



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

Work Plan

Presentation to Affordable Housing Advisory Committee Meeting

Ivy Bell & Ken McMurry, Growth Management Department
October 5, 2017



HOUSING ELEMENT



**Policy Overview for Identification and Discussion of
Issues Associated with the Alachua County
Comprehensive Plan
Evaluation & Appraisal and Update**

Affordable Housing Advisory Committee: October 5, 2017



Participation in Update of County Comprehensive Plan

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

<https://growth-management.alachuacounty.us/formsdocs/Work-Plan-Comp-Plan-Update.pdf>

For info and to sign up for meeting notices see
Alachua County Growth Management website:

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



Presentation Outline

- Comprehensive Plan
- Work Plan for Evaluation & Appraisal and Comprehensive Plan Update



Role of the Comprehensive Plan

- Expression of the community's long-range vision
- Policy framework adopted by the Alachua County Commission for guiding local decision-making
- County's Plan addresses a broad range of topics
 - Built Environment
 - Natural Resource Protection
 - Public Facilities and Services
 - Intergovernmental Coordination
 - Energy
 - Economic Development
 - Capital Planning
 - Housing
 - Historic Resources
 - Community Health
- Data and Analysis-Based
- Development decisions must be consistent with Plan



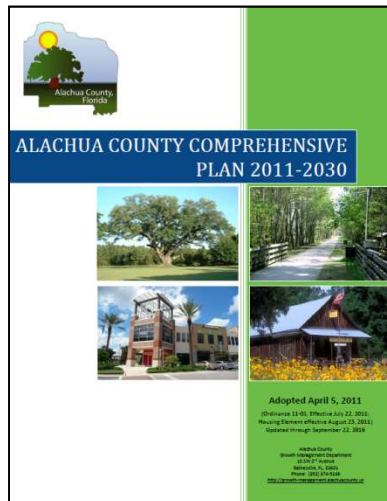
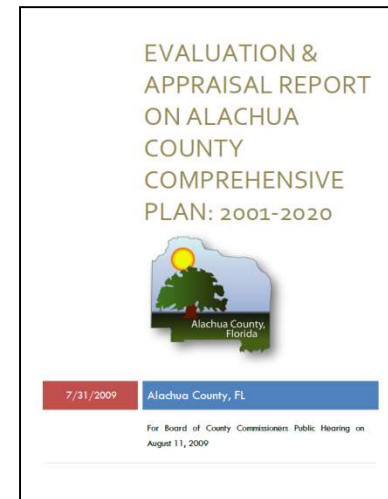
Comprehensive Planning Process





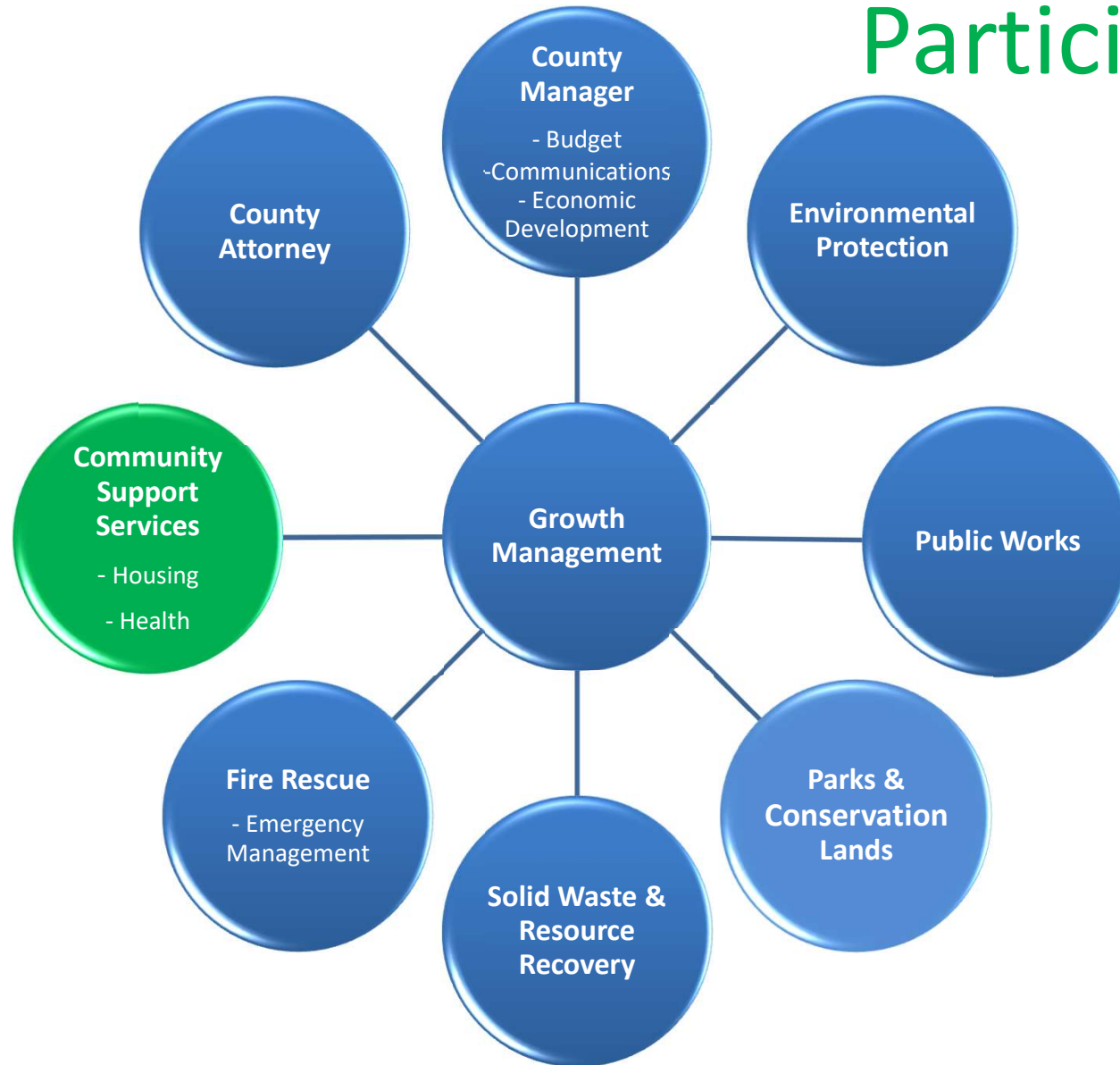
Alachua County Comprehensive Plan: 2011-2030

Last Evaluation and Appraisal
of Plan in 2008-2009



Last Plan update based on
Evaluation and Appraisal was
adopted by County Commission
in 2011

Interdepartmental Participation





Alachua County Comprehensive Plan 15 Elements

Future Land Use

Transportation Mobility

Housing

Potable Water & Sanitary Sewer

Solid Waste

Stormwater Management

Conservation & Open Space

Recreation

Intergovernmental Coordination

Capital Improvements

Economic

Historic Preservation

Public School Facilities

Community Health

Energy



ALACHUA COUNTY COMPREHENSIVE PLAN 2011-2030

HOUSING ELEMENT





HOUSING ELEMENT KEY GOALS, OBJECTIVES & POLICIES

Promote safe, sanitary, and affordable housing for all Alachua County Residents

- Affordable Housing, dispersed throughout the County
- Evaluate/periodically update LDRs
- Provide funding for affordable housing programs
- Partnerships with for profit and not for profit developers and lending institutions
- Preserve and redevelop neighborhoods and existing housing throughout the county
- Provide for Special Needs Housing
- Definition of Affordable Housing



What is affordable housing?

- Definition – A monthly mortgage or rent payment that does not exceed 30% of annual household income (adjusted for household size).

Maximum Mortgage Payments and Rents Affordable to a Household of 3 By Income Level					
For a family of 3*	Maximum Percentage of Area Median Income	Maximum Gross Annual Income	Gross Monthly Income	Affordable Mortgage Payment	Affordable Rent For 2 Bedroom Unit Including Utilities
Extremely Low Income	30% AMI	\$19,790	\$1,649	\$494	\$494
Very Low Income	50% AMI	\$27,550	\$2,296	\$688	\$688
Low Income	80% AMI	\$44,100	\$3,675	\$1,102	\$1,102
Moderate Income	120% AMI	\$66,120	\$5,510	\$1,653	\$1,653



How affordable is housing in Alachua County?

Percent of Household Income Spent on Housing (2015)

Alachua County	0-30%	30.01-50%	More than 50%	Total
Number of Households	59,185	18,208	27,967	105,360
Owner Occupied	41,672	7,791	8,520	57,983
Renter Occupied	17,513	10,417	19,447	47,377
Percent of Total Households	56%	17%	27%	100%

Source: University of Florida Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse.
Retrieved from <http://flhousingdata.shimberg.ufl.edu> on 8/2/17.

Affordable Housing Assistance through Alachua County's SHIP Funding

SHIP Programs	Number of Households Assisted Since 2011*
Down Payment Assistance	80
Owner Occupied Rehab	99
Rental Assistance (Deposits and Eviction Prevention)	476

* Alachua County Fiscal Year 2010-2011

Use of CDBG Funding in Alachua County

Community Development Block Grant (CDBG) Year	Funding Allocations
2011	\$750,000
2013	\$750,000

Community Development Block Grant (CDBG) Year	Number of Single Family Households Rehabilitated
2011	15
2013	13

Addressing Affordable Housing in Alachua County

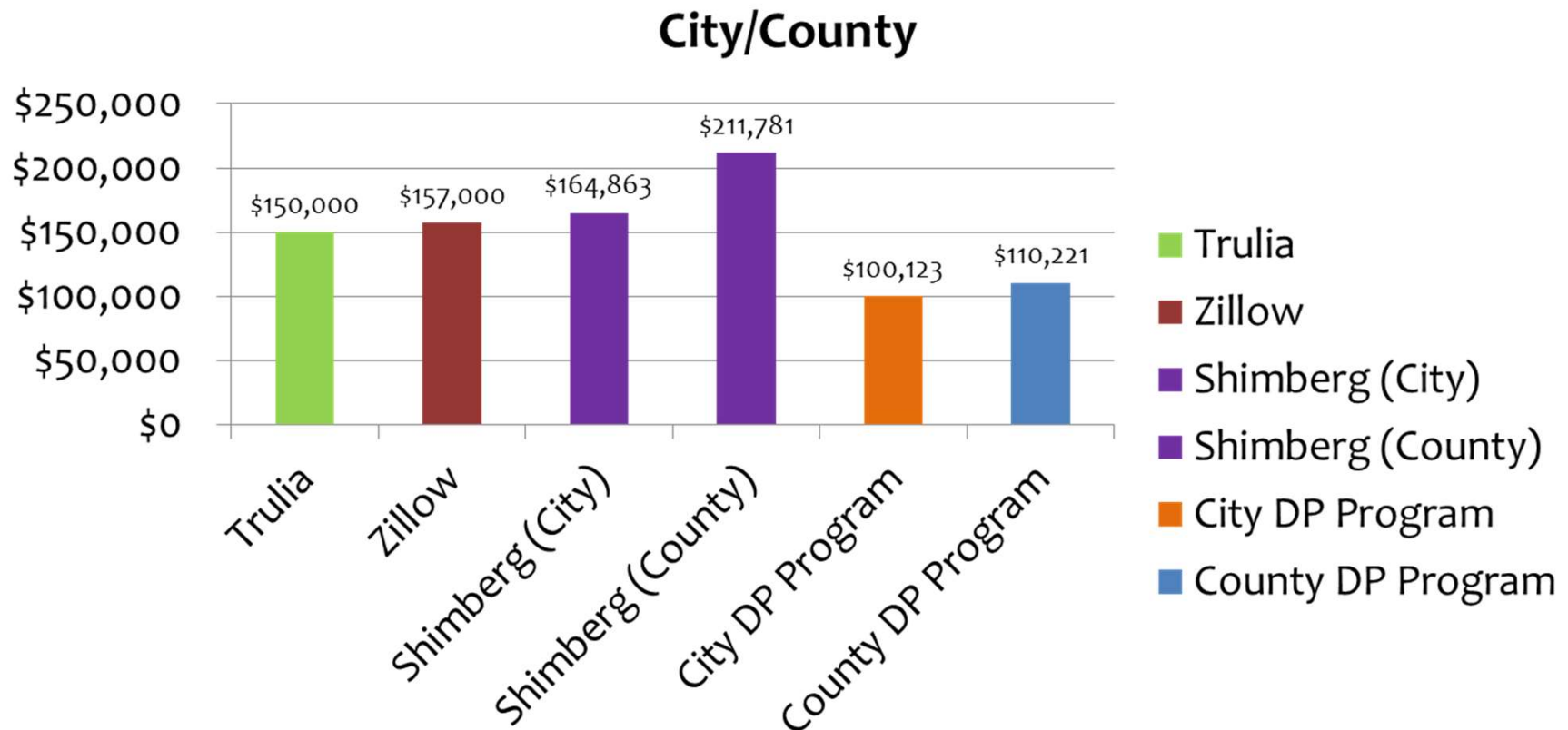
- Maximum SHIP Sales/Price Value Limit is \$253,809*
- County Sales Price: \$160,000 (New or Existing Homes)

*90% Average Area Purchase Price in the statistical area for 2017

Source: Florida Housing Coalition

SHIP Program

Average Sales Price



Based on 2015/2016 Sales/Program Data

SHIP Program

Affordability Analysis

“What is Considered Affordable”

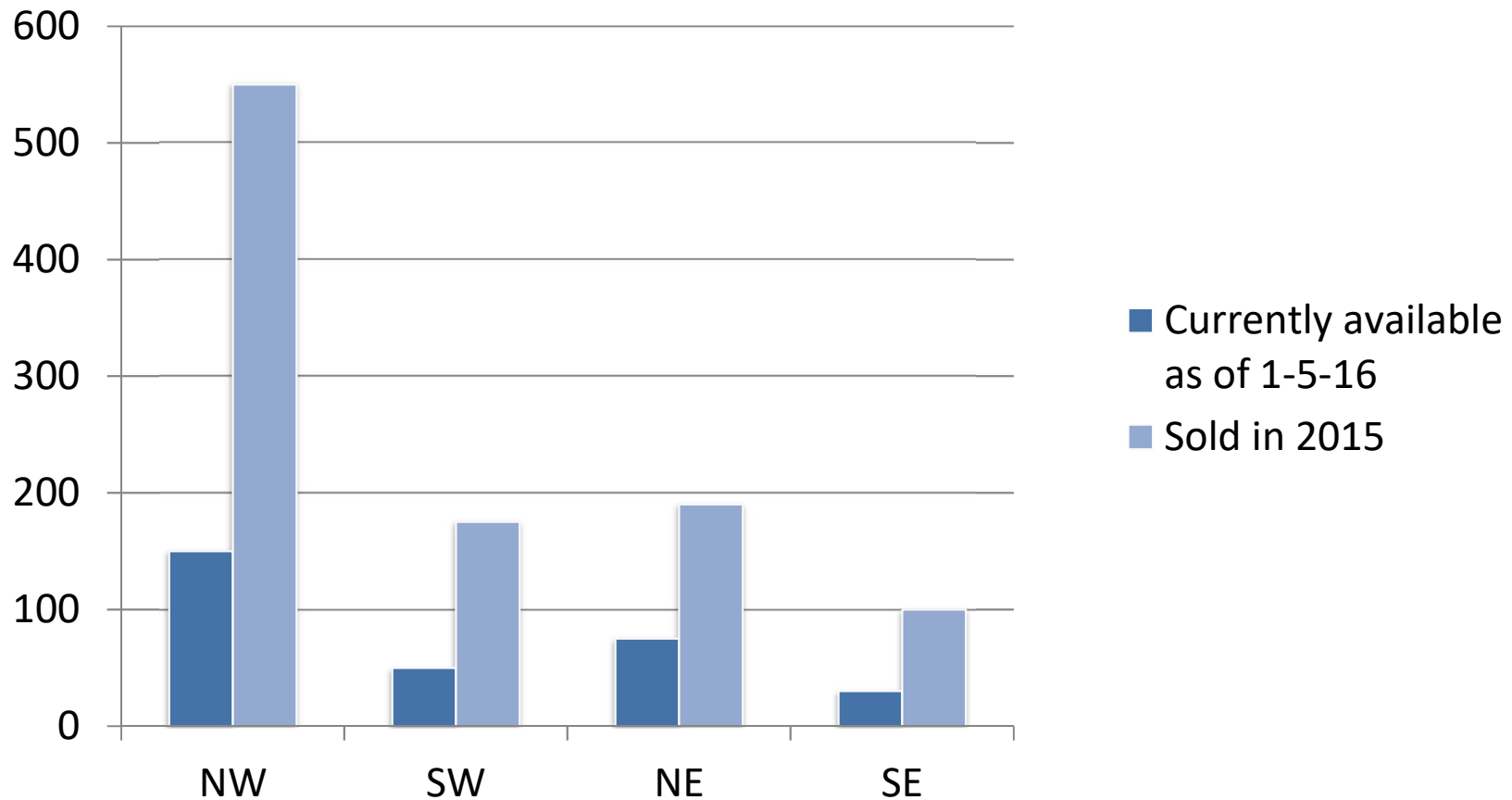
- According to census.gov from 2009-2013, the median household income was \$42,149 in Alachua County
- Assuming the buyer's monthly debt is “average, a mortgage loan officer would pre-qualify a buyer for \$140,000 home
- Therefore, if a home is priced under \$150,000, it is deemed affordable for Alachua County

Information provided by Gainesville/Alachua County Association of Realtors and
the Gainesville Multiple Listing Service

SHIP Program

Affordability Analysis

Homes \$150,000 and under in Alachua County by Quadrant



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the Gainesville Multiple Listing Service

SHIP Program

Affordability Analysis

Homes \$150,000 and under in Alachua County by Quadrant

Area	Price	Closed in 2015	Residential Available as of 1-5-16
NW	\$0K-\$75K	108	39
	\$75-\$100K	114	29
	\$100K-\$125K	126	35
	\$125K-\$150K	200	48
		Total- 548	Total- 151
SW	\$0K-\$75K	36	7
	\$75-\$100K	33	5
	\$100K-\$125K	48	19
	\$125K-\$150K	59	10
		Total- 176	Total- 41

Information provided by Gainesville/Alachua County Association of Realtors and
the Gainesville Multiple Listing Service

SHIP Program

Affordability Analysis

Homes \$150,000 and under in Alachua County by Quadrant

Area	Price	Closed in 2015	Residential Available as of 1-5-16
NE	\$0K-\$75K	98	12
	\$75-\$100K	51	21
	\$100K-\$125K	28	16
	\$125K-\$150K	17 Total- 194	11 Total- 60
SE	\$0K-\$75K	74	19
	\$75-\$100K	12	5
	\$100K-\$125K	7	4
	\$125K-\$150K	8 Total- 101	3 Total- 31

Information provided by Gainesville/Alachua County Association of Realtors and
the Gainesville Multiple Listing Service



Evaluation and Appraisal State Requirements

- Each local government is required to evaluate its comprehensive plan at least every 7 years
- Florida's "Community Planning Act" amendments adopted in 2011 simplified the Evaluation and Appraisal process and requirements (s. 163.3191, F.S.)
 - Local governments shall evaluate plans to determine if amendments are necessary to reflect **changes in state statutes** since the last update, and notify the state land planning agency.
 - Local governments are "encouraged to comprehensively evaluate and, as necessary, update comprehensive plans to reflect **changes in local conditions**" as part of the process.

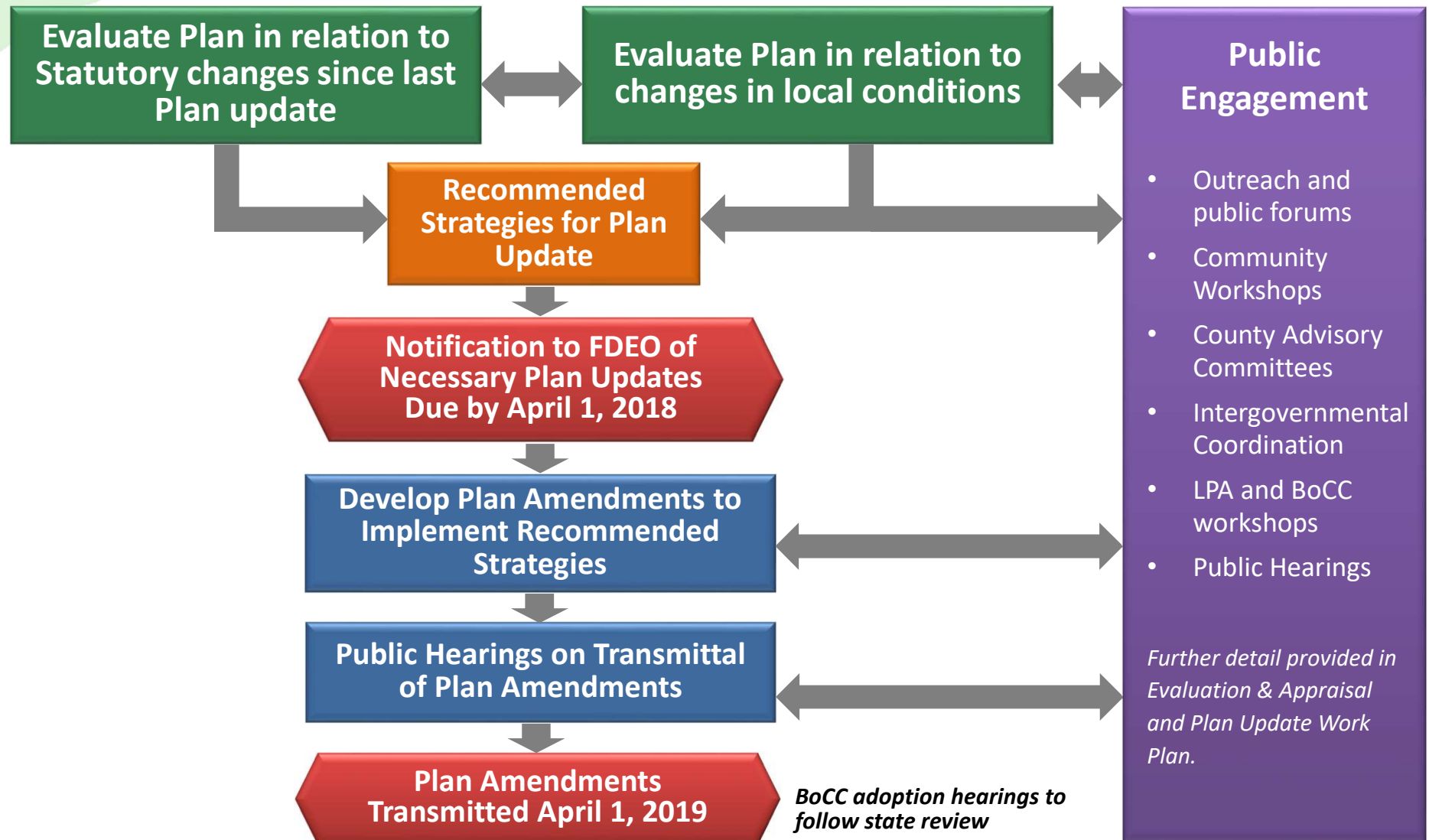


Evaluation and Appraisal Schedule for Alachua County

- Alachua County must submit a letter notifying the Florida Department of Economic Opportunity (DEO) whether amendments to the Comprehensive Plan are necessary to reflect changes in state requirements no later than **April 1, 2018.**
- The County must transmit needed amendments for review by state agencies within 1 year of submittal of its notification letter (not later than April 1, 2019)



Evaluation & Appraisal and Plan Update Process





Public Engagement

- **Outreach**

- Website
- Email List
- Public Comment Email Address
- Press Releases
- Channel 12 Content
- County Social Media
- Community Update Newsletter
- Brochures
- General & Community Newspapers
- Community Surveys

- **Direct Engagement with Public**

- Community Workshops
- Stakeholder Groups

- **Local Government Meetings and Public Hearings**

- Advisory Committees, including Alachua County Planning Commission/Local Planning Agency
- Board of County Commissioners



Evaluation & Appraisal and Plan Update Timeline

04/17 | 06/17 | 08/17 | 10/17 | 12/17 | 02/18 | 04/18 | 06/18 | 08/18 | 10/18 | 12/18 | 02/19 | 04/19

Statutory Changes

Local Issues and Needs

Notification
Letter to
State
April 1, 2018

Develop Data and Analysis

Develop Draft
Plan Amendments

Public Hearings on
Plan Amendment
Transmittal

Develop Strategies for Plan Update

Plan
Amendments
Transmitted by
April 1, 2019

*BoCC adoption hearing
to follow state review*

Public Participation

Outreach

Public Engagement

Meetings & Workshops with
Advisory Committees, LPA, BoCC



Next Steps

Update Data and Analysis

- Local housing data
 - Affordability issues
 - Development trends
 - Other?
- **Changes in Florida Statutes**
 - **Identify Local Issues to Consider**

Community Discussions

- Advisory Committees, including Affordable Housing Advisory Committee
- Local Stakeholders – Housing Coalition, Builders, Realtors, Non-profit Providers, Others?

For information contact Growth Management 352-374-5249

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In Conclusion

What issues does the Committee recommend be addressed as part of Evaluation and Appraisal of the Comprehensive Plan?

