



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

Planning Commission Special Meeting

*Topic: Economic Opportunity, Affordable Housing,
Local Food Economy*

May 30, 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: September 2018
- BoCC Transmittal: October 2018
- 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

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



Purpose of Workshops

- Review of issues and background data
- Strategies to address issues
- Recommendations from Planning Commission on general strategies for policy revisions to update Comprehensive Plan



Topic Areas

March 21 Land Use & Development Standards

April 18 Land Use & Development Standards

(continuation from March meeting)

Natural Resource Protection

Public Facilities & Services

**May 30 Economic Opportunity, Affordable Housing,
Local Food Economy**



ECONOMIC OPPORTUNITY & AFFORDABLE HOUSING

Topic Areas – May 30th Workshop

1. Economic opportunity; social equity; retain manufacturing and promote economic progress; jobs-housing balance
2. Provision of broadband and wireless services to underserved areas
3. Provision of affordable housing
4. Facilitation of local food economy



Planning Commission Discussion & Direction on Each Topic Area

- Provide recommendations regarding strategies and drafting of policy language to update the Comprehensive Plan regarding Economic Opportunity, Affordable Housing, Broadband, and Local Food Economy topic areas.



ECONOMIC OPPORTUNITY

Current Strategies in Alachua County Comprehensive Plan

FUTURE LAND USE ELEMENT

Principle 1: Promote sustainable land development that provides for a balance of economic opportunity, social equity including environmental justice, and protection of the natural environment.

ECONOMIC ELEMENT GOAL

Enhance the economic prosperity of all citizens of Alachua County and expand and diversify the County's tax base.

ECONOMIC ELEMENT OBJECTIVES

- Achieve a diversified and sustainable economic base
- Provide a comprehensive economic development strategy
- Coordinate training opportunities with the needs of employers
- Expand economic opportunities and reduce poverty
- Create livable communities



ECONOMIC OPPORTUNITY

Issues

- Adequate staffing and capital investment to maintain and strengthen infrastructure to ensure economic opportunity, environmental justice and social equity
- Local “i3 initiative” identifying critical infrastructure needs
- Joint planning strategies to promote greater economic progress and retain manufacturing
- Living wage, income inequality, and related disparities as reported in *Understanding Racial Inequity in Alachua County* (BEBR)
- Jobs-housing balance and reduction of commuting

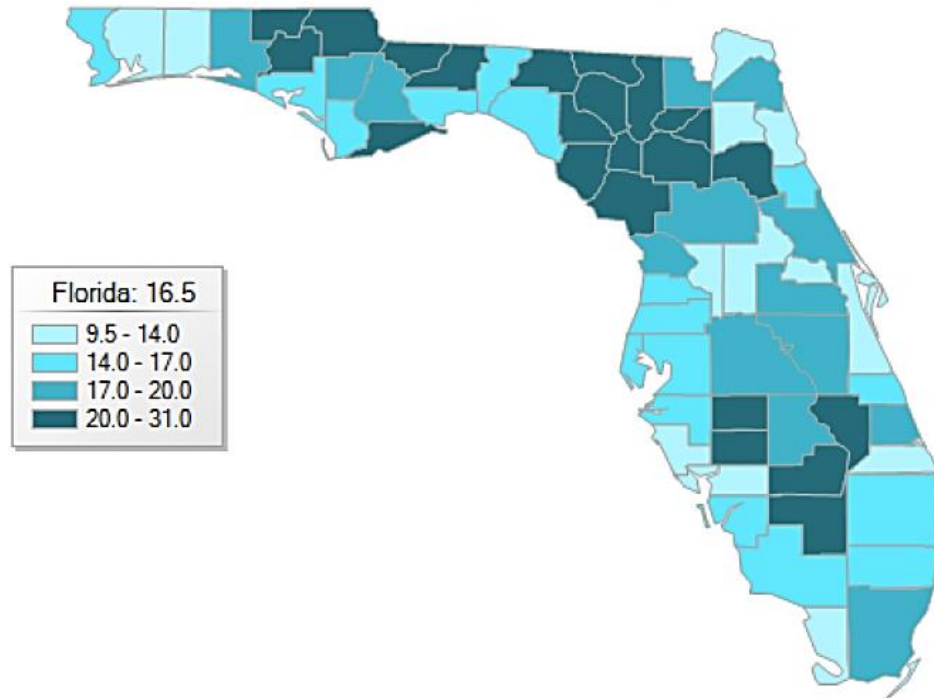


ECONOMIC OPPORTUNITY



Percentages of Individuals Below Poverty Level, 2015

Percentage of individuals below poverty level, 2015

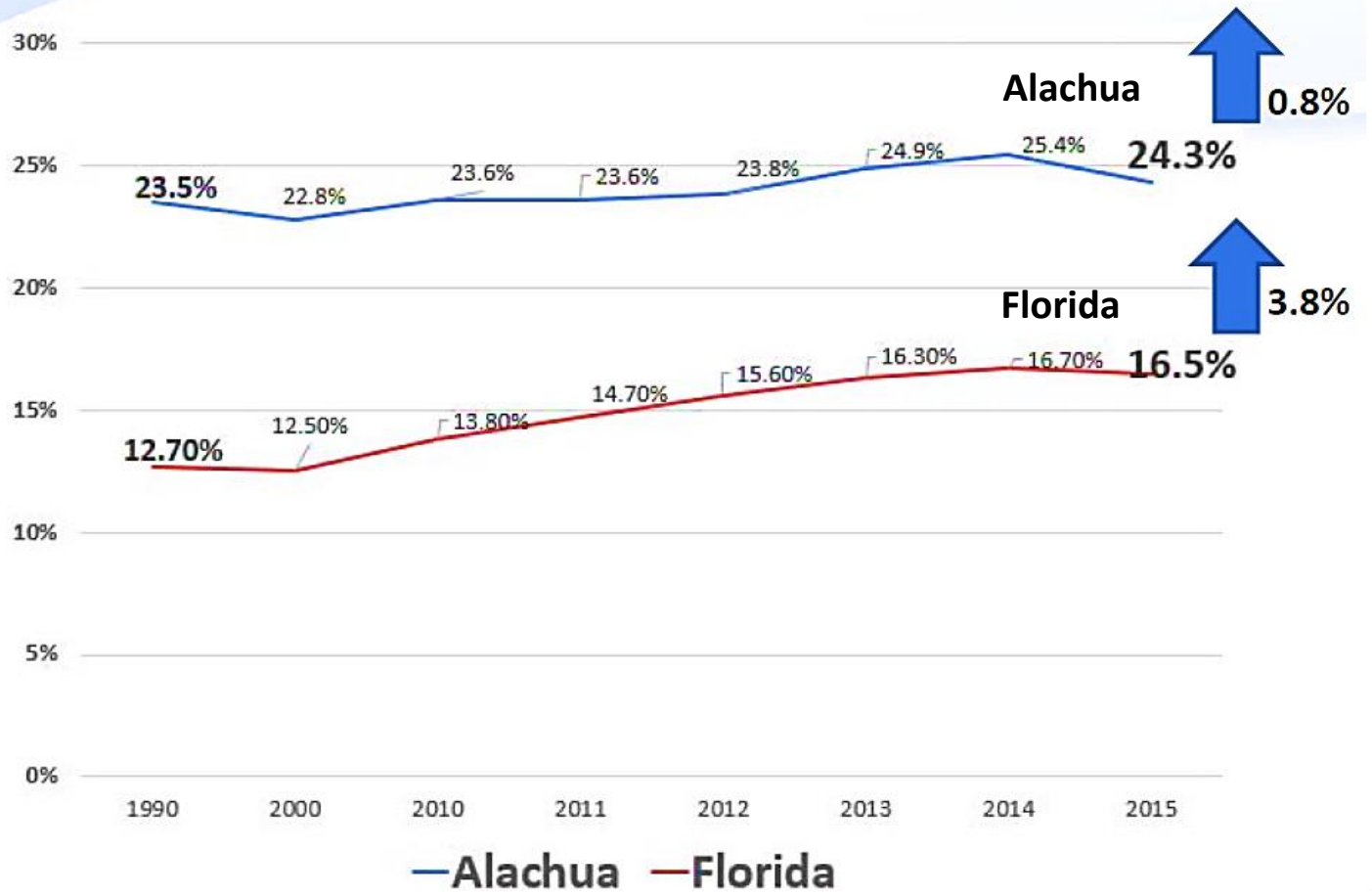




ECONOMIC OPPORTUNITY



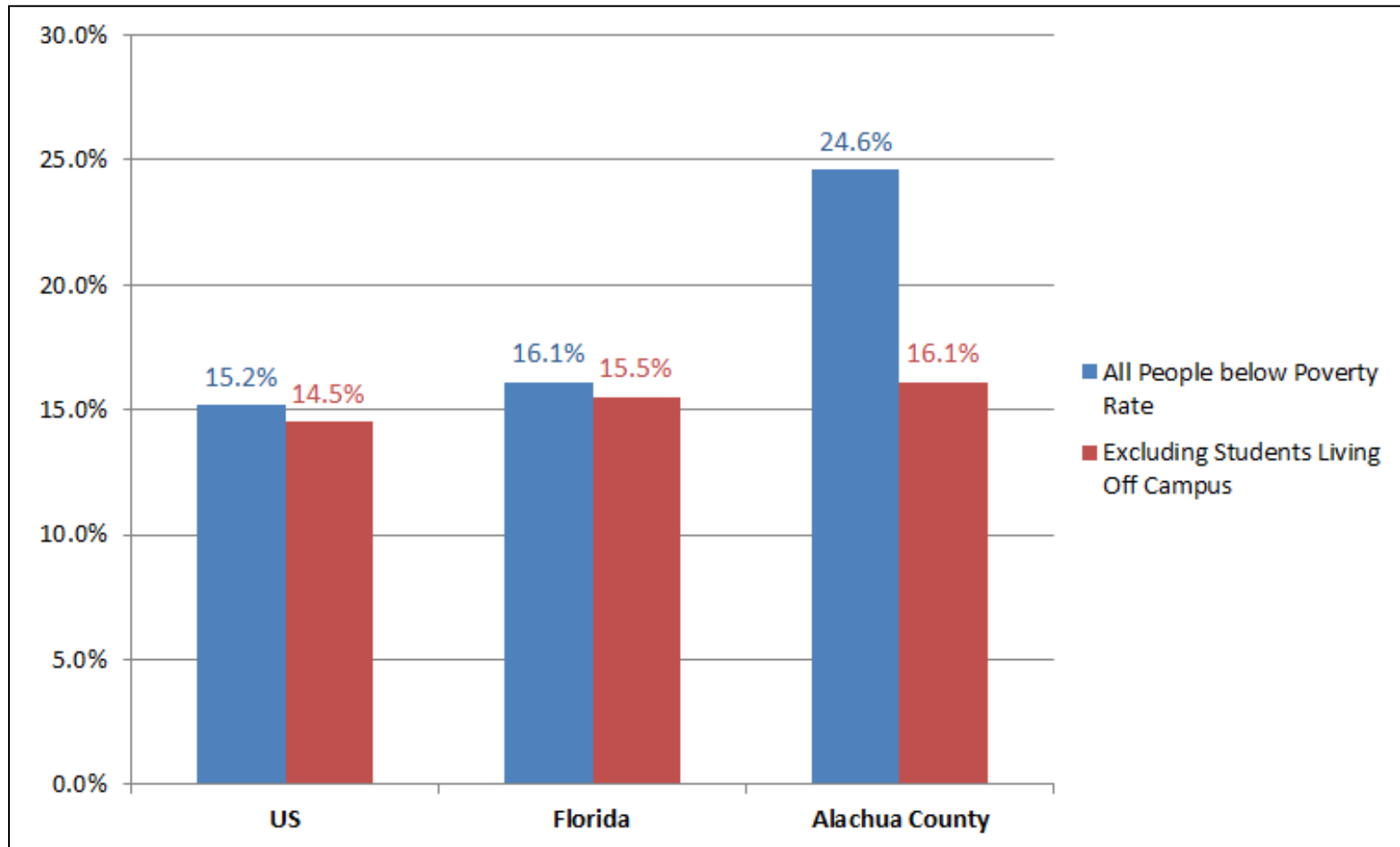
Poverty Rates, including College Students U.S. Census, 1990-2015





ECONOMIC OPPORTUNITY

Effect of Off-Campus College Students on Poverty Rate



Source: U.S. Census Bureau, *Examining the Effect of Off-Campus College Students on Poverty Rates* (SEHSD 2013-17)



ECONOMIC OPPORTUNITY

Living Wage Calculation for Alachua County

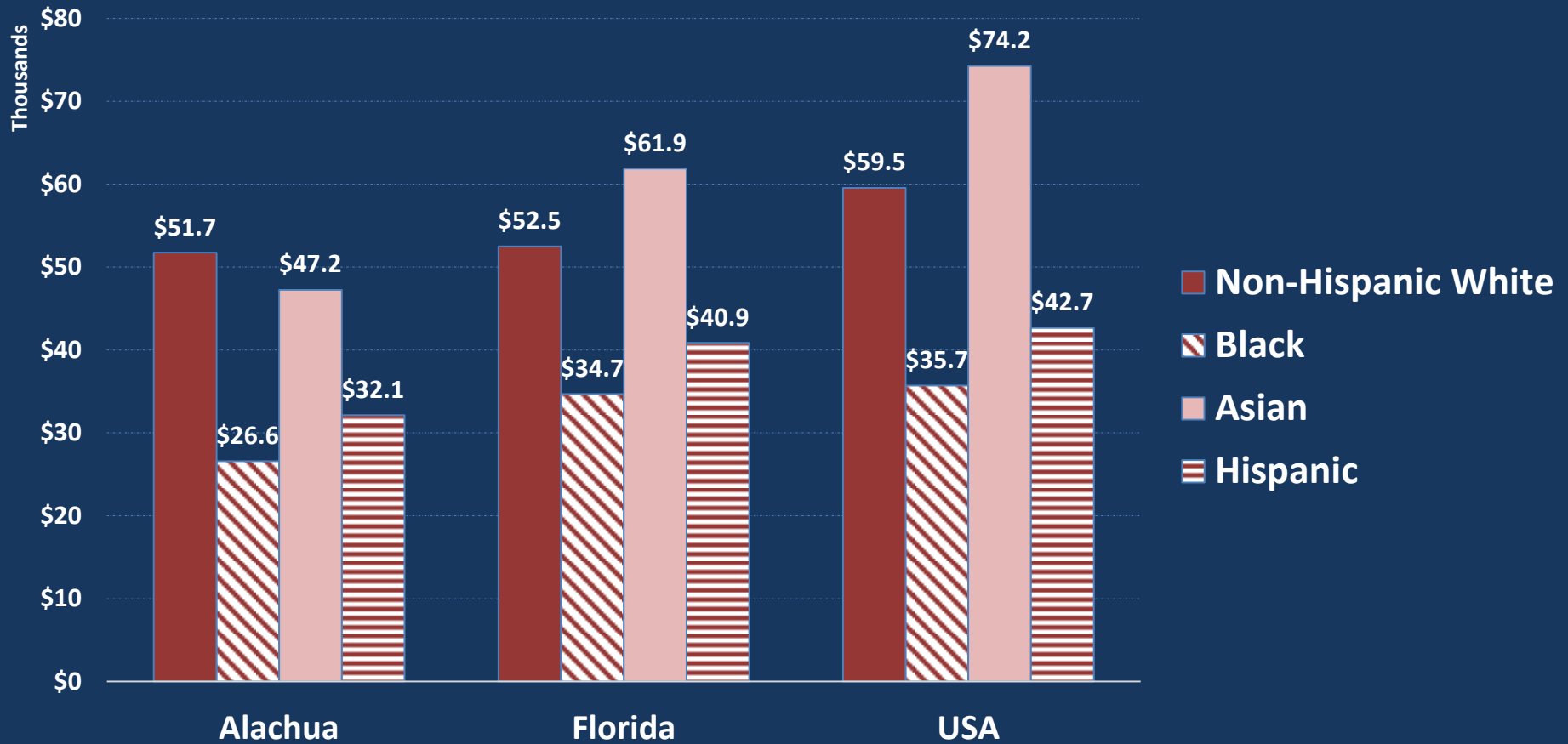
Hourly Wages (each adult working full-time)	1 Adult	2 Adults 2 Children
Living Wage	\$10.93	\$14.99
Poverty Wage	\$5.00	\$5.00
Minimum Wage	\$8.25	\$8.25

Living Wage Calculator
Dept. of Urban Studies and Planning, MIT, 2018



ECONOMIC OPPORTUNITY

Median Household Income in 2015 (thousands of dollars)



Bureau of Economic and Business Research

Racial Inequity in Alachua County

Racial Disparities



Racial Inequity in Alachua County

Transportation

- White households
 - Highest rate of vehicle ownership
 - Most annual vehicle miles traveled
 - Highest cost of transportation
- Black households
 - Lowest rate of vehicle ownership
 - Second most annual vehicle miles traveled
 - Second highest cost of transportation
- Hispanic households
 - Longest average median work commute
 - Fewest annual vehicle miles traveled
 - Lowest cost of transportation

Housing and Neighborhood Location

- White residents
 - Smallest household sizes
 - Highest rates of homeownership
 - Live in neighborhoods with the lowest rates of housing vacancies
- Black residents
 - Largest household sizes,
 - Occupy the smallest, oldest, and lowest valued (property appraiser) homes
 - Live in neighborhoods near schools with the lowest performance of 4th graders



Issues that contribute to racial inequity in Alachua County

1. Geography of Alachua County
2. Limited provision of services (affecting education)
3. Education system
4. Lack of wealth accumulation
5. Issues in the local labor market
6. The justice system vis-à-vis minorities



ECONOMIC OPPORTUNITY

Alachua County Qualified Target Industry

Program Summary - as of March 2018

Approved Companies since 2007	29 companies
Active Projects	12 companies
Active Projects Proposed Net Jobs	960 jobs
Active Projects Proposed Capital Investment	\$354,167,768
Future Payment Commitments (FY2018 to FY2025)	\$393,567
Total Payments to Date (FY2008 to FY2018)	\$115,118



Alachua County Qualified Target Industry

Active Projects by Jurisdiction- as of March 2018

City of Alachua

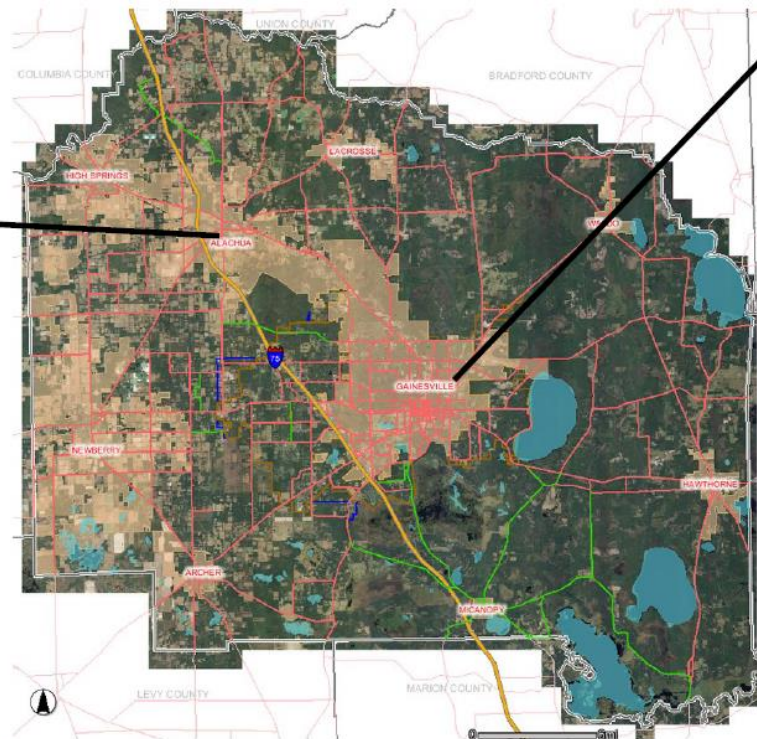
Nanotherapeutics, Inc.

Unincorporated County

Encell Technology, Inc.

Optym (formerly known as Innovative Scheduling)

RES Polyflow LLC.



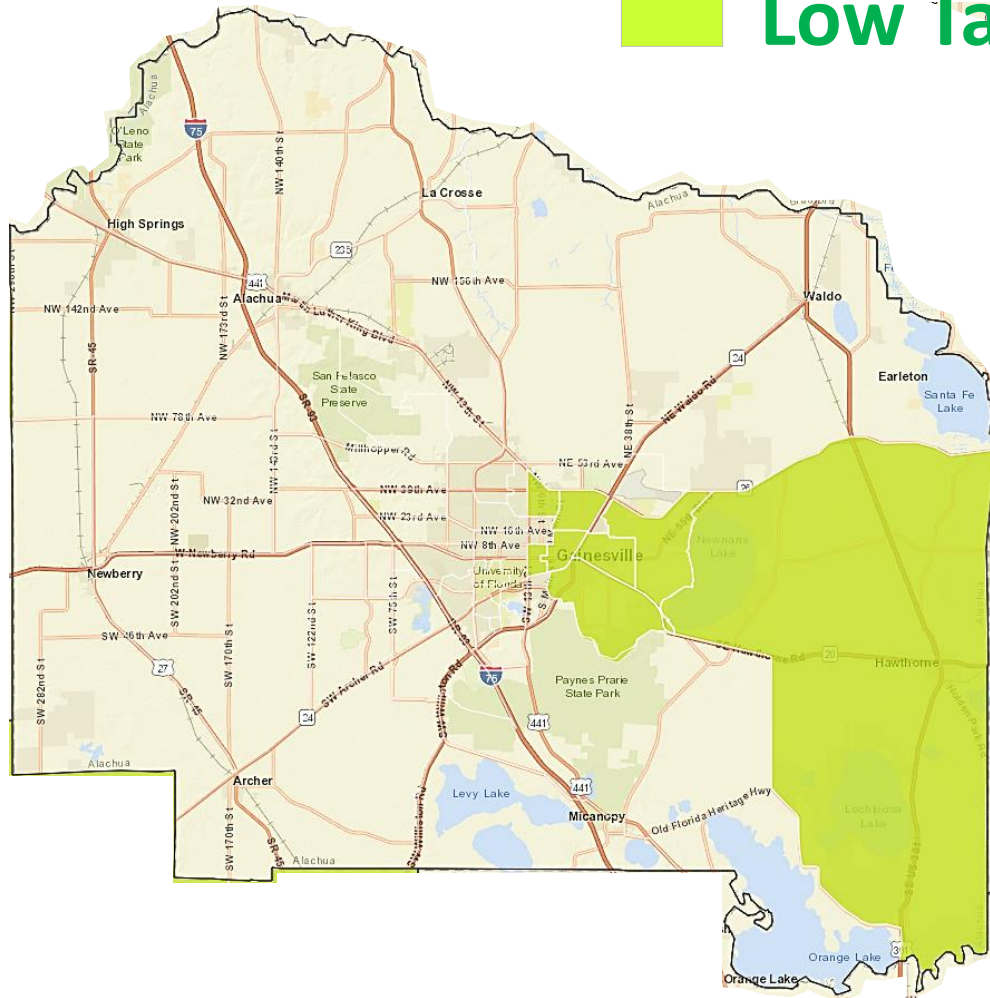
City of Gainesville

RegisterPatient.com
BioMonde
Azalea Health Innovations Inc.
CyberSponse, Inc.
USR Systems LLC.
Nationwide Mutual Insurance
NeXtGEN Biologics, Inc.
Brammer Bio, LLC



ECONOMIC OPPORTUNITY

Low Tax Opportunity Zones



- Governor Scott announced recommendations to designate 13 census tracts in the Gainesville area
- Encourage long-term investment and job creation by reducing taxes for many job creators
- Enhance local community's ability to attract businesses, developers, and financial institutions to invest in targeted areas



Potential Strategies for Comp Plan Update

1. Review Economic Element policies, and other policies, and revise as necessary to further promote and identify tools and strategies for accomplishing equity objectives.
2. Develop a pilot program to retain manufacturing jobs and businesses such as focusing on electric rates and other issues.
3. Annual review of Capital Improvement Program to target investments to promote economic opportunity, environmental justice and social equity to reduce disparities.
4. Continue to seek grants and designations providing incentives to expand economic opportunity and redevelopment.



PROVISION OF BROADBAND

Current Strategies in Alachua County Comprehensive Plan 2011-2030

- New residential developments shall provide for the provision of high speed internet access



PROVISION OF BROADBAND

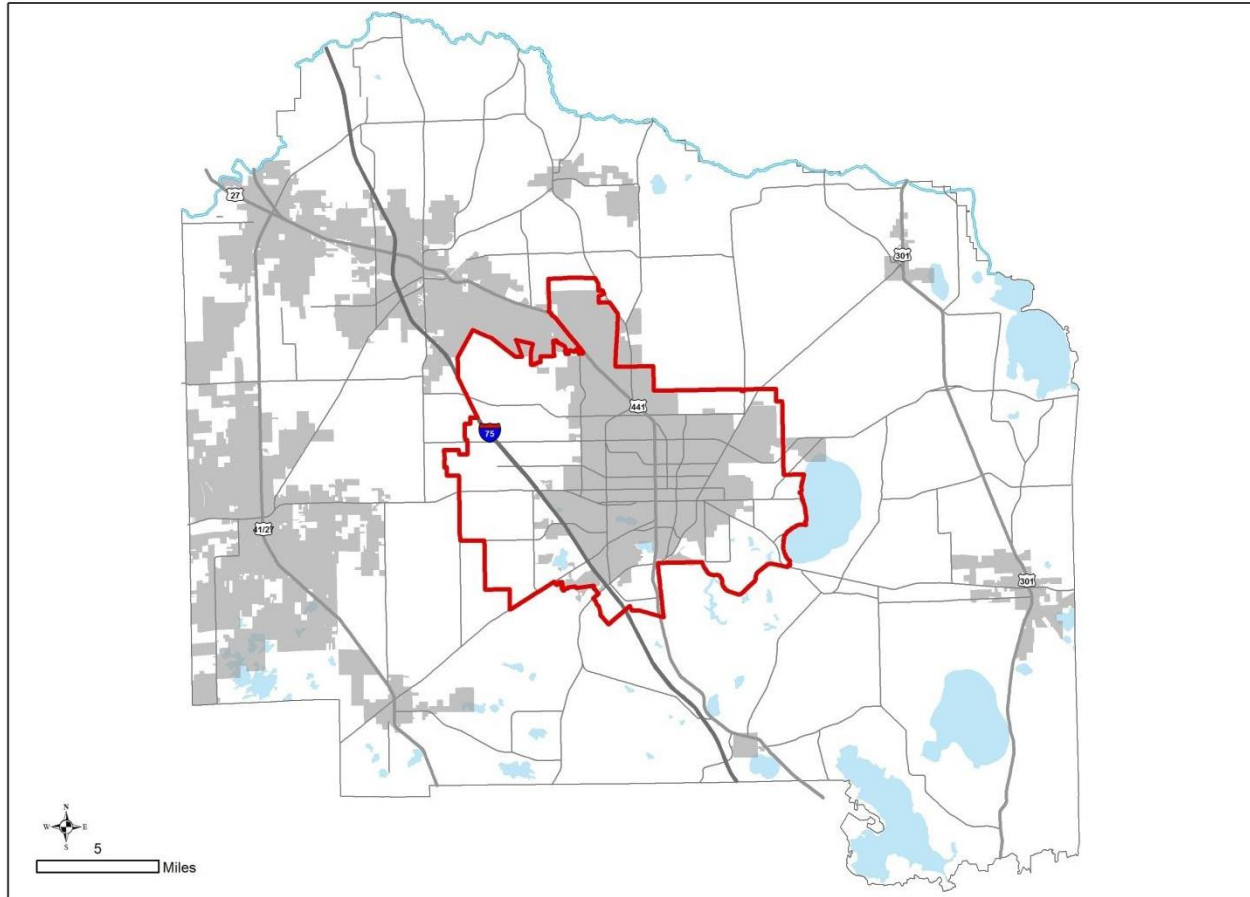
Issues

- Assess issues associated with provision of broadband internet in order to reduce access inequality
- Consider a “Communication Element” or policies in the Comprehensive Plan to ensure the provision of high speed internet and other communications infrastructure services



PROVISION OF BROADBAND

GRU ELECTRIC SERVICE AREA



Source: GRU, 2013



PROVISION OF BROADBAND

Potential Strategies for Comp Plan Update

1. Partner with City of Gainesville to study creation and implementation of fiber master plan for GRU service area including County Urban Cluster, to lower prices and increase internet access speeds for residents

This would not address the issue in the Rural Area where there are issues with respect to economic viability.



AFFORDABLE HOUSING

Current Strategies in the Alachua County Comprehensive Plan: 2011-2030

- Promote and provide for affordable housing dispersed throughout community
- Evaluate land development and zoning regulations for impacts on cost, and incentives and flexibility for affordable housing
- Collaborate and partner with other municipalities and agencies
- Provide funding for affordable housing
- Maintain, improve, and redevelop existing affordable housing and neighborhoods



AFFORDABLE HOUSING

Issues

- Effective provision of affordable housing including role of new housing and existing housing
- Criteria for affordability
- Potential incentives and inclusionary requirements



AFFORDABLE HOUSING

2018 Income Limits Florida Housing Finance Corporation SHIP Program

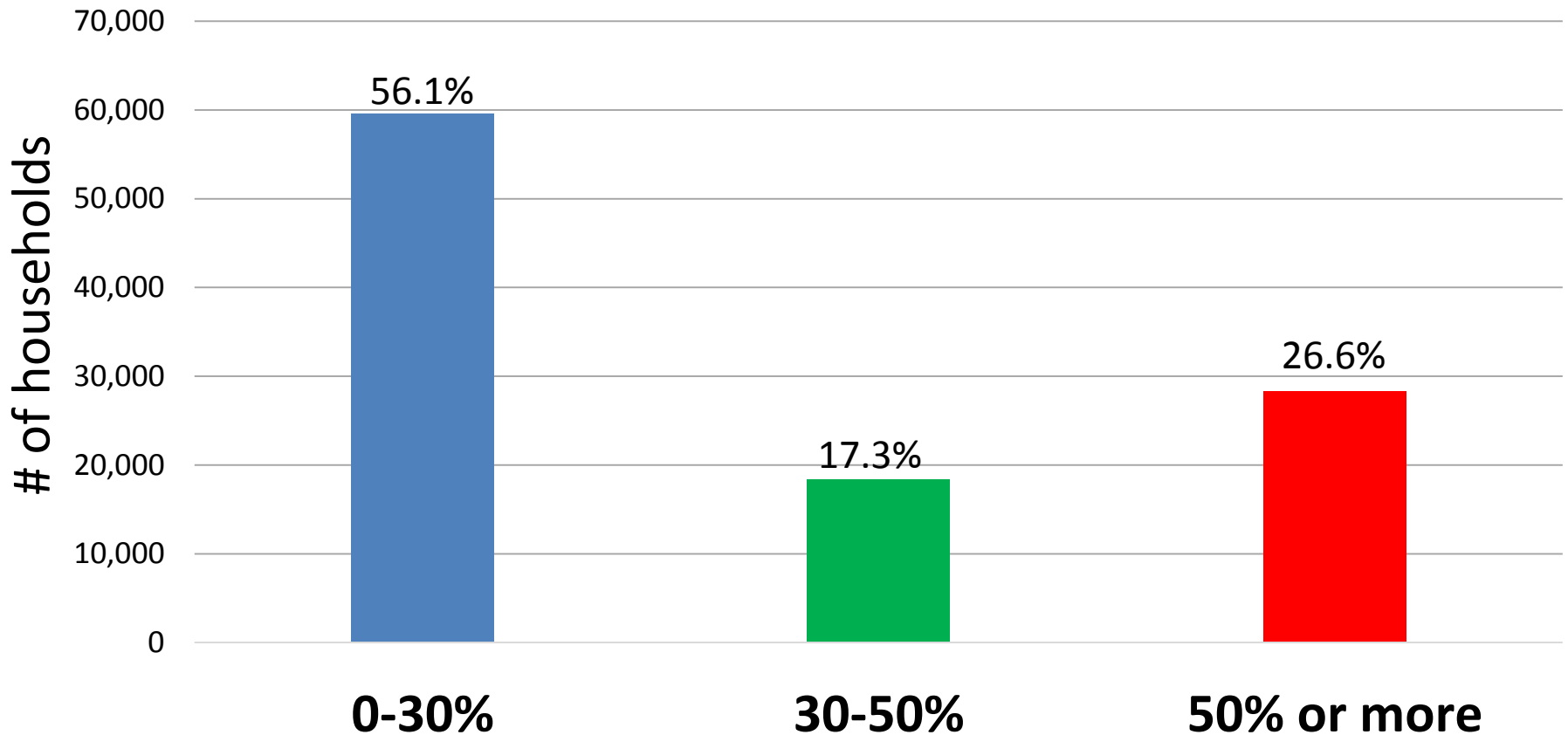
	Income Limit by Number of Persons in Household				
Percent Category*	1	2	3	4	5
30%	\$15,000	\$17,150	\$20,780	\$25,100	\$29,420
50%	\$25,000	\$28,550	\$32,100	\$35,650	\$38,550
80%	\$39,950	\$45,650	\$51,350	\$57,050	\$61,650
120%	\$60,000	\$68,520	\$77,040	\$85,560	\$92,520
140%	\$70,000	\$79,940	\$89,880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

* Percent of Area Median Income



AFFORDABLE HOUSING

Amount of Income Paid for Housing, Alachua County 2016

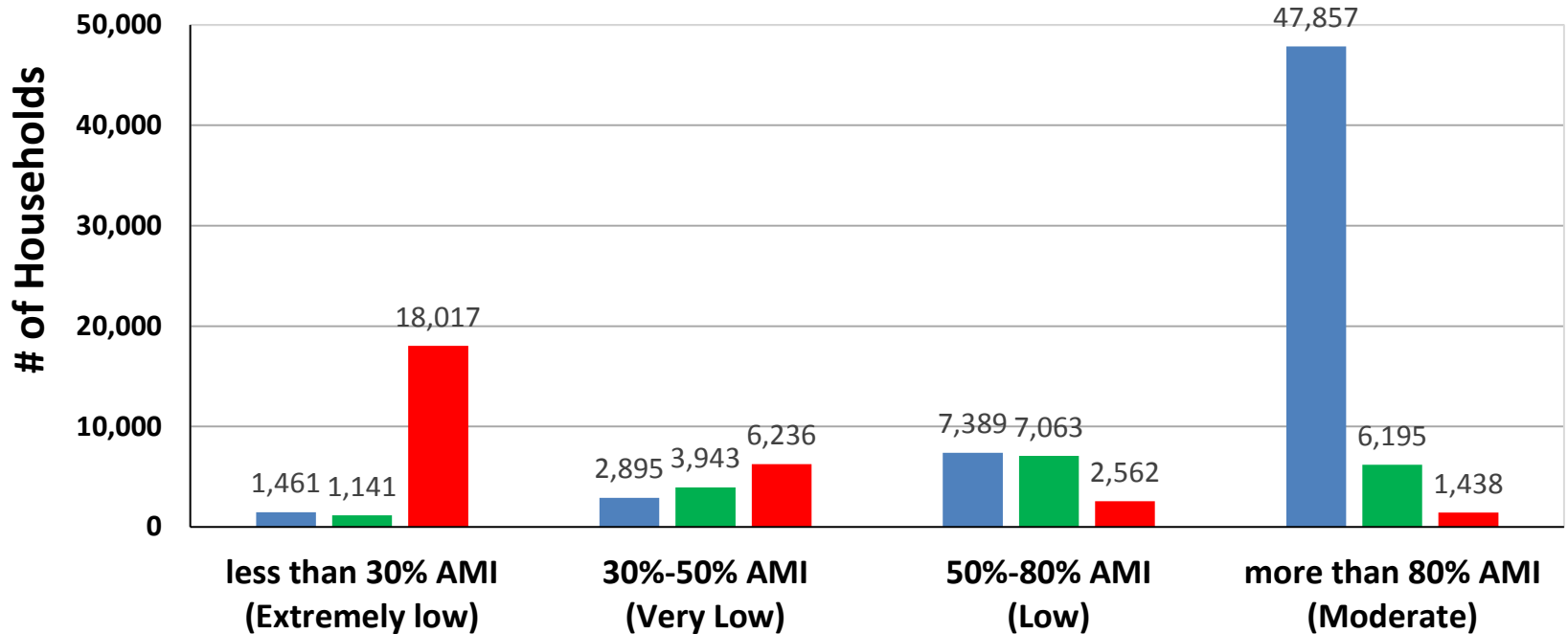


Source: Florida Housing Data Clearinghouse <http://flhousingdata.shimberg.ufl.edu>



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

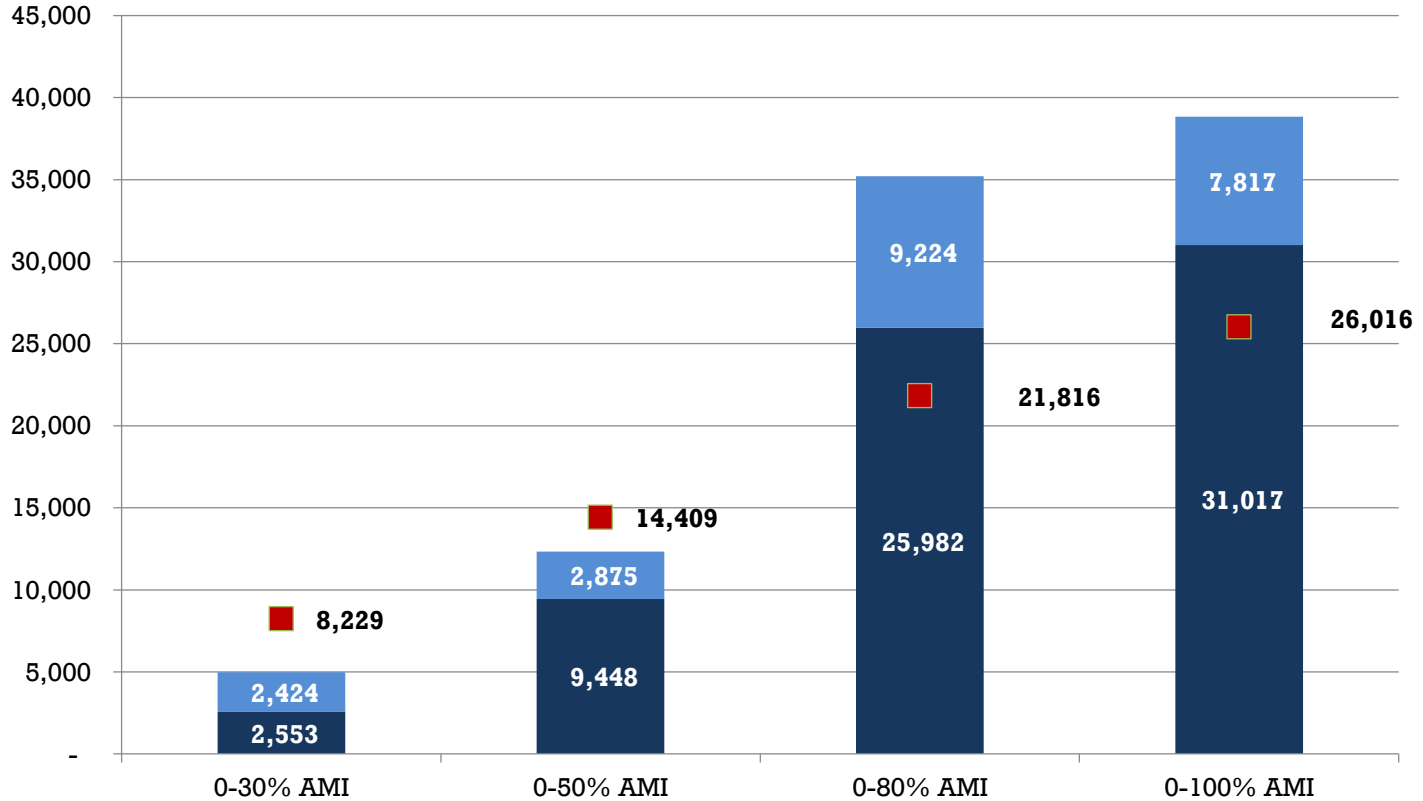
Households by Tenure and Cost Burden – Including and Excluding Students Alachua County, 2016

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



AFFORDABLE HOUSING



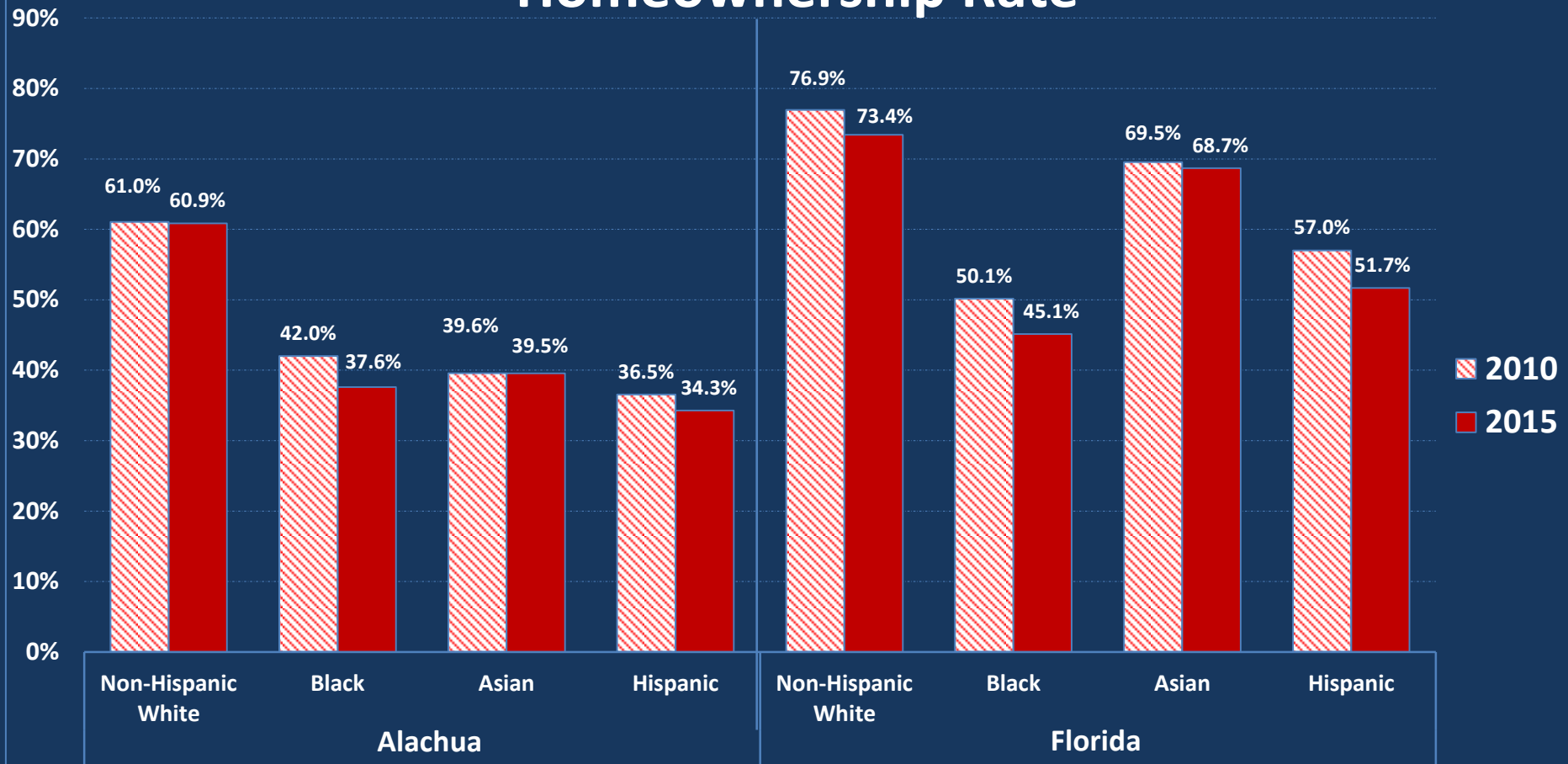
- Units, Affordable not Available (Occupied by household above income threshold)
- Units, Affordable and Available (Occupied by household at or below income threshold or vacant)
- Total Renter Households in Income Group

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.



AFFORDABLE HOUSING

Homeownership Rate





AFFORDABLE HOUSING

Table 1: % of household income spent on housing for select occupations with over 1,000 workers in Gainesville MSA, 2016

Occupation (# of total workers in Gainesville MSA)	% of household income spent on housing		
	Entry-level	Median wage	Experienced
Cashier (3,990)	60%	58%	54%
Cook (1,070)	59%	51%	44%
Janitor (3,050)	59%	51%	43%
Maid/Housekeeping (1,100)	59%	54%	48%
Retail Salesperson (4,040)	60%	56%	41%
Secretary/Admin. Assistant (2,500)	47%	36%	30%
Waiter/Waitress (2,640)	59%	55%	42%

Sources: Florida Agency for Workforce Innovation, 2016 Occupational Employment Statistics and Wages; U.S. Department of Housing and Urban Development, 2016 Fair Market Rents; National Low Income Housing Coalition, Out of Reach: Florida



AFFORDABLE HOUSING

Table 2: % of household income spent on housing for select occupations in Gainesville MSA, 2016

Occupation (# of total workers in Gainesville MSA)	% of household income spent on housing		
	Entry-level	Median wage	Experienced
Nurse-LPN (720)	34%	26%	24%
Police/Sheriff Patrol Officer (650)	28%	23%	20%
Firefighter (380)	32%	26%	22%

Sources: Florida Agency for Workforce Innovation, 2016 Occupational Employment Statistics and Wages; U.S. Department of Housing and Urban Development, 2016 Fair Market Rents; National Low Income Housing Coalition, Out of Reach: Florida



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



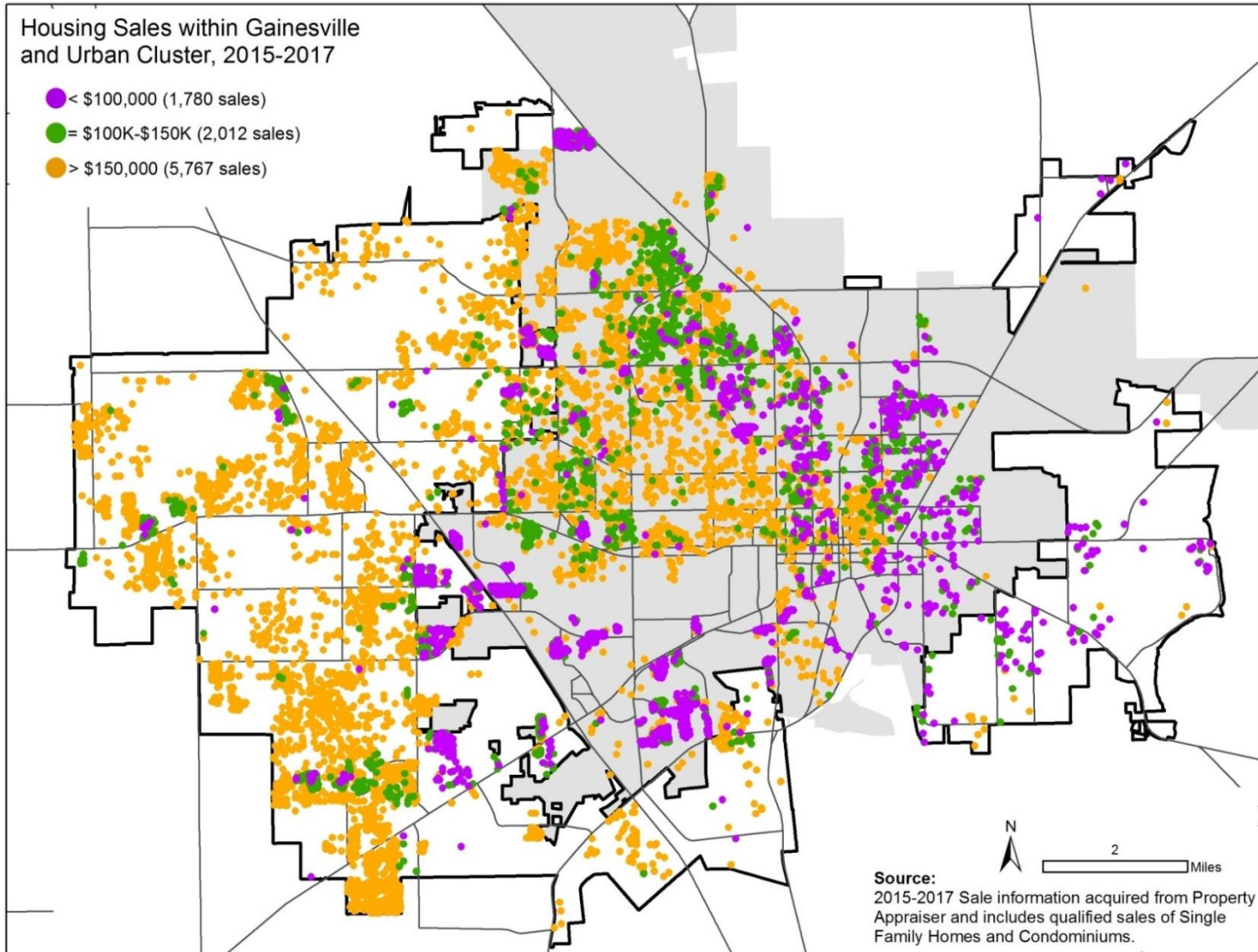
Home Sales 2015-2017

SALE AMOUNT	LOCATION	TOTAL SALES	EXISTING SALES	NEW SALES	% OF ALL SALES
< \$100,000	Gainesville	1,393	1,392	1	14.6%
	Urban Cluster	387	387	0	4.0%
\$100,000 – \$150,000	Gainesville	1,486	1,460	26	15.5%
	Urban Cluster	526	499	27	5.5%
> \$150,000	Gainesville	2,403	2,116	287	25.1%
	Urban Cluster	3,364	2,809	555	35.2%
TOTALS		9,559	8,663	896	100.0%

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

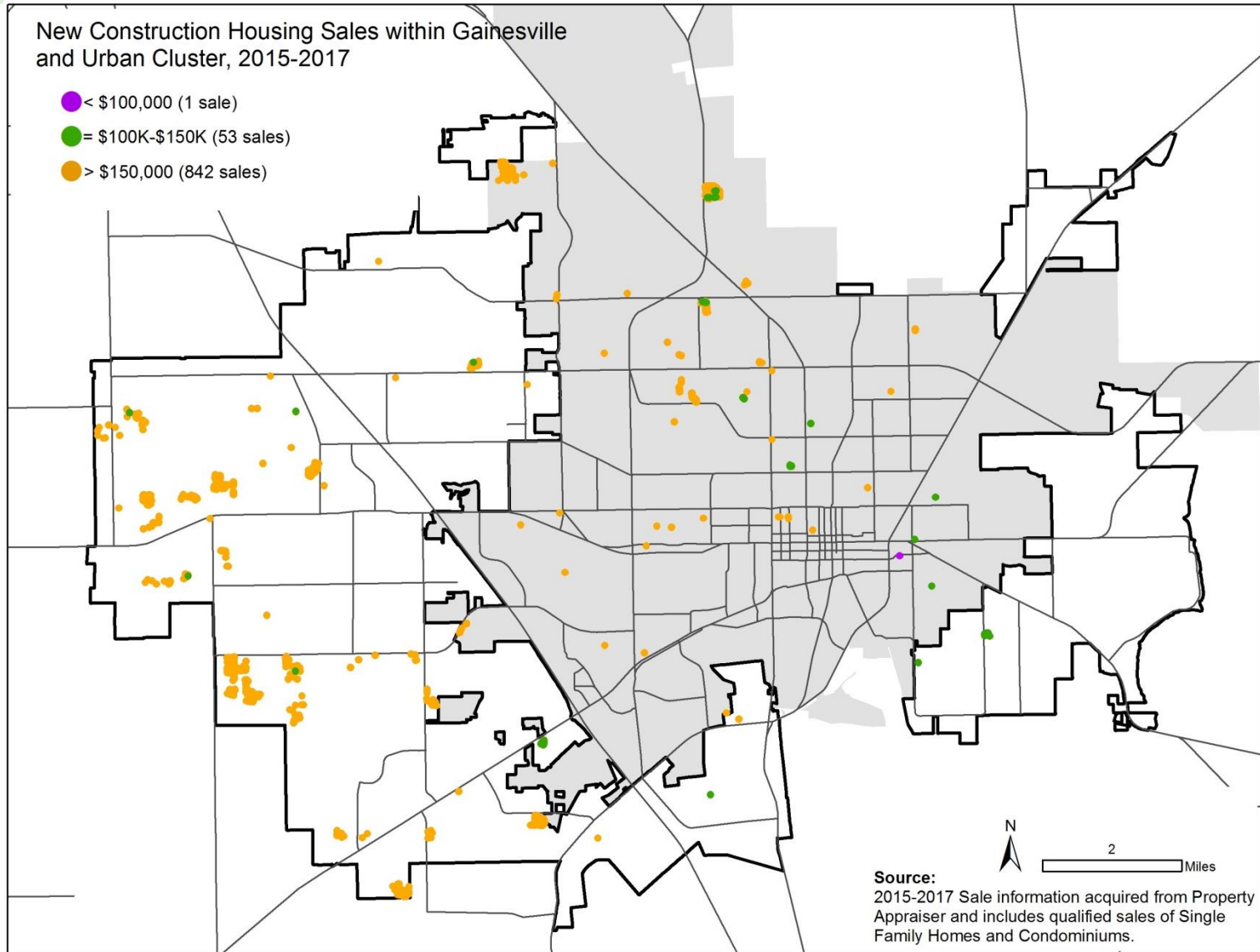


AFFORDABLE HOUSING





AFFORDABLE HOUSING





AFFORDABLE HOUSING



HOUSING RECOMMENDATIONS

- Community Land Trust affordable home ownership program
- Full allocation of Sadowski Housing Trust Fund to affordable housing
- Build a micro-house community for the chronic homeless
- Rental deposit surety bond



Components of Inclusionary Housing Ordinance

- Development threshold (number of units)
- Applicable area
- Percentage of units set aside for affordability
- Unit prices / target household income levels
- Assurance of long-term affordability
- Mitigation options, e.g. fee-in-lieu, land donation, build offsite
- Developer incentives
- Housing Trust Fund

Nexus study required



Potential Strategies for Comp Plan Update

1. Reinstate Impact Fee Assistance program with focus on units affordable to lower income households using SHIP eligibility criteria; funding sources could include SHIP funds and fees-in-lieu.
2. Inclusionary housing ordinance, w/percentages of development for affordable housing and provisions for fee-in-lieu
3. Develop strategies for use of escheated (tax defaulted) properties to maintain, create, or expand affordable housing



Potential Strategies for Comp Plan Update

4. Update Housing Element policies generally, including dates, definitions such as “extremely-low-income”, identification of additional potential incentives, establishment of community land trusts in partnership with affordable housing providers
5. Expansion of Cottage Neighborhoods concept
6. Assistance for rehabilitation of existing affordable housing stock to facilitate resale



FACILITATE LOCAL FOOD ECONOMY

Current Strategies in the Alachua County Comprehensive Plan: 2011-2030

- **Minimize conversion of land from rural to urban uses**; protect rural and agricultural areas to retain agriculture, open space and rural character
- **Partner** with community groups, organizations, and other local governments to pursue funding sources for development of sustainable local food system
- **Promote** food security and public health by encouraging locally-based food production, distribution, and choice
- **Highlight** local foods and farmers markets as part of County's tourism marketing
- Form partnerships with organizations or worksites, such as health care facilities and schools, to **encourage healthy foods and beverages**



FACILITATE LOCAL FOOD ECONOMY

Current Strategies in the Alachua County Comprehensive Plan: 2011-2030

- **Promote and develop standards** for produce stands, farmers markets, and food cooperatives to facilitate location of fresh produce providers within or in close proximity to residential areas
- Partner with community groups and other local governments in the region to **delineate and promote a local foodshed**
- **Increase use of locally grown** and/or processed foods in County facilities where food is provided
- Support and encourage local agricultural operations in use of **sustainable agricultural practices including organic farming**
- Use food waste for **composting** and work with other local groups to make it available for use by community gardens and local farms



FACILITATE LOCAL FOOD ECONOMY

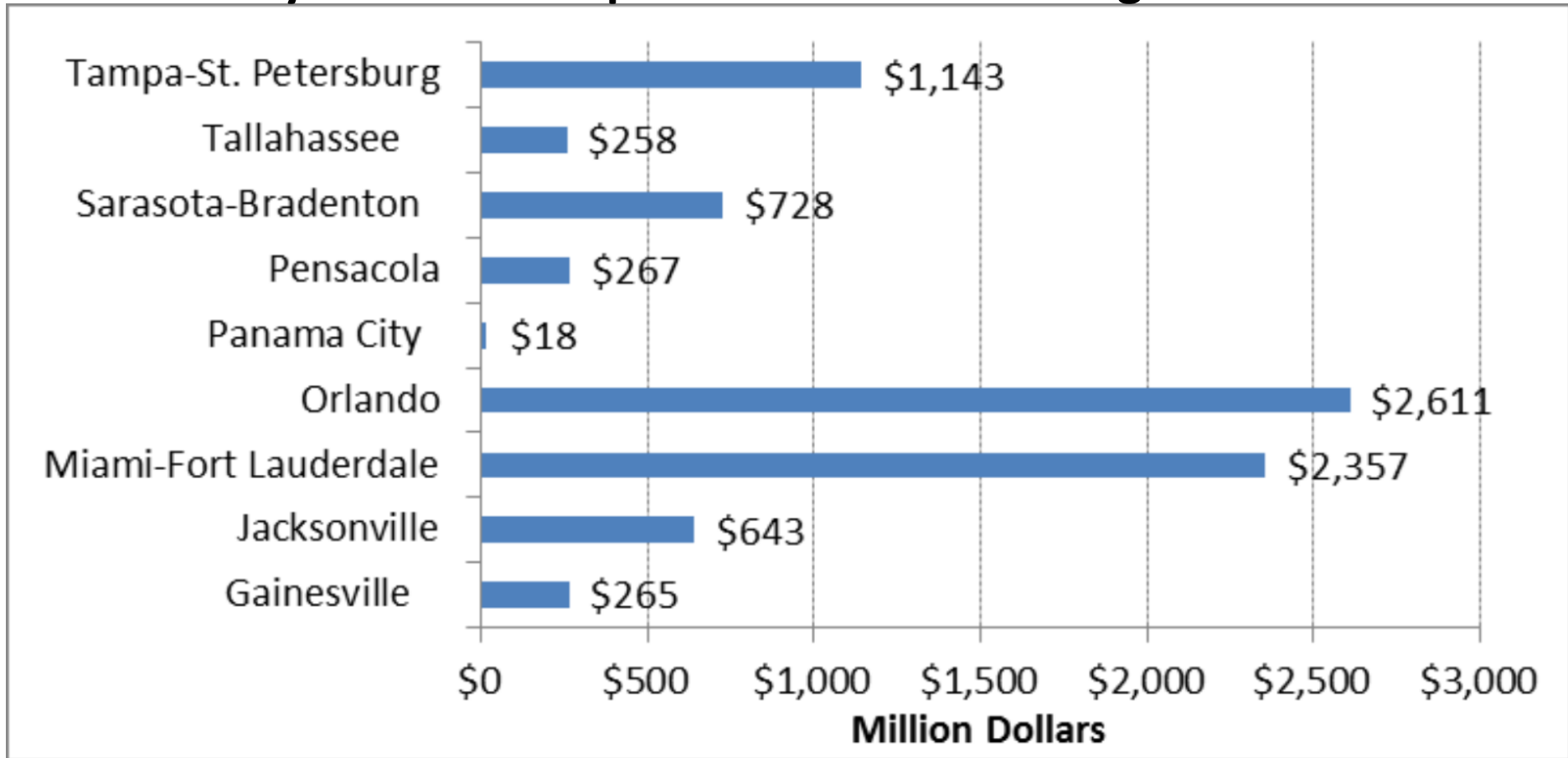
Local Food

- Direct or intermediated marketing of food to consumers that is produced and distributed in a limited geographic area (*USDA*)
- No pre-determined distance – miles from a center point or state/local boundary often used (i.e. 40 to 400 miles)
- Local food systems connect farms and consumers at point of sale
- Promotes sense of place and values, food and farm identities, and relationships between producers and consumers



FACILITATION OF LOCAL FOOD ECONOMY

Summary of local food purchases in Florida Regions 2011-2012



Local Food Systems in Florida: Consumer Characteristics and Economic Impacts By Alan W. Hodges, Ph.D., Extension Scientist and Thomas J. Stevens, Ph.D., Postdoctoral Associate; 2013. University of Florida, Food and Resource Economics Department.



FACILITATION OF LOCAL FOOD ECONOMY

Sub-Issues

Local Food Economy incorporates:

- Food Security/ Access & cost
- Food Nutrition/ School, Work, Home
- Local Agriculture & Economic Development
- Regenerative Agriculture
- Food Waste Reduction/ Feed hungry first & compost for soil health
- Agritourism/ Visitors and Residents





FACILITATION OF LOCAL FOOD ECONOMY

Community Partners

- Florida Farm Bureau
- School Board – Farm to School to Work
- Nutrition and Culinary Ed. – SBAC/EHS/IFAS
- Florida Organic Growers / Working Food
- Healthy Communities Initiative / DOH
- Fresh Wagon/ UF Health Street
- Bread of the Mighty / All Food Pantries
- Local Farmers / Entrepreneurs / Markets
- Community / Master Gardeners & IFAS



Image: Gainesville Sun



FACILITATION OF LOCAL FOOD ECONOMY

ECONOMY

Refocusing Sustainability & Local Food System Outcomes

Local Food Economy/ Entrepreneurship



Image: Florida Organic Growers

Regenerative Agriculture/ Soil Carbon

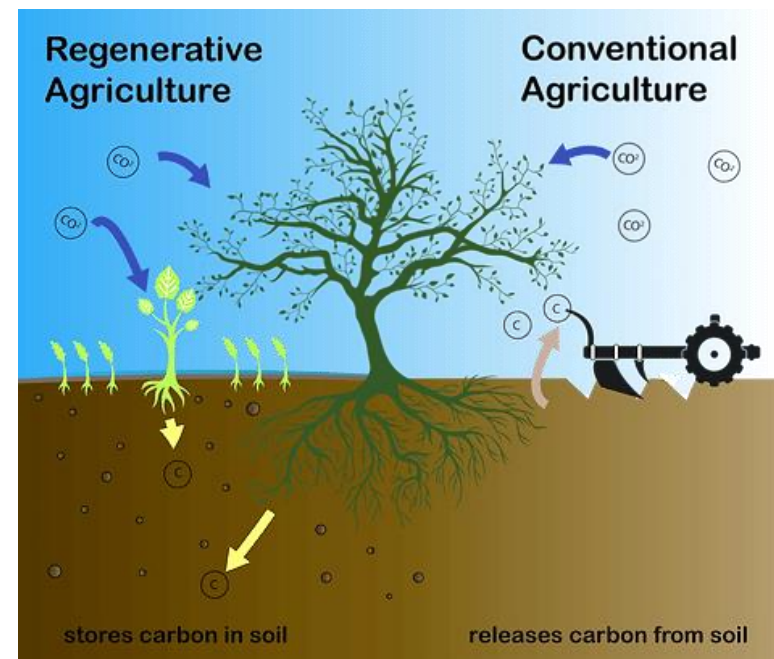


Image: Project Grounded



FACILITATION OF LOCAL FOOD ECONOMY

Buy Local North Central Florida

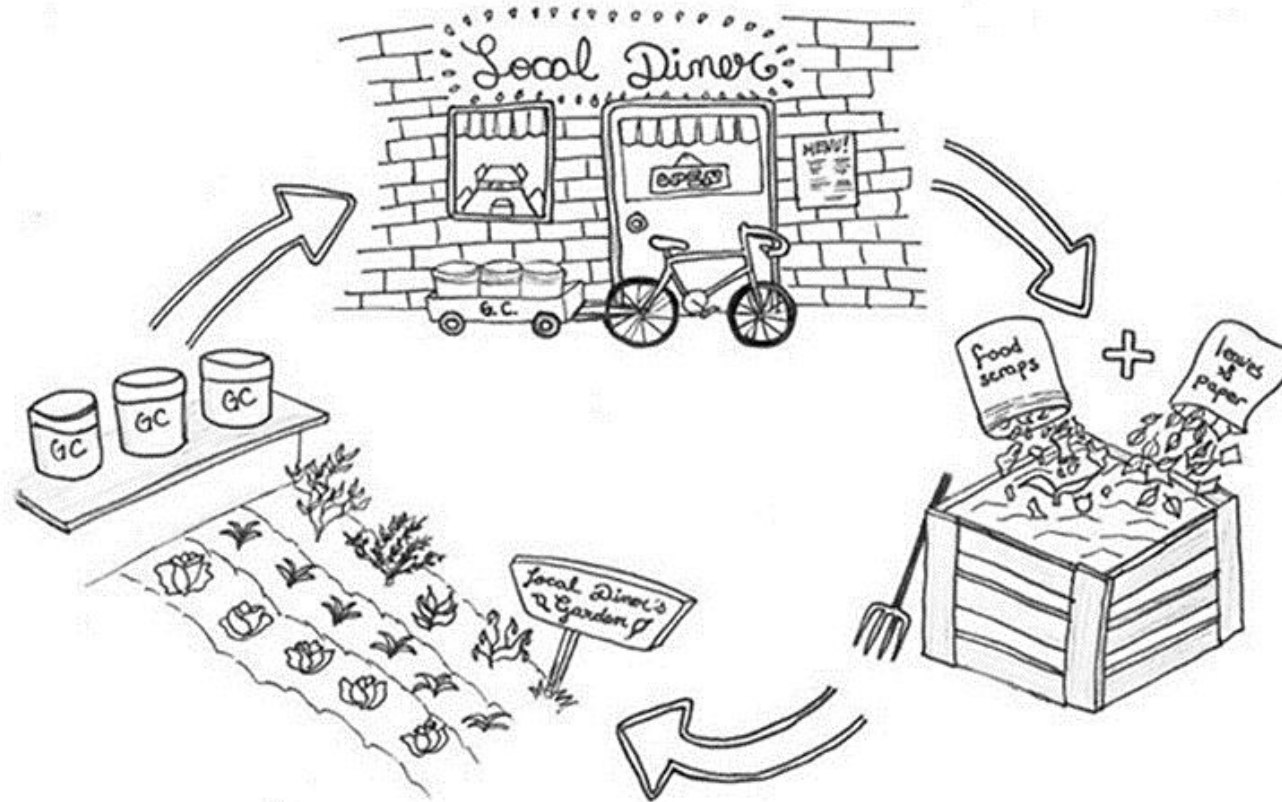


Image Source: Courtesy Chris Cano/Diana Moreno- Gainesville Compost



FACILITATE LOCAL FOOD ECONOMY

Potential Strategies for Comp Plan Update

1. Set **Cooperative and Partnership Goals to promote investment** in local farms and the local food system including mechanisms such as conservation easements, acquisition of development rights and similar strategies
2. Identify ways to **support affordable access to healthy, local food** for low-income residents, including incentives to healthy corner stores and increasing opportunities for mobile fresh market access
3. Review clustered subdivisions in FLUE to **increase incentives for preservation of agriculture** within open space areas



FACILITATE LOCAL FOOD ECONOMY

Potential Strategies for Comp Plan Update

4. **Invest in local food infrastructure** to retain our food and natural resources, reduce waste, provide jobs and more food security
5. **Support local food grant efforts** with letters of support and technical assistance
6. **Promote County agritourism and local food businesses** via County Communications, VisitGainesville, Florida Scenic Highways Program & Original Florida Tourism Task Force



Update of Alachua County Comprehensive Plan

Planning Commission Discussion & Direction

Provide recommendations on general strategies for policy revisions to update the Comprehensive Plan regarding Economic Opportunity, Affordable Housing, and Local Food Economy topic areas.



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>