Boston-Cambridge-Newton, MA-NH	\$313,353	\$430,997	73%
Naples-Immokalee-Marco Island, FL	\$390,200	\$459,728	85%
Asheville, NC	\$178,200	\$195,882	91%
Lakeland-Winter Haven, FL	\$82,559	\$89,334	92%
Anniston-Oxford-Jacksonville, AL	\$59,371	\$61,200	97%
Gainesville, FL	\$95,591	\$95,237	100%
Sebring, FL	\$134,600	\$69,644	193%
Mean of group	\$184,982	\$222,901	83%

Note: Sample limited to metropolitan areas with at least one census tract that is majority black and at least one census tract that is less than one percent black.

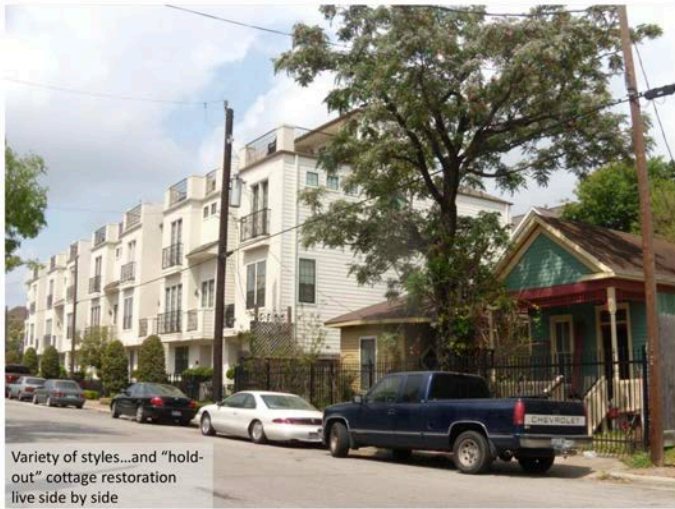
Source: Authors' analysis of 2016 American Community Survey 5-year estimates



“The devaluation of assets in black neighborhoods
The case of residential property.”

Brookings Institute, November 27, 2018

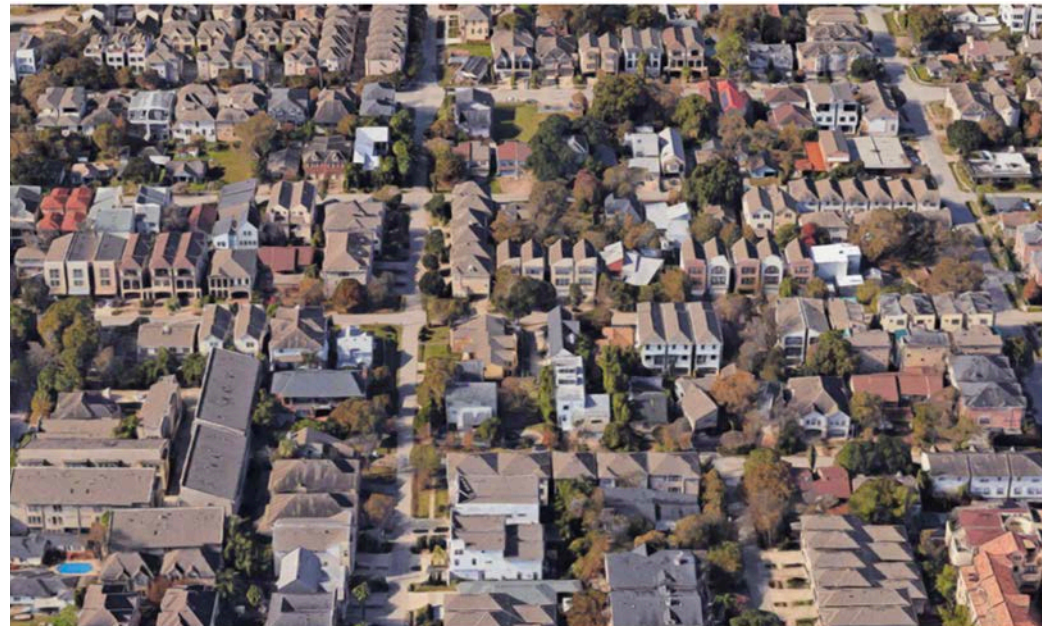
WHAT ABOUT ELIMINATING SINGLE FAMILY ZONING?



From presentation by Barbara Tennant, Architect, TENNANT DESIGN, montgomeryplanning.org



From presentation by Barbara Tennant, Architect, TENNANT DESIGN, montgomeryplanning.org



HOUSTON TEXAS, 1999-PRESENT

COMPLICATIONS

WHAT ROLE DOES GAINESVILLE'S STUDENT POPULATION PLAY?



BLOCK A - OVERALL SOUTH ELEVATION

WHAT ROLE DO NEW URBANISM AND FORM-BASED CODES PLAY?



GNV RISE:

“Promote high quality housing design and sensitive compatibility provisions to minimize impacts of more dense developments on adjacent properties”



WHO ARE WE TRYING TO HELP??

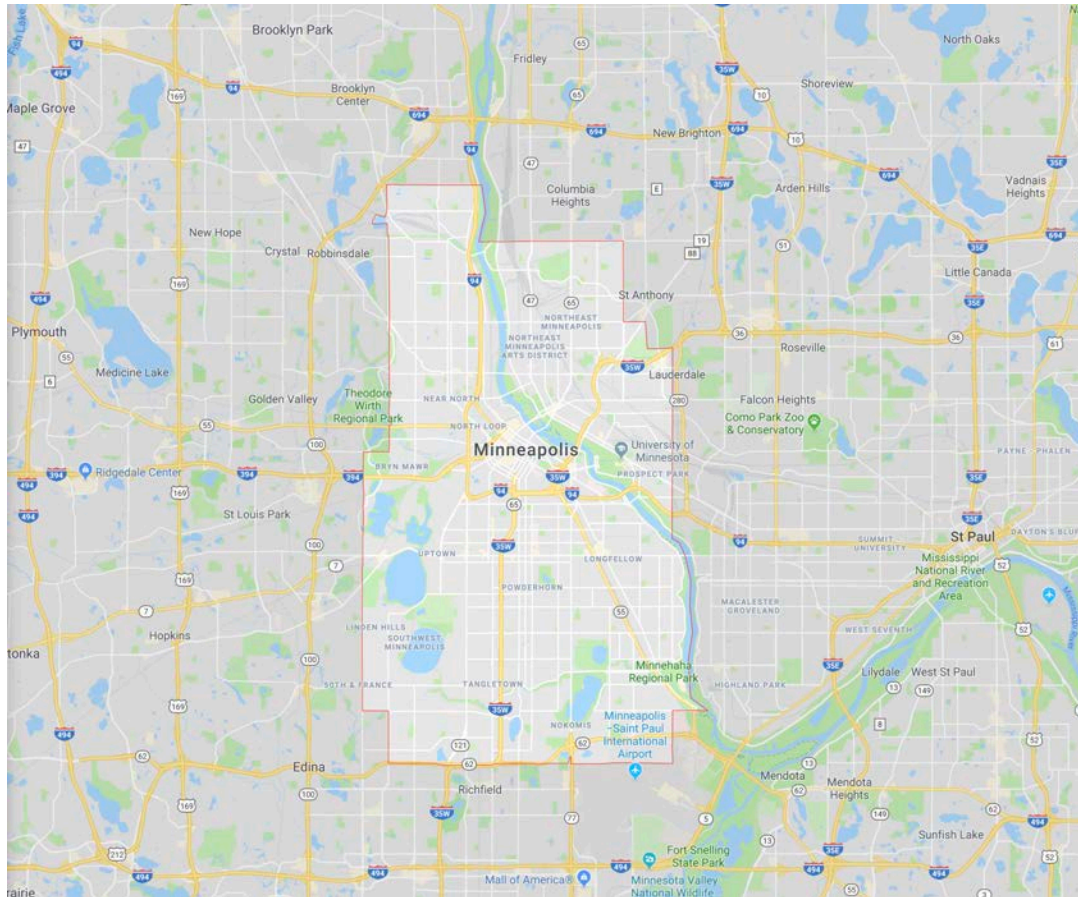
-INCLUSIONARY ZONING TO ERASE ECONOMIC SEGREGATION

-RACIAL INTEGRATION THROUGH DEVELOPER-DRIVEN “MISSING MIDDLE” HOUSING

-ELIMINATING THE “PRIVILEGE” ASSOCIATED WITH SINGLE FAMILY ZONING

-DISPROPORTIONATE SIZE OF UF + SANTA FE STUDENT POPULATIONS RELATIVE TO CITY

-FORM-BASED “NEW URBAN” CODES AS A PANACEA



- MINNEAPOLIS/ST. PAUL IS THE 16TH LARGEST METROPOLITAN AREA IN THE US
- THIRD LARGEST ECONOMY IN THE MIDWEST, AFTER CHICAGO AND DETROIT
- MINNEAPOLIS POPULATION 425,403; TWIN CITIES METRO IS 3,629,190
- FIVE FORTUNE 500 CORPORATIONS ARE HEADQUARTERED IN MINNEAPOLIS
- 50,000 PLUS UNIVERSITY OF MINNESOTA STUDENTS, PLUS SMALLER COLLEGES
- 93.6% WHITE IN 1970

X HIDE MENU

INTRODUCTION

Overview

How to Navigate

THE PLAN

Goals

Topics

Policies

Implementation

BACKGROUND

Planning Process

Received Public Comments

ADDITIONAL RESOURCES

PDF

Appendices

FAQ

Small Area Plans

Glossary

Housing cost and housing choice, including diversity of housing location, and diversity of housing type, all influence the guidance found in the Future Land Use and Built Form maps. Strategies outlined below each address the issue of housing choice in a different way. The Built Form map on its own cannot affect housing cost, but allowing for growth is a prerequisite to addressing market rate housing production as well as The intent of each of these built form strategies is outlined below.



Increase housing choice and housing supply by allowing multifamily housing on select public transit routes, with higher densities along high-frequency routes and near METRO stations.



In neighborhood interiors that contain a mix of housing types from single-family homes to apartments, increase housing choice and supply by allowing new housing within that existing range.



In neighborhood interiors farthest from downtown that today contain primarily single-family homes, increase housing choice and supply by allowing up to three dwelling units on an individual lot.



Increase housing choice and supply by allowing the highest-density housing in and near Downtown.

PRINCIPLES

PROPOSAL:

1. ACKNOWLEDGE AND OPERATE WITHIN BROADER SYSTEMS AND PARTNERSHIPS

2. ADDRESS THE EASIER SOLUTIONS FIRST

(Do the most good, as quickly as possible, as cheaply as possible)

3. DESIGN AND BUILD AN EQUITABLE GAINESVILLE

(Change the paradigm)

A DRAFT COMPREHENSIVE AFFORDABLE HOUSING PROPOSAL

PRINCIPLES

1. The Gainesville housing market should be **more fair, accessible, and affordable**, particularly for low to moderate income households.
2. We should **maintain and enhance the character** and community of Gainesville's diverse neighborhoods. They are the backbone of our city.
3. The **public should play a significant role** in defining affordability and in making a variety of affordable housing options available for rent and for sale to a broad spectrum of occupants.
4. Gainesville is distinct, in part because of our **enormous student population**: Programs implemented elsewhere may not work here.
5. Because the consequences of urban housing decisions unfold over many years, during which time irreversible damage may occur, it is wise **to review experiences from many other cities**, for examples of successes and failures.
6. All government decisions involving tax dollars and modifying government regulations should rely on sound evidence, appropriate planning, and fiscal accountability--**not supposition, trends, or ideology**.

PROPOSAL:

ACKNOWLEDGE AND OPERATE WITHIN BROADER SYSTEMS AND PARTNERSHIPS

1. The City, the County, the University of Florida, and Santa Fe College must work together.
2. Public, private, non-profit, religious, and neighborhood association partners must better coordinate joint efforts.
3. Those in need of affordable housing must be included in all discussions, early and often.

A DRAFT COMPREHENSIVE AFFORDABLE HOUSING PROPOSAL

PROPOSAL:

ADDRESS THE EASIER SOLUTIONS FIRST

1. Inventory and support successful efforts and build on them.
2. Enforce existing housing codes and laws and expand those pertaining to Accessory Dwelling Units (ADUs), and to home and neighborhood safety.
3. Place a moratorium on demolition and new development in vulnerable, especially historic, neighborhoods and natural areas, until the City and County develop a framework to address gentrification and displacement concerns.
4. Prioritize quality renovation and repurposing, on previously developed sites.
5. Inventory housing options countywide showing access to schools/shopping/services and public transport.
6. Strengthen City/County transport networks and make innovative options better known and more available.
7. Use the heritage neighborhood and historic district nomination processes to help neighborhoods define, preserve, and protect Gainesville's unique character.
8. Improve existing rental housing with weatherization, insulation, etc., to meet or exceed codes.
9. Develop and maintain a countywide housing information and roommate matching service.

A DRAFT COMPREHENSIVE AFFORDABLE HOUSING PROPOSAL

PROPOSAL:

DESIGN AND BUILD AN EQUITABLE GAINESVILLE

1. Find mechanisms to provide housing, new or renovated, that meets ADA requirements.
2. Create short term/one-time subsidies and rent-to-own programs for renters and first-time homeowners. *
3. Develop an urban homesteading program perhaps linked to a community land trust. *
4. Research, design, and prototype options such as single-room occupancy dwellings (SROs) and co-housing. *
5. Support the creation of a credit union to invest local money in local solutions. *
6. Make energy and water efficiency, and the protection of environmental health and integrity, central to all existing and new housing.
7. Incentivize landlords, when possible, while benefiting tenants.

QUESTIONS + DISCUSSION

