



Evaluation & Appraisal and Update of Alachua County Comprehensive Plan: 2011-2030

Board of County Commissioners Special Meeting

Growth Management Department
June 5, 2018



Evaluation & Appraisal and Update of Alachua County Comprehensive Plan: 2011-2030

WORK PLAN

Oct. - Dec. 2017

Identify Issues to be Addressed



Nov. 2017 – Nov. 2018

Develop Draft Amendments to Comprehensive Plan



Dec. 2018 – March 2019

Public Hearings

Issues for the Evaluation & Appraisal and update of the Comprehensive Plan will be identified based on input from the public, advisory boards, and BoCC.

Analysis of issues and strategies to address issues: Nov. '17 – June '18

- Issues Analysis
- Advisory Boards and Other Groups
- BoCC/Planning Commission Workshops and Discussions

Prepare and review draft amendments to Comprehensive Plan: May '18 – Nov. '18

- Advisory Boards and Other Groups
- BoCC/Planning Commission Workshops

- Planning Commission: ~November 2018
- BoCC Transmittal: ~January 2019
- 60-day State review
- BoCC Adoption: within 180 days of DEO Report, if any

Per Statute, submit Notification Letter to FDEO by April 1, 2018.

Per Statute, Plan amendments must be transmitted for review no later than March 19, 2019



Upcoming Schedule

- **BoCC General Strategy Discussions**
 - **June 5th** – Data on affordable housing, Development cost info requested by Board
- **Local Planning Agency General Strategy Discussions**
 - May 30th – Economic Opportunity and Affordable Housing Topic Areas
- **BoCC/LPA Workshops to Review Draft Plan Amendments**
 - September – November (dates TBD)
- **Public Hearings on Transmittal of Plan Amendments**
 - November 2018 – March 2019



Presentation Outline

- Affordable housing supply and dispersal data
- Development costs info



Previous Board Direction

May 1, 2018:

- Provide information on supply and dispersal of housing opportunities for low, very low, and extremely low income persons
- Provide information on effects of environmental protection and stormwater requirements on cost of average unincorporated area building lot



Affordable Housing Data



AFFORDABLE HOUSING

2018 Income Limits Florida Housing Finance Corporation SHIP Program					
	Income Limit by Number of Persons in Household				
Percent Category*	1	2	3	4	5
30%	\$15,000	\$17,150	\$20,780	\$25,100	\$29,420
50%	\$25,000	\$28,550	\$32,100	\$35,650	\$38,550
80%	\$39,950	\$45,650	\$51,350	\$57,050	\$61,650
120%	\$60,000	\$68,520	\$77,040	\$85,560	\$92,520
140%	\$70,000	\$79,940	\$89,880	\$99,820	\$107,940

* Percent of Area Median Income



AFFORDABLE HOUSING

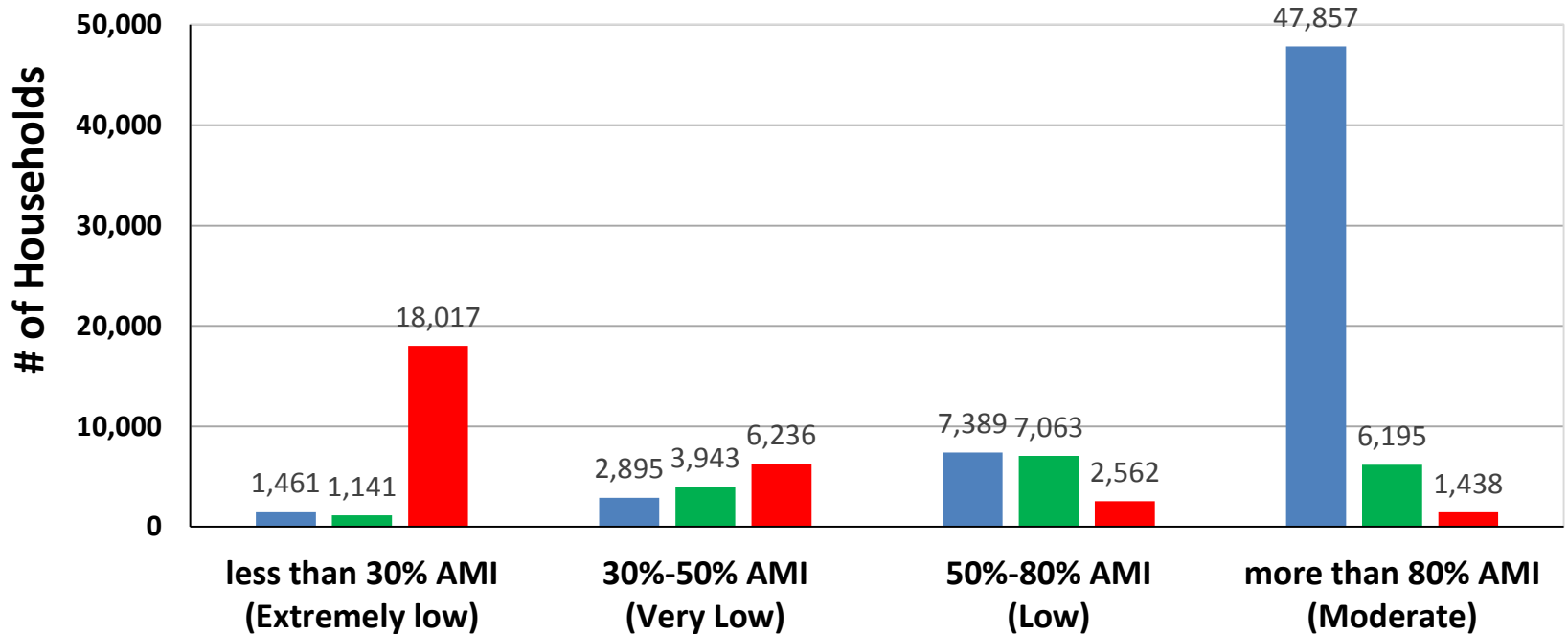
Homes for Sale: Affordable to Lower-Income Households December 2017				
Percent of Area Median Income (AMI) (Family of 3)	Annual Household Income	Buying Power	Homes Available	% of All Homes for Sale
100% (Moderate)	\$64,200	\$192,600	296	35.7%
80% (Low)	\$51,350	\$154,050	182	21.9%
50% (Very Low)	\$32,100	\$96,300	84	10.1%
30% (Extremely Low)	\$20,780	\$62,340	14	1.68%

Source: Gainesville-Alachua County Association of Realtors, Yearly Market Detail – 2017, Single Family Homes and Townhouses & Condos, Alachua County



AFFORDABLE HOUSING

Households by Income and Cost Burden Alachua County 2016



Household Income as Percentage of Area Median Income (AMI)

Percentage of Household Income Spent for Housing

■ 0-30%

■ 30-50%
Cost Burdened

■ 50% or more
Severely Cost Burdened



AFFORDABLE HOUSING

Households by Tenure and Cost Burden – Including and Excluding Students Alachua County, 2016

ALACHUA COUNTY HOUSEHOLDS	ALL HOUSEHOLDS			EXCLUDES STUDENT-HEADED HOUSEHOLDS			STUDENT-HEADED HOUSEHOLDS	
	Total in County	Cost Burdened > 30%	Percent Cost Burdened > 30%	Total in County	Cost Burdened > 30%	Percent Cost Burdened > 30%	Total	Percent of County
RENTER	44,507	23,202	52.1 %	34,955	18,301	52.4 %	9,552	21.5 %
OWNER	49,920	9,936	19.9 %	49,502	9,645	19.5 %	418	0.8 %
TOTAL HOUSEHOLDS	94,427	33,138	35.1 %	84,457	27,946	33.1 %	9,970	10.6 %

Data source: Shimberg Center analysis of U.S. Census Bureau, American Community Survey 2016 1-Year Estimates



Home Sales 2015-2017

SALE AMOUNT	LOCATION	TOTAL SALES	EXISTING SALES	NEW SALES	% OF ALL SALES
< \$100,000	Gainesville	1,360	1,360	0	14.8%
	Urban Cluster	382	382	0	4.2%
\$100,000 – \$150,000	Gainesville	1,464	1,438	26	15.9%
	Urban Cluster	515	492	23	5.6%
> \$150,000	Gainesville	2,200	1,922	278	23.9%
	Urban Cluster	3,282	2,736	546	35.7%
TOTALS		9,203	8,330	873	100.0%

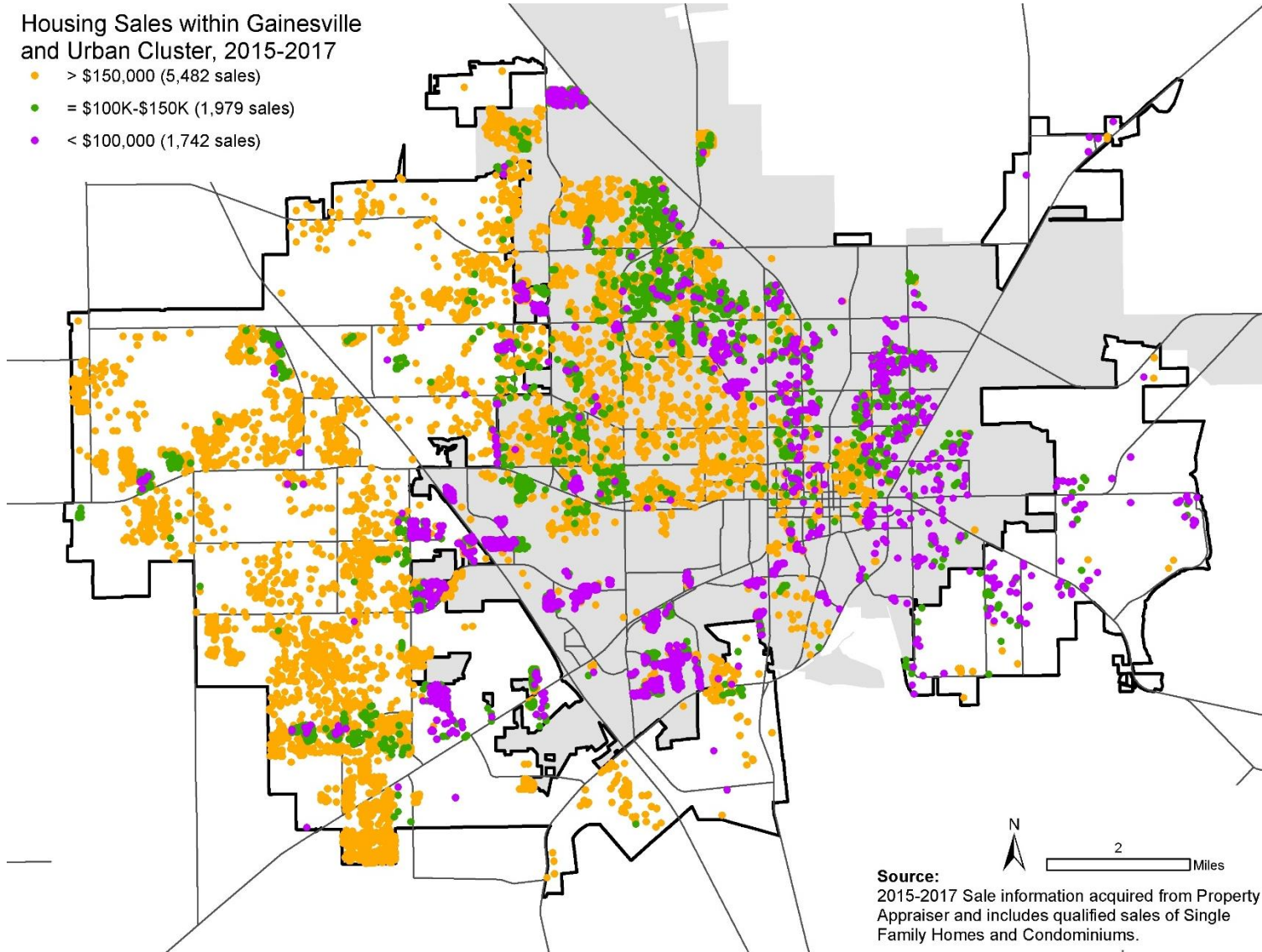
Source: 2015-2017 Sale information acquired from Property Appraiser and includes qualified sales of Single Family Homes and Condominiums



AFFORDABLE HOUSING

Housing Sales within Gainesville and Urban Cluster, 2015-2017

- > \$150,000 (5,482 sales)
- = \$100K-\$150K (1,979 sales)
- < \$100,000 (1,742 sales)



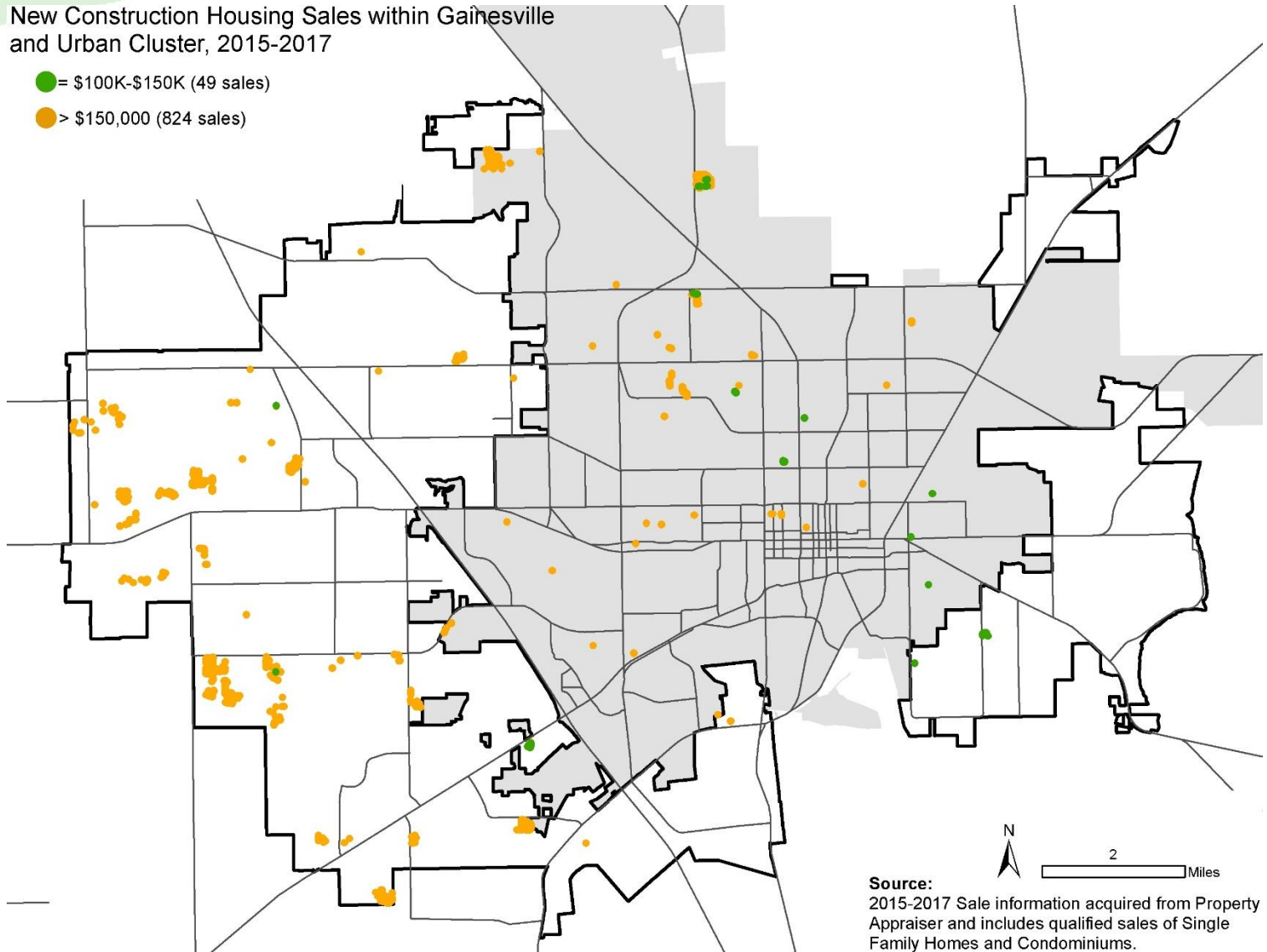
Source:
2015-2017 Sale information acquired from Property Appraiser and includes qualified sales of Single Family Homes and Condominiums.



AFFORDABLE HOUSING

New Construction Housing Sales within Gainesville and Urban Cluster, 2015-2017

- = \$100K-\$150K (49 sales)
- > \$150,000 (824 sales)

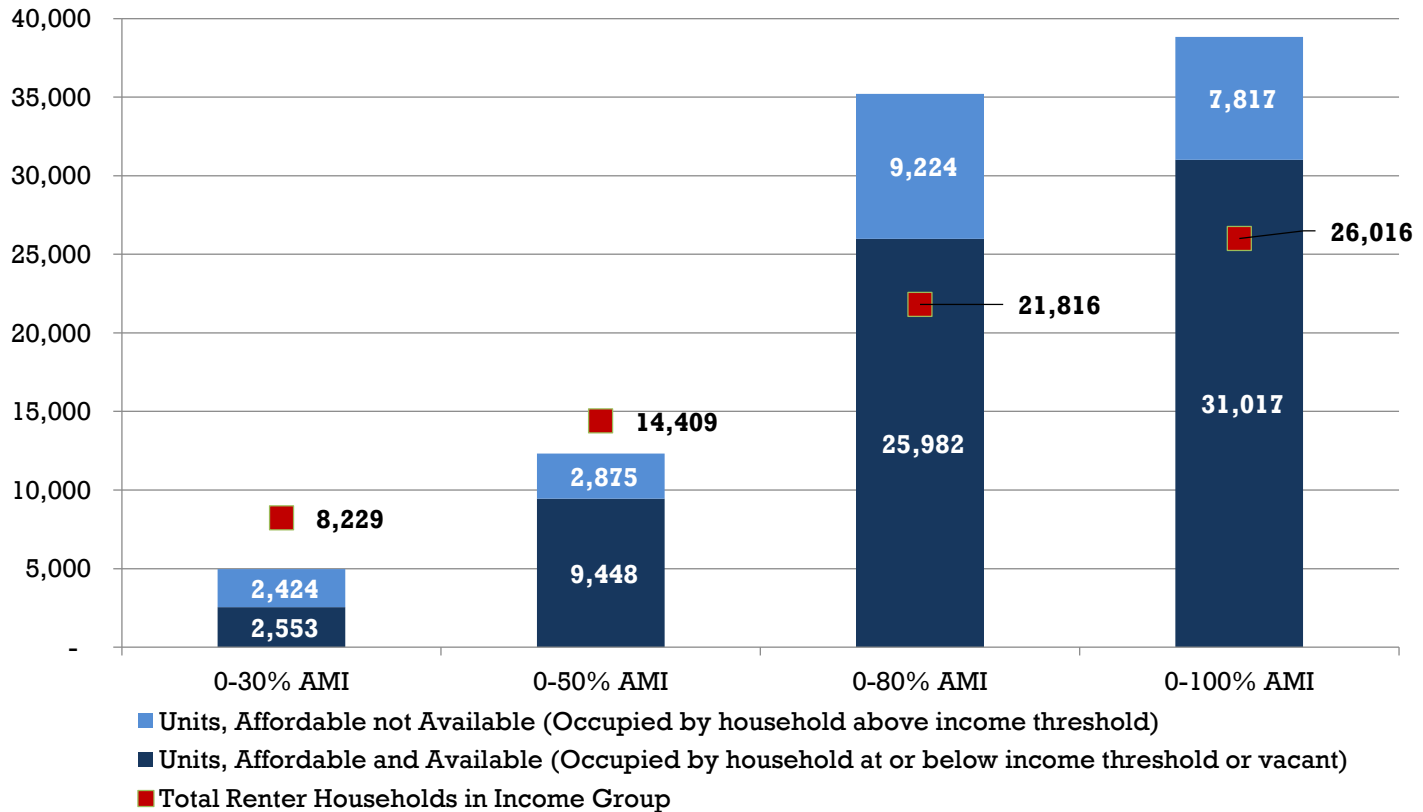


Source:
2015-2017 Sale information acquired from Property Appraiser and includes qualified sales of Single Family Homes and Condominiums.



AFFORDABLE HOUSING

Affordable and Available Rental Housing Units Compared to Renters by Income (% AMI) Alachua County 2016

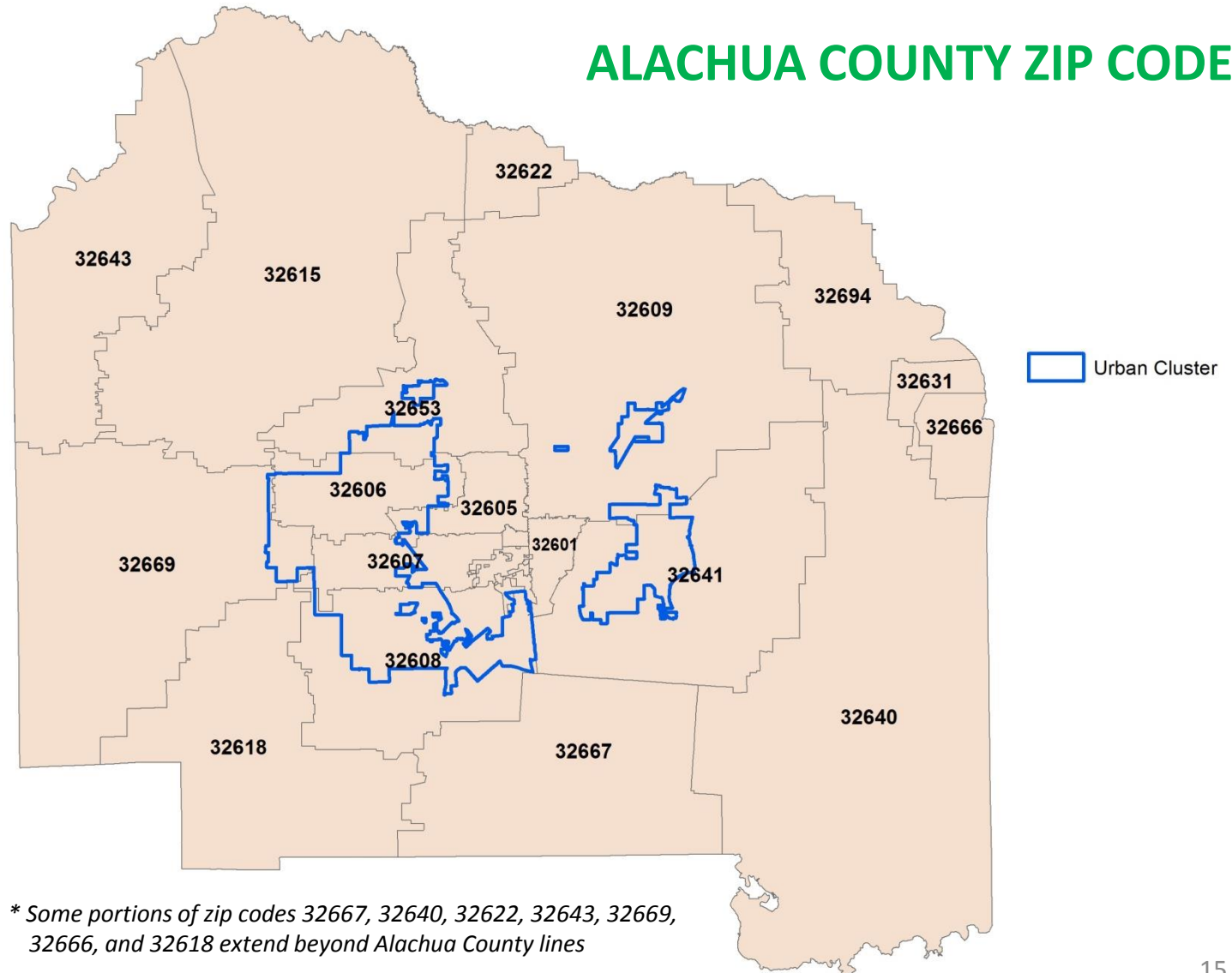


Notes: An "affordable" unit has a gross rent at or below 30% of the top income in the range, adjusted by number of bedrooms. An "available" unit is either rented by a household at or below the top income in the range or vacant. Excludes Student-Headed Nonfamily Households



AFFORDABLE HOUSING

ALACHUA COUNTY ZIP CODES*



* Some portions of zip codes 32667, 32640, 32622, 32643, 32669, 32666, and 32618 extend beyond Alachua County lines



AFFORDABLE HOUSING

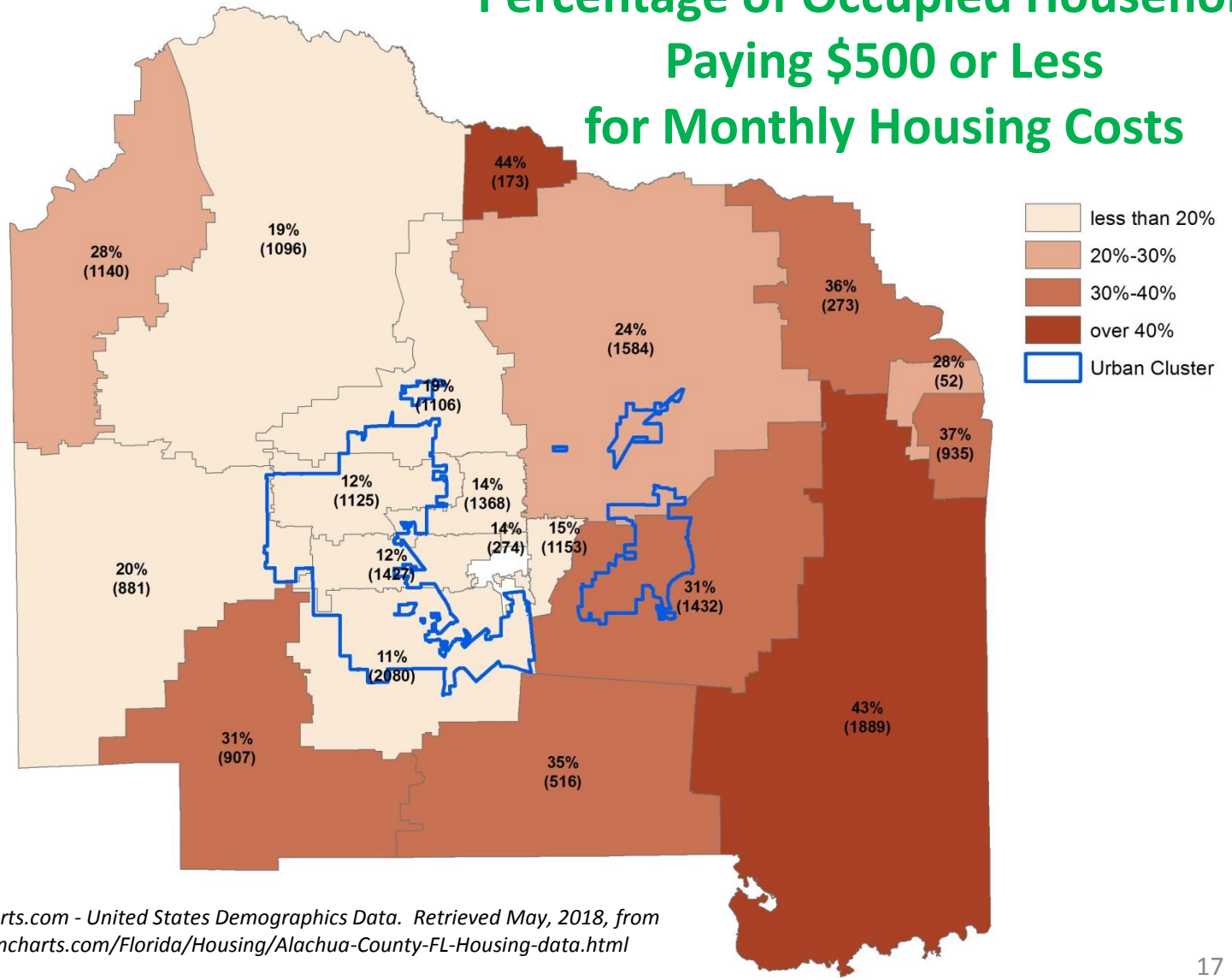
EXTREMELY-LOW INCOME HOUSING OPPORTUNITIES & EXTREME COST-BURDEN RENTERS BY ZIP CODE - ALACHUA COUNTY 2017

ZIP	Total Occupied Households	All Occupied Households Paying \$500 or Less for Monthly Housing Costs		Total Renter-Occupied Households	Renter-Occupied Households Paying \$500 or Less for Rent		Renter-Occupied Households Extremely Cost-Burdened (Pay ≥ 50% of Household Income for Rent)	
		%	Count		%	Count	%	Count
32601	7,686	15 %	1,153	5,569	6 %	334	37 %	2,061
32603	1,956	14 %	274	1,598	11 %	176	40 %	639
32605	9,768	14 %	1,368	2,745	2 %	55	29 %	796
32606	9,379	12 %	1,125	4,539	7 %	318	19 %	862
32607	11,895	12 %	1,427	7,973	8 %	638	31 %	2,472
32608	18,905	11 %	2,080	11,651	6 %	699	29 %	3,379
32609	6,601	24 %	1,584	2,973	13 %	386	35 %	1,041
32615	5,767	19 %	1,096	1,380	11 %	152	18 %	248
32618	2,926	31 %	907	524	12 %	63	36 %	189
32622	394	44 %	173	76	47 %	36	3 %	2
32631	185	28 %	52	0	0 %	0	0 %	0
32640	4,392	43 %	1,889	951	14 %	133	27 %	257
32641	4,619	31 %	1,432	1,791	27 %	484	23 %	412
32643	4,073	28 %	1,140	639	7 %	45	34 %	217
32653	5,820	19 %	1,106	1,398	7 %	98	29 %	405
32666	2,526	37 %	935	647	20 %	129	13 %	84
32667	1,475	35 %	516	328	23 %	75	11 %	36
32669	4,406	20 %	881	773	8 %	62	22 %	170
32694	759	36 %	273	188	35 %	66	13 %	24
TOTAL	103,532	19%	19,411	45,743	9%	3,949	29%	13,294



AFFORDABLE HOUSING

Percentage of Occupied Households Paying \$500 or Less for Monthly Housing Costs

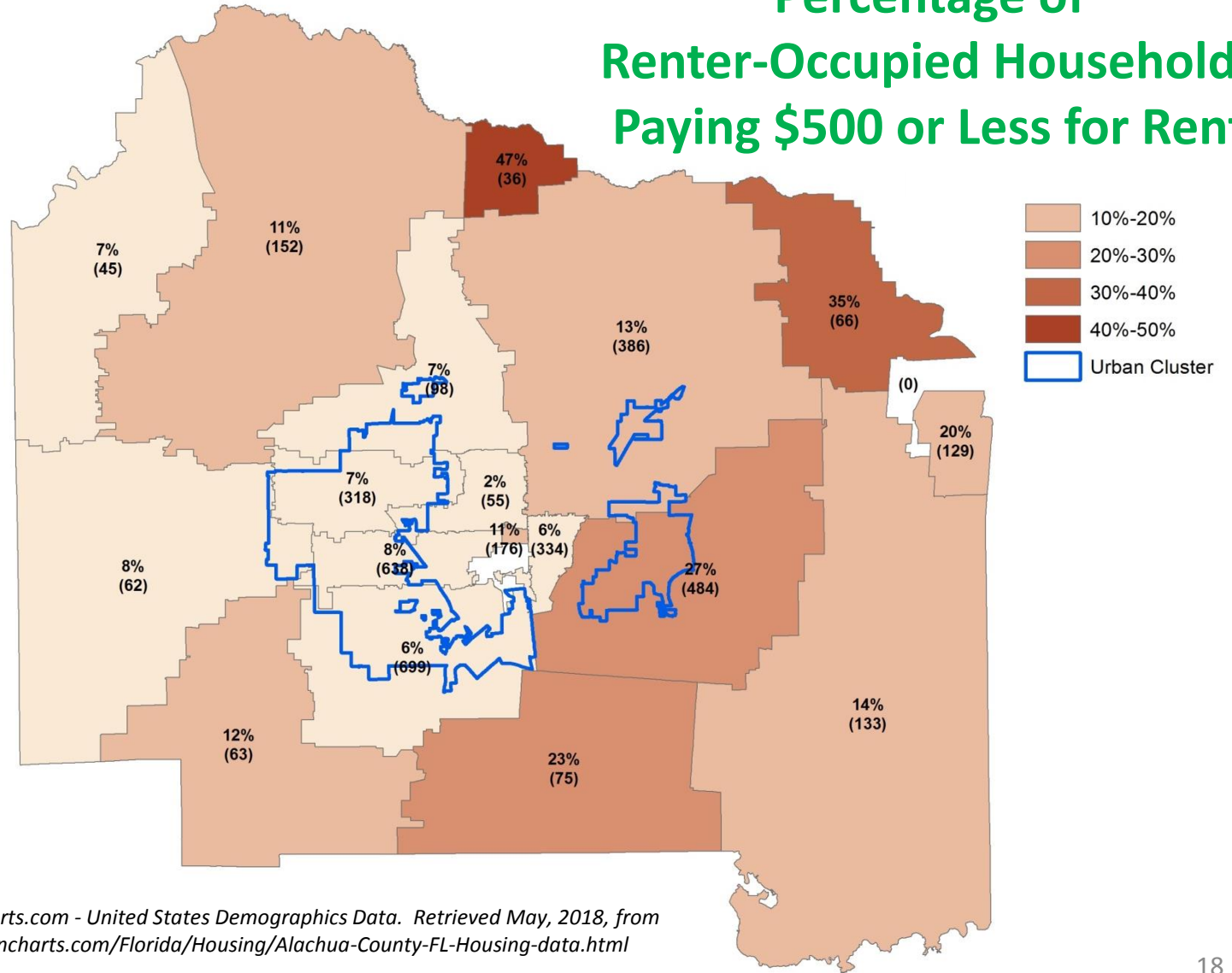


Source: Towncharts.com - United States Demographics Data. Retrieved May, 2018, from <http://www.towncharts.com/Florida/Housing/Alachua-County-FL-Housing-data.html>



AFFORDABLE HOUSING

Percentage of Renter-Occupied Households Paying \$500 or Less for Rent

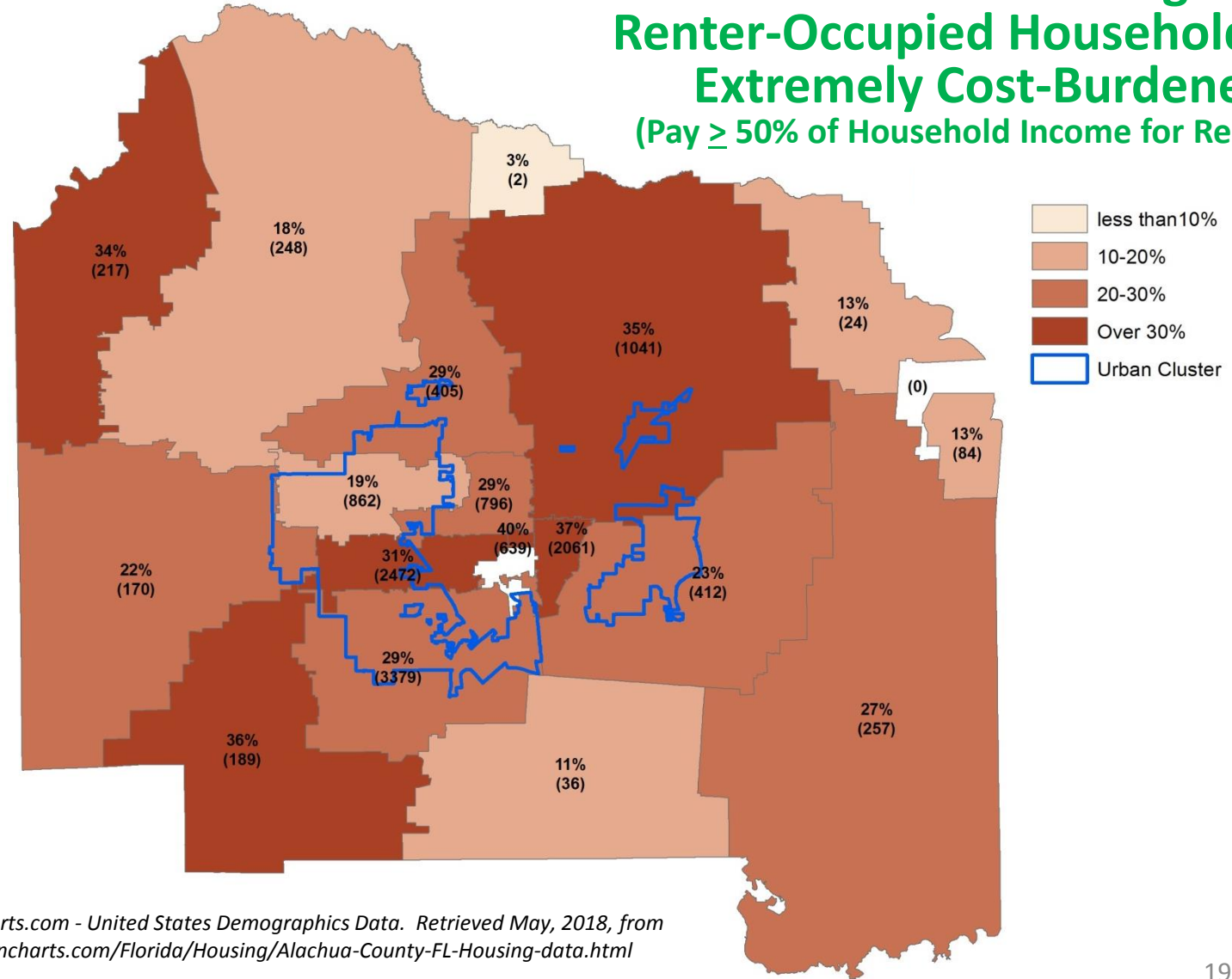


Source: Towncharts.com - United States Demographics Data. Retrieved May, 2018, from <http://www.towncharts.com/Florida/Housing/Alachua-County-FL-Housing-data.html>



AFFORDABLE HOUSING

Percentage of Renter-Occupied Households Extremely Cost-Burdened (Pay \geq 50% of Household Income for Rent)



Source: Towncharts.com - United States Demographics Data. Retrieved May, 2018, from <http://www.towncharts.com/Florida/Housing/Alachua-County-FL-Housing-data.html>



Cost of Development



Subtopics

- **Regulations Have a Cost... and a Benefit**
- **Lot Development Cost \neq Lot Sale Price**
- **Evaluating Regulations for Net Benefit is Necessary**
- **Housing Affordability**



Regulations Have a Cost... and a Benefit

- **Environmental Preservation**
 - Land that can't be developed, but
 - Cleaner water, less stormwater
 - Enjoyment of the environment
- **Stormwater Management Facilities**
 - Cost to construct and can't have homes, but
 - Reduced chance of flooding, potentially cleaner groundwater
 - More desirable lot



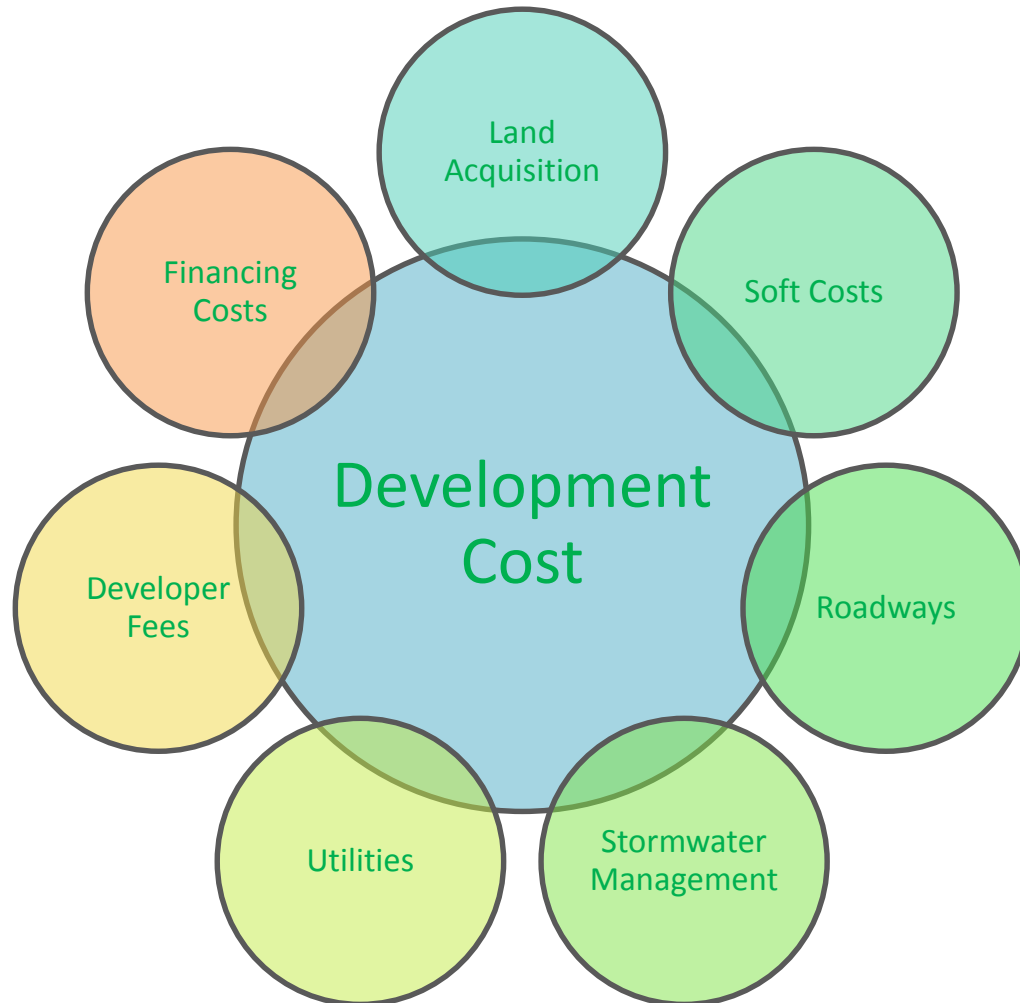
Regulations Have a Cost... and a Benefit

- **Tree Protection**
 - Reduced buildable area
 - Clean air, shade, reduced stormwater runoff, lower utility bills
- **Open Space**
 - Reduced buildable area, but
 - Opportunities for outdoor recreation, reduced heat island effect, healthier community



COST OF DEVELOPMENT

Lot Development Cost \neq Lot Sale Price





COST OF DEVELOPMENT

Lot Development Cost \neq Lot Sale Price





Evaluating Regulations for Net Benefit is Necessary

- **The County makes every effort to pass efficient regulations that benefit the public...**
- **Sometimes experience shows that specific regulations may not be achieving the original intent, or conflict with other policy goals of the Board, so...**
- **The County should continually look to correct regulations that are not having a benefit**



Evaluating Regulations for Net Benefit is Necessary

- **Some examples of what we've changed in the past**
 - **No minimum parking**
 - **No minimum lot size**
 - **Accessory Living Units in all residential zoning**
 - **Reduced roadway widths**
 - **Cottage Neighborhoods**



COST OF DEVELOPMENT

Evaluating Regulations for Net Benefit is Necessary

- **Some examples of what we're evaluating now...**
 - **Limiting direct access to subdivision roads over 1,200 ADT**
 - **Establishing a maximum percolation rate for basins that is less than that identified by a geo-technical engineer**
 - **Requiring stormwater basins be undercut**



COST OF DEVELOPMENT

Housing Affordability

Affordable New Construction

VS.

Affordable Homeownership

VS.

Affordable Housing



Update of Alachua County Comprehensive Plan

Board Discussion & Questions



For more Information

Alachua County
Department of Growth Management
10 SW 2nd Avenue, 3rd Floor
Gainesville, FL, 32601
(352) 374-5249

Available Online

- Work Plan
- Meeting Schedules
- Presentations
- **Subscribe to Email List for Updates**

<https://growth-management.alachuacounty.us/planning/CompPlanUpdate>